AGENDA
CITY COUNCIL STUDY SESSION
NOVEMBER 9, 2026 – 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Discussion on proposed amendments to the current Use of Facilities Policy regarding the Heritage Park Splash Pad and Playground Facilities
4. Discussion on proposed Annual City Manager Performance Review Process
5. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, City Manager

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 necessary arrangements/ accommodations will be made. Thank you.

INTEROFFICE CORRESPONDENCE

DATE: **November 9, 2026**

TO: **Mayor and City Council**

FROM: **Karen Mondora, City Manager**

SUBJECT: **SPJ Proposed Amendments to the Current Facility Use Policy Regarding Heritage Park Splash Pad and Playground Facilities**

At Monday's City Council Study Session, staff will be present to discuss the proposed amendments to the Facility Use Policy.

Discussion items:

1. Impact on current group usage at Heritage Park Playground and Splash Pad.
2. Impact on community usage at Heritage Park Playground and Splash Pad.
3. Communication with affected groups.
4. Council consensus

Proposed Amendments to the Current Facility Use Policy Regarding Heritage Park Splash Pad and Playground Facilities:

-Amend Existing VII.C.1. to read as follows:

Forum Designation and Permitted Uses. The open green space portions of City Parks (those without a designated use) are a Traditional Public Forum and all other portions of City Parks with a designated use (such as but without limitation, sports facilities/fields, picnic shelters, playground areas, the splash pad, etc.) are a Limited Public Forum. All City Parks are subject to the Rules and Regulations established [*insert the rest of this section as-is*].

-Amend Existing VII.C.3. to insert "playground areas and splash pad" to the list in this section.

-Amend Existing VII.C.4.a.viii. to *delete* this subsection.

-Add New VII.C.5. to read as follows:

Heritage Park Splash Pad and Playground Facilities. The Heritage Park Playground and Splash Pad are recreational amenities provided and maintained by the City. To preserve safe and reasonable access for the general public, protect park facilities, manage concentrated group use, parking, staffing, maintenance, safety, and facility-capacity demands, the following restrictions, enforcement, and exception shall apply to the Heritage Park Playground and Splash Pad areas and facilities:

a. Restrictions.

   i. Organized groups, charter buses, or bus-transported groups are prohibited from utilizing the Heritage Park Playground and Splash Pad as a scheduled destination or group activity, unless specifically authorized by the City pursuant to Subsection VII.C.5.c. below.

   ii. This restriction applies to organized group use including, but not limited to, day camps, childcare or daycare programs, school groups, recreational programs, commercial or for-profit programs, nonprofit programs, and organized tours.

   iii. Groups arriving by chartered, rented, or other organized bus transportation for the purpose of using the Playground or Splash Pad may be denied access to those amenities unless prior authorization has been obtained.

iv. These restrictions shall apply equally to similarly situated organized groups without regard to the residency or location of the organization or its participants.

v. Nothing in this policy prohibits members of the general public from utilizing the Playground and Splash Pad during normal operating hours in accordance with otherwise applicable park rules.

b. Enforcement.

i. City Special Services personnel and law enforcement personnel are authorized to deny or discontinue organized group use of the Playground and Splash Pad when the group is using the facilities in violation of this policy.

ii. Signage may be posted at Heritage Park to inform visitors of the applicable restrictions in this policy.

iii. A group found in violation may be directed to discontinue its organized use of the Playground and Splash Pad and, when appropriate, may be required to leave the premises immediately.

c. Exception for Prior Authorization.

i. The City Manager, Director of Special Services, or their respective designees may authorize an organized group or bus-transported group to use the Playground or Splash Pad upon advance written request. In determining whether to grant authorization, the City may consider facility capacity, anticipated attendance, parking and transportation impacts, staffing requirements, maintenance demands, safety, potential interference with general public use, hours and days of operation, and other operational considerations.

ii. Any authorization shall maintain general public access, shall be administered on equal and reasonable terms, and may be subject to reasonable conditions intended to protect the facilities.

INTEROFFICE CORRESPONDENCE

DATE: **November 9, 2026**

TO: **Mayor and City Council**

FROM: **Karen Mondora, City Manager**

SUBJECT: **Proposed Annual City Manager Performance Review Process**

On October 26, 2026, City Council approved the City Manager Employment Agreement. Per the terms of our agreement, "City Council shall review the performance of City Manager at least once each calendar year, on a date to be scheduled between City Manager and the Mayor, typically in February or March (the "annual performance review"). The annual performance review shall utilize a formal written process, form, criteria, and format that City Council shall establish in consultation with City Manager. City Manager may request or, with notice to City Manager, City Council may undertake additional performance reviews or evaluations of City Manager during the course of a calendar year in a form and manner desired by or acceptable to City Council".

The City Council also concurred during the October 10, 2026 Goals Meeting, that they desired a structured evaluation process for their next City Manager.

This memo summarizes the attached presentation, which proposes a consistent, annual process for Council to evaluate the City Manager. The process is built on the ICMA City Manager Performance Evaluation form and is tied to the City of Farmington Hills' vision, mission, values and five goal areas. Council direction is requested on the items listed at the end of this memo.

Summary of the Proposal

Annual review. The City Manager would be reviewed once each year, on a calendar Council sets in advance.

Closed session. Council would discuss the evaluation with the City Manager in closed session. Under the Michigan Open Meetings Act, a closed session for a periodic personnel evaluation is permitted when the City Manager requests it, and that request may be withdrawn. If there is action taken, any action must be completed in open session.

Performance Review Committee. Council would appoint a committee of two members to work with the City Manager prior to the evaluation. The committee would distribute the ICMA form and collect signed evaluations; consolidate scores and comments into a single summary; and facilitate the closed-session discussion and report back to Council.

Year in Review Summary. Before Council completes its evaluations, the City Manager would provide a Year in Review Summary identifying significant accomplishments. The Year in Review Summary will align with the City's Strategic Plan and Council goals.

Suggested Annual Timeline

The presentation outlines five steps, with timing relative to the scheduled closed session (a starting point that Council may adjust):

1. About six weeks out: the City Manager submits the Year in Review Summary.
2. About four weeks out: each member completes and signs the ICMA form.
3. About two weeks out: the committee consolidates scores and comments.
4. Review date: Council meets with the City Manager in closed session.
5. Following the review: Council and the City Manager agree on priorities for the next year, with any formal action taken in open session.

Evaluation Framework

The ICMA form contains ten categories, each with five behavior statements: Individual Characteristics; Professional Skills and Status; Relations with Elected Members; Policy Execution; Reporting; Citizen Relations; Staffing; Supervision; Fiscal Management; and Community. Each statement is rated from 1 (Poor) to 5 (Excellent), and a category score is the subtotal divided by five. A blank item is counted as a 3 (Average). Members also answer four narrative questions covering strengths, areas for improvement, constructive suggestions, and priorities and goals for the new rating period.

Requested Council Action

1. Agree on an annual review cycle, with the review date set in advance.
2. Appoint the two-member Performance Review Committee.
3. Direct the City Attorney to confirm closed-session procedures.
4. Agree to use the ICMA form, tailored with the City name, evaluation period and deadlines, as the evaluation tool.
5. Receive the City Manager's Year in Review Summary in advance of the review process.
6. Revisit the performance review process after the first iteration and adjust as mutually agreed.

City Manager Performance Evaluation

City of _____

Evaluation period: _____ to _____

_____
Governing Body Member's Name

Each member of the governing body should complete this evaluation form, sign it in the space below, and return it to _____. The deadline for submitting this performance evaluation is _____. Evaluations will be summarized and included on the agenda for discussion at the work session on _____.

_____
Mayor's Signature

_____
Date

_____
Governing Body Member's Signature

_____
Date Submitted

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the city manager's performance.

5 = Excellent (almost always exceeds the performance standard)
4 = Above average (generally exceeds the performance standard)
3 = Average (generally meets the performance standard)
2 = Below average (usually does not meet the performance standard)
1 = Poor (rarely meets the performance standard)

Any item left blank will be interpreted as a score of "3 = Average"

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period. Please write legibly.

Leave all pages of this evaluation form attached. Initial each page. Sign and date the cover page. On the date space of the cover page, enter the date the evaluation form was submitted. All evaluations presented prior to the deadline identified on the cover page will be summarized into a performance evaluation to be presented by the governing body to the city manager as part of the agenda for the meeting indicated on the cover page.

PERFORMANCE CATEGORY SCORING

1. INDIVIDUAL CHARACTERISTICS

_____ Diligent and thorough in the discharge of duties, "self-starter"

_____ Exercises good judgment

_____ Displays enthusiasm, cooperation, and will to adapt

_____ Mental and physical stamina appropriate for the position

_____ Exhibits composure, appearance and attitude appropriate for executive position

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

2. PROFESSIONAL SKILLS AND STATUS

_____ Maintains knowledge of current developments affecting the practice of local government management

_____ Demonstrates a capacity for innovation and creativity

_____ Anticipates and analyzes problems to develop effective approaches for solving them

_____ Willing to try new ideas proposed by governing body members and/or staff

_____ Sets a professional example by handling affairs of the public office in a fair and impartial manner

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

3. RELATIONS WITH ELECTED MEMBERS OF THE GOVERNING BODY

_____ Carries out directives of the body as a whole as opposed to those of any one member or minority group

_____ Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions

_____ Disseminates complete and accurate information equally to all members in a timely manner

_____ Assists by facilitating decision making without usurping authority

_____ Responds well to requests, advice, and constructive criticism

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

4. POLICY EXECUTION

_____ Implements governing body actions in accordance with the intent of council

_____ Supports the actions of the governing body after a decision has been reached, both inside and outside the organization

_____ Understands, supports, and enforces local government's laws, policies, and ordinances

_____ Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness

_____ Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

5. REPORTING

_____ Provides regular information and reports to the governing body concerning matters of importance to the local government, using the city charter as guide

_____ Responds in a timely manner to requests from the governing body for special reports

_____ Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature

_____ Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience

_____ Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

6. CITIZEN RELATIONS

_____ Responsive to requests from citizens

_____ Demonstrates a dedication to service to the community and its citizens

_____ Maintains a nonpartisan approach in dealing with the news media

_____ Meets with and listens to members of the community to discuss their concerns and strives to understand their interests

_____ Gives an appropriate effort to maintain citizen satisfaction with city services

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

7. STAFFING

_____ Recruits and retains competent personnel for staff positions

_____ Applies an appropriate level of supervision to improve any areas of substandard performance

_____ Stays accurately informed and appropriately concerned about employee relations

_____ Professionally manages the compensation and benefits plan

_____ Promotes training and development opportunities for employees at all levels of the organization

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

8. SUPERVISION

_____ Encourages heads of departments to make decisions within their jurisdictions with minimal city manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff

_____ Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level

_____ Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the city manager's office

_____ Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback

_____ Encourages teamwork, innovation, and effective problem-solving among the staff members

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

9. FISCAL MANAGEMENT

_____ Prepares a balanced budget to provide services at a level directed by council

_____ Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively

_____ Prepares a budget and budgetary recommendations in an intelligent and accessible format

_____ Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability

_____ Appropriately monitors and manages fiscal activities of the organization

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

10. COMMUNITY

_____ Shares responsibility for addressing the difficult issues facing the city

_____ Avoids unnecessary controversy

_____ Cooperates with neighboring communities and the county

_____ Helps the council address future needs and develop adequate plans to address long term trends

_____ Cooperates with other regional, state and federal government agencies

Add the values from above and enter the subtotal _____ **÷ 5 =** _____ score for this category

NARRATIVE EVALUATION

What would you identify as the manager's strength(s), expressed in terms of the principle results achieved during the rating period? _____

_____

_____

_____

_____

_____

_____

_____

What performance area(s) would you identify as most critical for improvement? _____

_____

_____

_____

_____

_____

_____

_____

What constructive suggestions or assistance can you offer the manager to enhance performance? _____

What other comments do you have for the manager; e.g., priorities, expectations, goals or objectives for the new rating period? _____

City Manager Performance Review

City of Farmington Hills

Annual review framework for City Council, based on the ICMA City Manager Performance Evaluation



Purpose of the Review



Accountability

A clear, documented assessment of results against Council's expectations.



Alignment

Connects the City Manager's work to the City's vision, values and goal areas.



Growth

Constructive feedback and shared goals that strengthen the year ahead.

Basis: ICMA's ten-category evaluation, completed by every member of Council.

Vision, Mission & Goals

VISION

Farmington Hills strives to be a vibrant destination—preserving a welcoming and safe community where innovation, culture, and green spaces inspire people and businesses to flourish.

MISSION

To deliver best-in-class services that sustain a high quality of life in Farmington Hills.

FIVE GOAL AREAS

- Community Safety & Well-Being
- Strategic Redevelopment
- Placemaking & Community Hubs
- Welcoming Community
- Organizational Excellence

Our Values

Excellence	Highest-quality results, exceeding expectations, and continuous improvement.
Integrity	Honesty, transparency and accountability, with responsible stewardship of public resources.
Collaboration	Effective teamwork built on open sharing of ideas, active listening and mutual respect.
Customer Focused	Empathetic, responsive and proactive in meeting the needs of internal and external customers.
Innovation	Forward-thinking, creative work that tries new ideas and leverages technology.

Frequency and Setting

Annual

One comprehensive review every year, on a calendar Council sets in advance.

Closed Session

Council discusses the evaluation with the City Manager in closed session.

Michigan Open Meetings Act: a closed session for a periodic personnel evaluation is permitted only if the City Manager requests it, and the request may be withdrawn. Any final decision is made in open session. Confirm procedures with the City Attorney.

Performance Review Committee

2–3

Councilmembers

Suggested: appointed by Council, working with the City Manager throughout the review cycle.

- Meets with the City Manager to agree on the calendar, format and goals
- Distributes the ICMA form and collects signed evaluations by the deadline
- Consolidates scores and narrative comments into one summary
- Facilitates the closed-session discussion and reports back to Council

Annual Review Process

6 weeks out	4 weeks out	2 weeks out	Review date	Following
1	2	3	4	5
Year in Review	**Evaluate**	**Consolidate**	**Discuss**	**Set goals**
City Manager submits a summary of accomplishments	Each member completes and signs the ICMA form	Committee compiles one summary of scores and comments	Council meets with the City Manager in closed session	Agree on priorities; any formal action in open session

Suggested timing, relative to the scheduled closed session. Council may adjust.

Year in Review Summary

The City Manager provides Council with a Year in Review Summary identifying significant accomplishments.

Delivered before Council completes its evaluations.

SUGGESTED CONTENTS

- Significant accomplishments, by goal area
- Measurable results and major projects completed
- Recognition of staff and community partners

The ICMA Evaluation Framework

1. **Individual Characteristics**
   Judgment, diligence, composure
2. **Professional Skills & Status**
   Current knowledge, innovation, fairness
3. **Relations with Elected Members**
   Serves the whole Council; equal information
4. **Policy Execution**
   Carries out Council actions faithfully
5. **Reporting**
   Regular, accurate, timely, transparent
6. **Citizen Relations**
   Responsive, service-minded, nonpartisan
7. **Staffing**
   Recruits, retains and develops staff
8. **Supervision**
   Delegates, evaluates, builds teamwork
9. **Fiscal Management**
   Balanced budget and sound stewardship
10. **Community**
    Regional cooperation and long-term planning

Rating Scale and Scoring

5 — **Excellent**
Almost always exceeds standard

4 — **Above average**
Generally exceeds standard

3 — **Average**
Generally meets standard

2 — **Below average**
Usually does not meet standard

1 — **Poor**
Rarely meets standard

HOW SCORING WORKS

- Rate each of five statements per category, 1 to 5
- Category score = subtotal ÷ 5
- A blank item counts as 3 = Average
- Members sign the cover page and initial every page

Narrative Evaluation

Strengths

What are the manager's strengths, expressed as principal results achieved?

Areas for improvement

Which performance areas are most critical for improvement?

Constructive suggestions

What suggestions or assistance can you offer to enhance performance?

Priorities and goals

What priorities, expectations and goals do you have for the new rating period?

Recommended Next Steps

1. Adopt an annual review cycle, with the review date set in advance
2. Consider appointing the 2–3 member Performance Review Committee
3. Confirm closed-session procedures with the City Attorney
4. Agree to use the ICMA form, tailored with City name, period and deadlines
5. Request and receive the City Manager’s Year in Review Summary as part of the process

AGENDA
CITY COUNCIL MEETING
NOVEMBER 9, 2026
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: https://www.youtube.com/user/FHChannel8

REQUESTS TO SPEAK: Anyone requesting to speak before Council must complete and turn in to the City Clerk a blue Public Participation Registration Form.

REGULAR SESSION BEGINS AT 7:30PM IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:00PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda

2. Proclamation recognizing November 11, 2026 as Veterans Day

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

3. Update from the Farmington Community Library

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 9-11)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

4. Public hearing and consideration of the INTRODUCTION of an Ordinance to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 6, "Development Procedures," Section 34-6.1, "Site Plan Review," to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the City; Zoning Text Amendment 1, 2026. CMR 11-26-143

5. Public hearing and consideration of approval of the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code Of Ordinances Chapter 21, "Planning," Article II, "City Planning Commission," Section 21-35, "Zoning Proposals; Procedures," to change the title to Zoning Amendment Proposals; Procedures; and Article III, "Site Plan Regulations," to change the title to land use approvals and revise the regulations therein to refer to the zoning ordinance procedures; City Code Amendment 1, 2026. CMR 11-26-143

UNFINISHED BUSINESS:

6. Consideration of approval of the ENACTMENT of Ordinance C-6-2026 to amend Chapter 6, "Animals," Article I, "In General," of the City of Farmington Hills Code of Ordinances, to repeal Sections 6-10, "Feeding of Pigeons, Gulls and Canada Geese-Prohibited" and 6-11, "Deer Feeding-Prohibited"; and summary for publication.

NEW BUSINESS:

7. Consideration of approval to participate in the State of Michigan Firefighter Preventative Health Screening Grant. CMR 11-26-144

8. Consideration of approval of budgeted purchase of as needed Body Armor and Concealable Vest and Carrier to Allie Brothers Uniforms for two (2) years, with extensions by mutual consent. CMR 11-26-145.

CONSENT AGENDA:

9. Recommended approval of the Tentative Agreement with Technical, Professional and Officeworkers Association of Michigan (TPOAM). CMR 11-26-146

10. Recommended approval of City Council study session minutes of October 26, 2026.

11. Recommended approval of City Council regular session minutes of October 26, 2026.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

CITY ATTORNEY REPORT

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, City Manager

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 necessary arrangements/ accommodations will be made.

PROCLAMATION
Veterans Day
Nov. 11, 2026

WHEREAS, throughout the course of history, courageous men and women have taken up arms to secure, defend and maintain the core principles upon which our nation's freedoms depend; and,

WHEREAS, since our nation's founding, more than 41 million men and women have stepped forward to serve their country during times of peace and times of war and conflict; and,

WHEREAS, the veterans who served in the military have protected the American way of life and have dedicated themselves to achieving lasting peace throughout the world; and,

WHEREAS, the spirit of freedom remains strong with over 1.3 million men and women currently on active duty and more than 800 thousand in the reserve forces, with many in harm's way fighting overseas; and,

WHEREAS, as a nation, we are eternally grateful for the noble sacrifices made by our veterans, and we honor and respect them for their service.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize our esteemed veterans in acknowledgment of **Veterans Day 2026,** and urge all residents to pause and reflect, this November and throughout the year, on the sacrifices of those who have served their country.

Theresa Rich, Mayor

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 9, 2026

DEPT: Planning and Community Development

RE: Draft Zoning Text Amendment (ZTA) 1, 2026- Sections 34 "Zoning", Article 6.0 "Development Procedures", 34-6.1 "Site Plan Review" and (CCA) City Code Amendment 1, 2026 – Chapter 21, "Planning", Article III, "Site Plan Regulations"

ADMINISTRATIVE SUMMARY

Updating the Site Plan Review process has been discussed at many meetings, starting with the adoption of the Master Plan for Future Land Use, Council Goals Sessions, and recently at the City Council Study Session on October 12, 2026.

Planning Commission has been working with city staff and our consultant Carlisle Wortman and Associates (CWA) to create a clear, fair and predictable procedure that will benefit applicants, staff and Planning Commission. It will reduce uncertainty, improve inter-departmental coordination, and improve the applicant's experience.

Currently the provisions for submission and consideration of the Site Plan reviews are contained in two chapters of the Code of Ordinances, Chapter 21, "Planning", Article III, "Site Plan Regulations" and Chapter 34, "Zoning", Article 6.0," Development Procedures", Section 34-6.1, "Site Plan Review".

Having the site plan review process contained in two different chapters of the Code of Ordinance can create circumstances where parts of the code are overlooked, misunderstood, and may be hard to follow for some applicants. The Draft ZTA 1 replaces in its entirety zoning ordinance Section 34-6.1 "Site Plan Review" to revise the procedures, standards, and requirements relating to submission, review, processing, decision making and duration of site plans in the city. The companion draft City Code Amendment of Chapter 21 will remove references to Site Plan reviews to eliminate confusing or duplicative language.

Key procedural updates include:

- **Administrative Approval:** Empower the Zoning Administrator to complete administrative reviews and grant final site plan approvals. Categories shifted to staff include:
  - Non-residential building expansion up to 25% of existing floor area (with no site impacts).
  - Off-street parking or loading footprint expansion up to 25%, or up to 6,000 sq. ft. of new pavement.
  - Similar or less intense changes of use that do not trigger new facility, screening, or lighting demands.

- Routine aesthetic, signage, accessory building, or architectural exterior modifications.
- Minor construction field modifications mandated by outside county or state regulatory agencies

- **Full Site Plan review with Planning Commission: Expressly codifies a clear two-step process consisting of Preliminary Site Plan (Planning Commission review) and Final Site Plan (Zoning Administrator sign-off) processes.**

- **Elimination of Chapter Conflicts:** Resolves overlaps with Chapter 21, Article III (Site Plan Regulations) by explicitly mandating that Chapter 34 standards prevail in all instances of conflict.

- **Mandatory Pre-Application Meetings:** Establishes a technical review meeting between city staff and developers prior to preliminary submittals to flag non-compliance early in the process.

- **Approval Lifespans and Extensions: Reduces the initial approval window from three years to two years for both Preliminary and Final Site Plans. Plans will expire if the net step or substantial construction is not initiated within two years, but both allow up to three administrative one-year extensions.**

The Planning Commission held the public hearing regarding the draft ZTA at their meeting September 17, 2026. At that time, they approved a motion recommending approval of the draft ZTA to City Council. Staff and CWA will be present to introduce the code amendments.

RECOMMENDED COUNCIL ACTION:

Motion to approves the Introduction of an Ordinance to amend the City Code of Ordinances: Chapter 34, Sections 6.0 "Zoning"," Development Procedures", and 6.1 "Site Plan Review" and Chapter 21, "Planning", Article III, "Site Plan Regulations".

ATTACHMENTS

- Draft ZTA 1, 2026- Zoning Ordinance Section 34, "Zoning", Article 6.0," Development Procedures", Section 34-6.1, "Site Plan Review".
- Draft City Code, Chapter 21, "Planning", Article III, "Site Plan Regulations"
- City Council Study Session Meeting minutes, October 12, 2026
- Planning Commission Public Hearing Draft minutes, September 17, 2026
- Planning Commission Regular Meeting minutes, August 20, 2026

# # #

Reviewed by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Karen Mondora, City Manager

ORDINANCE NO. C-_____-2026

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 6, "DEVELOPMENT PROCEDURES," SECTION 34-6.1, "SITE PLAN REVIEW," TO REVISE, CONSOLIDATE, AND RESTATE THE PROCEDURES, STANDARDS, AND REQUIREMENTS RELATING TO THE SUBMISSION, REVIEW, PROCESSING, CONSIDERATION, DECISION-MAKING, DURATION OF SITE PLANS IN THE CITY.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 6, "Development Procedures," Section 34-6.1, "Site Plan Review," is amended in its entirety to read as follows:

SECTION 34-6.1 SITE PLAN REVIEW

SECTION 34-6.1.1 INTENT

The site plan review requirements in this Article are intended to provide a consistent and uniform method for reviewing proposed development plans to ensure full compliance with the regulations in this Ordinance, other applicable ordinances, and applicable state and federal laws. These requirements are intended to encourage a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; achieve efficient use of land; encourage innovative design solutions; protect natural resources; ensure safety for internal and external vehicular and pedestrian users; achieve innovative stormwater management solutions; and prevent adverse impacts on adjoining or nearby properties. It is further the intent of these provisions to encourage cooperation and consultation between the City and the applicant to facilitate development in accordance with the City land use objectives.

SECTION 34-6.1.2 SITE PLAN REQUIRED

1. **Site plan review required.** The following buildings, structures, and uses require site plan review:

   A. Any proposed or permitted use and related buildings, except single-family dwellings;

   B. Any proposed special approval or special use and related buildings;

   C. Any alteration, addition, or expansion of an existing permitted or special approval or special land use and/or related buildings;

   D. Any building or use for which site plan review is specifically required by this chapter;

E. Expansion or paving of off-street parking and/or a change in vehicular or pedestrian circulation or access.

F. A non-residential use permitted in a residential district.

G. A substantial revision to a development that has received Preliminary or Final Site Plan Approval, as determined by the Zoning Administrator.

2. **Site plan review not required.** Erection, moving, relocation, conversion, or structural alterations to a one- or two-family dwelling on an individual lot, and its accessory use(s) or structure(s), are exempt from the full site plan review procedure. However, other applicable approvals are still required, such as a zoning compliance permit review for compliance with this Chapter as set forth Section 34-7.6 and any required building permits.

SECTION 34-6.1.3 SITE PLAN REVIEW PROCEDURES

1. **Pre-application meeting.** Prior to submittal of a preliminary site plan application, the applicant shall schedule a meeting with the City to discuss the project, submittal requirements, and review procedures. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine the appropriate type of review process based on this chapter. The Zoning Administrator may waive the pre-application meeting upon determining that the meeting is unnecessary based on the nature of the proposed improvements or changes.

2. **Preliminary Site Plan Procedures.**

A. **Application and fee for a preliminary site plan.** An application for a preliminary site plan review shall be filed with the Zoning Administrator and include the number of copies specified on the application of a preliminary site plan. An application for preliminary site plan review shall be accompanied by the required fees, as well as other data, exhibits, and information hereinafter required. The Zoning Administrator is authorized to determine the quantity and format of plan sets that are required.

B. **Required data for a preliminary site plan.** An application for approval of a preliminary site plan shall provide the information required for a preliminary site plan as set forth in Section 34-6.1.4, Required Site Plan Data. The Zoning Administrator shall forward the application and site plan(s) to the appropriate City departments for review. All reviews shall be returned to the Zoning Administrator.

C. **Planning Commission review of preliminary site plan.** The Zoning Administrator shall determine if the preliminary site plan includes the required information set forth in this chapter and the Engineering Standards. The Zoning Administrator shall transmit complete submittals of the application and preliminary site plan drawing(s) to the Planning Commission prior to its next available regularly scheduled meeting. The Planning Commission shall undertake a study of the same and shall give its approval or disapproval of the preliminary site plan, advising the applicant, in writing, of recommended changes or modifications in the proposed site plan as are needed to achieve conformity with the

standards specified in this chapter.

D. **Variance requests.** When the applicant intends to seek a variance from the Zoning Board of Appeals for a proposal that requires Planning Commission review, the applicant shall first apply for Preliminary Site Plan approval from the Planning Commission. The Planning Commission may deny Preliminary Site Plan approval as a result of any ordinance deficiencies/known variances. If such ordinance deficiencies/known variances are identified and the Preliminary Site Plan is approved, such approval shall be conditioned upon the granting of any necessary variances by the Zoning Board of Appeals. Any necessary variances must be obtained prior to Final Site Plan review.

E. **Conditions**. The Planning Commission shall have whatever authority is allowed by law to include conditions as part of a Preliminary Site Plan approval.

3. **Final Site Plan Procedures.**

A. Prior to submittal of any building and engineering construction permit applications, the petitioner shall obtain Final Site Plan approval. This final site plan submittal shall include those items specified in this Chapter. It shall be the responsibility of the petitioner to secure all necessary approvals and authorizations related to the items required under this chapter.

B. The Zoning Administrator shall review the submittal for Final Site Plan Approval to ascertain that all the requirements of this chapter have been satisfied. Any submittal that fails to include the required modifications, information, and/ or documents shall be deemed incomplete and held in abeyance until the petitioner rectifies all deficiencies.

C. In the event that the Final Site Plan has been substantially revised from the Preliminary Site Plan Approval, as determined by the Zoning Administrator, the applicant shall revise the Final Site Plan to bring it into conformance with the approved Preliminary Site Plan or shall reapply for a new Preliminary Site Plan approval. The Zoning Administrator shall have the discretion to send the revised Final Site Plan to the Planning Commission for consideration.

D. The Zoning Administrator shall review the Final Site Plan to ensure that it is consistent with Preliminary Site Plan Approval. The Zoning Administrator shall confirm that all necessary City Department approvals, authorizations or certifications have been received from Departments including, but not limited to, the Engineering Division and Fire Department. Upon verification of all required City approvals, the Zoning Administrator shall then grant Final Site Plan Approval and shall notify the Engineering Division and Building Official that building construction permit applications may be reviewed and granted for the project.

4. **Administrative site plan review procedures.**

A. The Zoning Administrator is authorized to review and approve a site plan as set forth in this section, provided all other standards of this Ordinance are met. If the Zoning Administrator determines that all applicable Ordinance standards are met, the Zoning

Administrator may issue final site plan approval without requiring a separate preliminary site plan approval.

B. The Zoning Administrator may require Planning Commission review and approval if the Zoning Administrator determines that a site plan cannot be approved administratively.

C. All applications for administrative site plan approval shall include the materials and submittal requirements set forth in Section 34-6.1.4, Required Site Plan Data. The Zoning Administrator may waive any submittal requirement deemed unnecessary.

D. The Zoning Administrator may conduct an administrative review of a site plan for the following projects or under the following circumstances where the plan is not otherwise required to receive Planning Commission approval:

i. Minor changes during construction required by outside governmental agencies.

ii. Increase in parking or loading area of up to twenty-five (25) percent of what is existing, or 6,000 square feet of pavement area without any building changes, whichever is less.

iii. Changes to the building height that do not add additional floor area nor exceed the maximum height requirements of the district.

iv. Expansion of an existing principal building of up to twenty-five (25) percent of the existing floor area in the event of no impact to other site requirements or improvements.

v. A change in use to a similar or less intense use provided the site shall not require any significant changes in the existing site facilities such as parking, landscaping, lighting, or sidewalks.

vi. A change from a nonconforming use to a conforming use.

vii. Accessory buildings, structures, and uses in the event of no impact to other site requirements or improvements.

viii. Aesthetic and architectural changes to a building or structure.

ix. Home occupations.

x. Sign installation, relocation, or replacement meeting the dimensional and locational standards of this Ordinance.

xi. Site improvements such as installation of walls, fences, lighting, or landscaping consistent with the Ordinance standards.

xii. Temporary uses, sales, seasonal outdoor sales, and special events.

xiii. Reuse or renovation of existing buildings with no additional hard surfacing or exterior improvements.

SECTION 34-6.1.4 REQUIRED SITE PLAN DATA

All plans shall be prepared by a professional engineer or architect registered in the State of Michigan whose seal shall be affixed to the first sheet. All landscape plans for sites of one acre or greater shall be prepared by a landscape architect licensed in the State of Michigan whose seal has been affixed to the first sheet. Preliminary and final site plan submittals shall include the information set forth in Table 6.1.4, Site Plan Submittal Requirements. The Zoning Administrator may waive data submittal requirements if deemed unnecessary based on the nature of the proposed improvements or changes.

Table 6.1.4 Site Plan Submittal Requirements

Item	Required for	
	Preliminary	Final
1. General Requirements		
1.1. Name, address, and contact information of the applicant and property owner.	X	X
1.2. Name, address, and contact information of firm or individual who prepared the site plan include professional license number of architect, engineer, designer, landscape architect or planner who prepared plan.	X	X
1.3. North arrow, legend, graphic and written scale on all sheets.	X	X
1.4. Title block(s) indicating the name of the development.	X	X
1.5. Type of site plan “Preliminary” or “Final” (as appropriate).	X	X
1.6. Dates of submission and revisions (month, day, year).	X	X
1.7. Legal and common description of property, including parcel identification (Sidwell) number(s).	X	X
1.8. General location map showing site in relation to major cross streets.	X	X
1.9. Net acreage (minus rights-of-way) and total acreage, to the nearest one-tenth 1/10) acre.	X	X
1.10. Written description of proposed project or use, type of building or structures, and name of proposed development, if applicable.	X	X
1.11. Total project construction cost.	X	X
1.12. Itemized engineering cost estimate.		X

Item	Required for	
	Preliminary	Final
1.13. Schedule for completing the project, including the phasing or timing of all proposed developments, if applicable.	X	X
2. Site Layout		
2.1. An overall plan for the entire development, drawn to scale.	X	X
2.2. A certified survey of all existing and proposed lot and property lines prepared and sealed by a licensed surveyor, showing the relationship of the subject property to abutting properties.	X	X
2.3. Location of all existing and proposed buildings, structures, parking areas, and other improvements on the site and within 50 feet of the subject property.	X	X
2.4. Setback dimensions for all buildings and structures. Setbacks must be dimensioned from minimum locations and measured from lot lines. When lot lines abuts a street, measure setback from the existing or proposed right-of-way lines, whichever is greater.	X	X
2.5. All existing and proposed easements, including type.	X	X
2.6. The location and dimensions of all existing and proposed drives and parking areas with proposed and existing striping indicated.	X	X
2.7. The proposed location and dimensions of any pedestrian sidewalks.	X	X
3. Site Data Table		
3.1. Zoning district of site and all adjacent property.	X	X
3.2. Land use of site and all adjacent property.	X	X
3.3. Proposed use of site.	X	X
3.4. Gross and net lot area (acres and square feet).	X	X
3.5. Gross floor area and usable floor area of all buildings, including accessory buildings (square feet of each and overall total).	X	X
3.6. Floor area ratio (total gross floor area of buildings divided by net lot area).	X	X
3.7. Percent lot coverage (ground floor area of buildings divided by net lot area).	X	X
3.8. Impervious surface ratio (total square feet of impervious surface areas divided by net lot area).	X	X
3.9. Number and type of dwelling units and density for residential projects.	X	X

Item	Required for	
	Preliminary	Final
3.10. Building height in feet and number of stories.	X	X
3.11. Required and proposed front yard open space (percent).	X	X
3.12. Required and proposed setbacks (in feet).	X	X
3.13. Proposed and required number of regular and accessible parking and loading spaces (include calculations used).	X	X
4. Tree Survey		
4.1. Tree survey per Sec. 34-5.18, tree permit reviewed separately (refer to tree survey checklist on City website).	X	X
5. Natural Features		
5.1. Existing and proposed ground elevations on the site on an appropriate grid or by contours, including existing and proposed ground elevations on adjacent land up to one hundred (100) feet of the subject property and existing building, drive and/or parking lot elevations and elevations of any adjacent unusual surface conditions. The City may require information beyond one hundred (100) feet of the subject property as necessary based on site conditions and the nature of the proposal.	X	X
5.2. Location of all existing drainage courses, lakes, streams, rivers, creeks, brooks, ponds, and detention basins, including intermittent streams and ponds with water elevation level indicated and watercourse setbacks noted as required.	X	X
5.3. Boundaries of 100-year floodplain (flood hazard area) and floodways if located on the property or immediately adjacent to the property.	X	X
5.4. Location and boundaries of wetlands and wetland setbacks.	X	X
5.5. Any proposed filling, draining, cutting, dredging or other alteration proposed for wetlands and setbacks must be graphically depicted and quantified in a table on the site plan. A wetlands determination may be waived by the Zoning Administrator based on applicable site information.		X
5.6. Soils information, location, and extent of soils that are unbuildable in their natural state because of organic content or water table level.		X
5.7. Groundwater information on the site, with supporting evidence, including but not limited to site-specific soils information.		X

Item	Required for	
	Preliminary	Final
5.8. Soil erosion control plan.		X
6. Access and Circulation		
6.1. Dimensions, curve radii, and center lines of existing and proposed access points, roads, and road rights-of-way or access easements.	X	X
6.2. The location and right-of-way widths of all abutting streets and alleys and the location of driveways or intersecting streets within 100 feet of the zoning lot on either side of the abutting street.	X	X
6.3. Location and dimensions of proposed roads, driveways, parking lots, pedestrian sidewalks, and non-motorized pathways.	X	X
6.4. Cross-section details of proposed roads, driveways, parking lots, sidewalks, and non-motorized paths illustrating materials and thickness. Geotechnical and pavement design report for public and private roads.		X
6.5. Dimensions of acceleration, deceleration, and passing lanes.		X
6.6. Location, dimensions, and surface material (asphaltic or concrete paving) of dedicated loading/unloading area(s).	X	X
6.7. Dimensions of parking spaces, islands, drive aisles and maneuvering lanes.	X	X
6.8. Location of proposed hydrants and required access for firefighting, police and other emergency equipment. Plans must detail access lanes for emergency vehicles, length of dead-end access roads and parking lots, provisions for the fire apparatus maneuvering per code, height of overhangs, sky walks, bridges or other similar structures, security gates restricting access, and location and spacing of fire hydrants.	X	X
6.9. Traffic regulatory signs and pavement markings.		X
7. Landscaping		
7.1. A landscape plan per Section 34-5.14 (refer to landscape plan checklist on City website).	X	X
8. Building, Structure, and Miscellaneous Site Information		
8.1. Location, height, and outside dimensions of all proposed buildings and structures.	X	X
8.2. Location of any outdoor sales or display areas.	X	X
8.3. Building floor plans and total floor area.	X	X
8.4. Details on accessory structures and any screening.	X	X

Item	Required for	
	Preliminary	Final
8.5. The location of any outdoor storage of materials and the manner by which it will be screened.	X	X
8.6. Building elevations drawn at an appropriate scale and including design details to demonstrate compliance with applicable ordinance requirements.	X	X
8.7. Location of all signs per Section 34-5.5, Sign permit reviewed separately.	X	X
9. Exterior Lighting		
9.1. Exterior Lighting Plan per Section 34-5.16.	X	X
10. Utilities, Drainage, and Related Issues		
10.1. Location of existing and proposed sanitary sewers and septic systems.	X	X
10.2. Size and details of existing and proposed sanitary sewers and septic systems, including profile views and specifications.		X
10.3. Location of existing and proposed water mains, well sites, water service, and fire hydrants.	X	X
10.4. Size and details of existing and proposed water mains, well sites, water service, and fire hydrants, including profile views and specifications.		X
10.5. Site grading, drainage patterns, and other stormwater management measures.	X	X
10.6. Location storm sewers, drains, water quality treatments, and stormwater retention and detention facilities.	X	X
10.7. Size and details of storm sewers and drains, including profile views and specifications, and stormwater drainage and retention/detention calculations per adopted standards.		X
10.8. Location of above- and below-ground gas, electric, and telephone lines, existing and proposed.	X	X
10.9. Location of transformers and utility boxes and required screening.	X	X
10.10. Location of dumpsters and screening details.	X	X
10.11. Assessments of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable.		X
10.12. Location of roof-top mechanical equipment and screening details.	X	X
11. Additional Information Required for Multiple-Family Residential Development		
11.1. The number and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).	X	X

Item	Required for	
	Preliminary	Final
11.2. Density calculations by type of residential unit (dwelling units per acre).	X	X
11.3. Garage and/or carport locations and details, if proposed.	X	X
11.4. Mailbox clusters.	X	X
11.5. Location, dimensions, floor plans, and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable.	X	X
11.6. Swimming pool fencing detail, including height and type of fence, if applicable.	X	X
11.7. Location and size of recreation and open space areas.	X	X
11.8. Indication of type of recreation facilities proposed for recreation area.	X	X
12. Public Art (if required)		
12.1. Public art requirements per Sec. 34-5.21	X	X
13. Additional Study		
13.1. Traffic and/or parking study.	As required	
13.2. Environmental assessment.	As required	
13.3. Noise.	As required	
13.4. Additional study as required by Zoning Administrator.	As required	
13.5. Master grading plan including finished grades/brick ledge grades, and first floor elevations.	As required	
14. Outside Agency Approval		
14.1. Evidence that the plan has been submitted for review to affected local, county, state, and federal agencies, including but not limited to the Road Commission for Oakland County, Oakland County Water Resources Commissioner, Oakland County Health Department, the Michigan Department of the Environment, Great Lakes, and Energy (EGLE), and Michigan Department of Transportation.		X

SECTION 34-6.1.5 PROCEDURE AFTER FINAL SITE PLAN APPROVAL

Upon certification of the approved Final Site Plan by the Zoning Administrator, the applicant may apply for the applicable construction and operating approvals, including, but not limited to engineering permits, building permits, tree permits, and business licenses.

SECTION 34-6.1.6 GUARANTEES, CERTIFICATION OF COMPLIANCE, AS-BUILT PLANS

1. Prior to the issuance of any building permit for any building or prior to issuance of a certificate of occupancy for any other development that requires site plan review under this chapter, the applicant for same shall provide to the City the completion guarantee, as set forth in Section 34-7.2.

2. A zoning compliance permit, as set forth in Section 34-7.6As-built drawings as required by the City Engineer, shall be required submitted and approved prior to issuance of a certificate of occupancy or building permit.

SECTION 34-6.1.7 EXTENSION, REVOCATION, AND ABANDONMENT OF SITE PLAN APPROVAL

1. **Preliminary Site Plan.** Preliminary Site Plan Approval shall be effective for a period of two (2) years. If within that two (2) year period the petitioner submits a complete application for Final Site Plan Approval to the Zoning Administrator in accordance with Section 34-6.1.3, then the Preliminary Site Plan approval shall be extended for an additional year. If the petitioner does not submit a complete application of the Final Site Plan within the two (2) year period, the Preliminary Site Plan Approval shall expire and become null and void, and the project shall be considered abandoned. If the petitioner does not receive Final Site Plan Approval within one (1) year of submission of the complete application, the Preliminary Site Plan Approval shall expire and become null and void, and the project shall be considered abandoned. Extensions of the Preliminary Site Plan approval may be granted in one (1) year increments by administrative approval, provided no changes have been made to the approved plan, and that the approved plan still complies with applicable ordinance requirements. No more than three (3) extensions may be granted. All requests for extensions shall be made in writing and include a statement of why the extension is necessary.

2. **Final Site Plan.** Final site plan approval is valid for a period of two (2) years from the date of Final Site Plan approval by the Zoning Administrator. Within that two (2) year period all necessary building or construction permits shall be secured and substantial construction shall be commenced. Extensions may be granted in one (1) year increments by administrative approval, provided no changes have been made to the approved plan and that the approved plan still complies with applicable ordinance requirements. No more than three (3) extensions may be granted. All requests for extensions shall be made in writing and include a statement of why the extension is necessary.

3. **Revocation or stay.** The Planning Commission may, upon the recommendation of the City Attorney and as part of a code enforcement process or proceeding, stay or revoke a site plan approval if the Planning Commission determines that any information on the approved site plan provided to the Commission as part of the approval process was false or in error, or if the requirements of the site plan have not been met and use of the property affected has been determined by the Zoning Administrator in writing to be in violation of this Ordinance. The Planning Commission shall hold a hearing and give notice of same to the applicant and property owner before such revocation or stay. A revocation or stay order shall be in writing and shall indicate the basis upon which the stay or revocation may be lifted or remedied.

SECTION 34-6.1.8 SITE PLAN APPROVAL STANDARDS

A. Site plans shall be approved if the Planning Commission or Zoning Administrator, as applicable, reviews the site plan and determines that the proposed plan complies with all applicable regulations of this Article and Ordinance as well as other applicable laws, ordinances, and regulations.

B. The proposed development shall provide for proper development of roads, easements, and public utilities. Site access and circulation shall be designed to ensure the safe and convenient movement of vehicles, bicycles, pedestrians, and transit, where applicable. Where possible, separation of pedestrian and vehicular traffic shall be provided to avoid conflicts and unsafe conditions. Internal circulation shall be arranged to provide a practical means of emergency personnel and vehicle access to all sides of a building. There shall be a proper relationship between public thoroughfares and proposed service drives, driveways, and parking areas.

C. Where the Ordinance contemplates an exercise of discretion by the Commission or the Zoning Administrator, additional considerations may include, as appropriate to the determination at issue and to the extent consistent with the Ordinance:

    a. The general health, safety, welfare, and character of the City and surrounding neighborhood.

    b. The Master Plan.

    c. The preservation and protection of existing natural resources and features, such as lakes, ponds, streams, wetlands, floodplains, steep slopes, groundwater, trees, and wooded areas, including understory trees.

    d. The utilizations of natural topography to the maximum extent possible, minimizing the amount of cutting, filling, and grading required, and preventing soil erosion or sedimentation.

Section 3 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 4 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 5 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 6 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect on the date provided by applicable law following publication.

Section 7 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 _____, 2026, 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 _____, 2026, the original of which is on file in my office.

_____
CARLY LINDAHL, City Clerk
City of Farmington Hills

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES CHAPTER 21, "PLANNING," ARTICLE II, "CITY PLANNING COMMISSION," SECTION 21-35, "ZONING PROPOSALS; PROCEDURES," TO CHANGE THE TITLE TO ZONING AMENDMENT PROPOSALS; PROCEDURES; AND ARTICLE III, "SITE PLAN REGULATIONS," TO CHANGE THE TITLE TO LAND USE APPROVALS AND REVISE THE REGULATIONS THEREIN TO REFER TO THE ZONING ORDINANCE PROCEDURES.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance.

The Farmington Hills City Code, Chapter 21, "Planning," Article II, "City Planning Commission," Section 21-35, "Zoning proposals; procedures," is amended in its title to read as follows:

Sec. 21-35. Zoning amendment proposals; procedures.

The following procedures shall govern proposed amendments to or reenactments of the zoning ordinance of the city, including text amendments and amendments or alterations in the zoning map:

(1) [Unchanged]

(2) [Unchanged]

(3) [Unchanged]

Section 2 of Ordinance.

The Farmington Hills City Code, Chapter 21, "Planning," Article III, Site Plan Regulations," is amended to read as follows in its entirety:

ARTICLE III. LAND USE APPROVALS

Sec. 21-51. Compliance with zoning ordinance procedures.

The procedures set forth in the zoning ordinance shall govern the submission, review, and approval of site plans, as well as other land use decisions to be made by the planning commission.

Section 3 of Ordinance. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby 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 4 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section 5 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, 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 6 of Ordinance. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 7 of Ordinance. Enactment.

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 _____, 2026, 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 _____, 2026, the original of which is on file in my office.

_____

CARLY LINDAHL, City Clerk
City of Farmington Hills

Introduced:
Adopted:
Effective:
Published:

APPROVED 10/26/2026

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
OCTOBER 12, 2026 – 6:00PM

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 6:01pm.

Councilmembers Present:	Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman
Councilmembers Absent:	None
Others Present:	Acting City Manager Mondora, City Clerk Lindahl, Directors Brown, Kettler-Schmult and Skrobola, Planning Consultant Carlisle and City Attorneys Joppich and Romer

The closed session started at 6:01pm

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS UNDER SECTION 8(1)(C) OF THE MICHIGAN OPEN MEETINGS ACT. (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Aldred, support by Bridges, that the City Council of Farmington Hills hereby approves entering into a closed session to discuss collective bargaining negotiations with International Association of Firefighters under Section 8(1)(c) of the Michigan Open Meetings Act. (Note: Council will return to open session immediately following the closed session).

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

The open session resumed at 6:22pm

DISCUSSION REGARDING THE SITE PLAN REVIEW PROCESS FOR ZONING TEXT AMENDMENTS AND CITY CODE AMENDMENTS

Mayor Rich explained that the site plan review standards were among the first items identified as "low hanging fruit" to optimize and modernize. The goals were to consolidate the standards in one place in the zoning ordinance and to give the development community a path to submit more complete plans to the review bodies. She said this would require more work at the front end but would make the process "fast, fair, and predictable."

Director Kettler-Schmult noted that a companion City Code amendment would accompany the zoning text amendment when it goes before Council. It would remove confusing site plan

language from the City Code so that the zoning ordinance becomes the single location for all information. She said the update clearly defines which projects qualify for administrative approval. Past practice had relied on judgment calls by the City Planner about where the line falls between administrative and Planning Commission review, particularly for redevelopment in an established community. The update also clarifies approval terms and renewals, and it adds a table of submittal requirements for each stage of review.

Planning Consultant Carlisle said the city's earlier ordinance audit found that the ordinance lacked a defined site plan review process. The current requirements are scattered across the zoning code, general code, and engineering sections. He said this leads to incomplete submittals that consume staff, Planning Commission, and Council time. The proposed amendments would do the following:

- Completely replace Section 34-6.1 and remove the related City Code section.
- Establish two separate paths. Administrative review would cover minor alterations, less intense use changes, and accessory buildings. It would not require preliminary and final review but would allow staff to waive unnecessary submittal items. It would also let the zoning administrator send a project to the Planning Commission at their discretion. Full site plan review would cover major site improvements, major tenant buildouts, and new redevelopment through a two-step preliminary and final process. It would go to the Planning Commission and, in some cases, City Council.
- Codify submittal requirements for each stage, including a list for full site plan review, along with clear review standards for staff and the Planning Commission.
- Add life-cycle provisions, including sunset clauses requiring reapproval if approved site plans expire, so projects keep moving.

He acknowledged a learning curve, particularly for smaller developers who work only in Farmington Hills, and said upfront submittal requirements may be somewhat greater than before. He noted that of the eight developer groups who participated earlier at the listening session, he had worked with about six in other communities. Director Kettler-Schmult added that the code already provides for pre-application meetings.

Councilmember Bridges asked whether staff could handle increased administrative review. Director Kettler-Schmult responded that administrative approvals have been increasing over the past two years and closely match what the proposed code calls for. She said staff, together with the consultant, are already handling a significant volume.

City Planner Mulville-Friel noted that the city will revise its development manual, update the application forms and submittal checklist.

Mayor Rich asked about next steps for the Planned Unit Development (PUD) process, based on feedback from the listening sessions. Director Kettler-Schmult stated that PUD updates are scheduled for review with the Planning Commission beginning in March 2027. Staff already have a list of concerns drawn from the development community and from internal staff.

Mayor Rich relayed developers' concerns that they spend six figures on engineering drawings before reaching Council, and that Council may then take a different position than the Planning Commission. She said developers would like earlier feedback from Council on matters such as renderings, street layout, density, and public benefits, rather than on topographic and drainage details handled by engineering.

Planning Consultant Carlisle described a model used in other communities involving a concept plan and concept development agreement approved by the Council after Planning Commission review, followed by preliminary and final site plan approvals. Applicants could bundle the concept and preliminary stages at their own risk.

City Attorney Joppich explained that the Michigan Zoning Enabling Act allows wide flexibility, including administrative approval of PUDs, and requires only one public hearing, which must be held at the Planning Commission. The city currently holds two, one at the Planning Commission and one at Council. He noted that some communities have removed the legislative body from PUD approval or have allowed the zoning administrator to approve most amendments. He said he was not recommending any of these approaches, only noting that they exist. He also said the PUD ordinance's treatment of minor versus major amendments needs work, and that this was a recurring theme in the day's sessions.

Councilmember Bridges stated that Farmington Hills is a "99 percent built community," so projects will often be controversial because of irregular parcels and wetlands. He said he was cautious about relaxing public involvement standards.

Mayor Rich said she was comfortable with administrative-level decisions because of the close connection to Council but was less comfortable with the Planning Commission having the final say. She cited several recent cases in which the Planning Commission approved projects 7-0 and Council rejected them.

Mayor Rich raised the question of community benefit for PUDs. She noted that developers feel held hostage, and that some argue housing itself is a benefit.

City Attorney Joppich said the current ordinance does not use the term "public benefit," although some qualifying criteria amount to one. He said the language is legal but could be clearer and welcomed further review.

Planning Consultant Carlisle said some communities list recognized benefits, while others require that relief requested be commensurate with the benefit offered. He noted that this should be worked through during the update.

Mayor Rich said she was not comfortable listing specific benefits because priorities change over time and vary by area of the city. She preferred that benefits be negotiated.

Councilmember Bridges asked whether the BS&A online portal and dashboard were hindering developers. Director Kettler-Schmult explained that BS&A is the online platform for construction plan and building permit submission, review, and issuance. She said the city adopted it about a year ago, is still working through glitches. She said the system itself is working correctly and that the city is also implementing ePlanSoft for electronic plan review. She stated the dashboard can be updated.

Mayor Rich asked staff to explain the tree ordinance in response to developers' comments. Director Kettler-Schmult stated that the tree preservation ordinance regulates removal of trees six inches in diameter or larger that are in good health. Single-family residential development is exempt from replacement requirements. Instead, trees are evaluated through individual permits at the home site level, while replacement applies to general infrastructure areas such as roads, stormwater detention, and utilities. She explained that mass grading by developers who then go bankrupt or withdraw has resulted in cleared land with no construction. She said staff could consider allowing mass grading, but it would trigger upfront replacement requirements, and that she had not heard single-family developers ask for that.

Planning Consultant Carlisle clarified that administrative review of accessory buildings covers structures such as sheds and detached garages, not accessory dwelling units. Regarding potential state legislation allowing accessory dwelling units by right, Planning Consultant Carlisle said the outcome would depend on the legislation's language, but the preference would be full site plan review if still permitted.

Planning Consultant Carlisle recommended pre-development meetings with all relevant departments. He said that in other communities, he does not accept a site plan application until the applicant has attended one. Director Kettler-Schmult said staff encourage such meetings.

Councilmember Bridges asked that these meetings remain informational only, with no negotiation or commitments on matters within the purview of departments or Council. Mayor Rich clarified that the meetings concern site plans, which are staff decisions, and technical matters such as drainage that Council does not review. She added that the meetings also help clarify ambiguous zoning text for developers.

Councilmember Aldred asked whether the city has measures for how long various development types take, and how improvements would be tracked. Director Kettler-Schmult confirmed that metrics would be tracked. She noted that developers will also readily share feedback on timelines. Mayor Rich asked that successes, such as reduced permit times, be shared with Council so that members can speak to them in community meetings.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:20pm

Respectfully submitted,

Carly Lindahl, City Clerk

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
SEPTEMBER 17, 2026 7:30 P.M.

1. CALL MEETING TO ORDER

The Planning Commission Meeting was called to order by Chair Lindquist at 7:30pm.

2. ROLL CALL

Commissioners present:	Brickner, Countegan, Grant, Lindquist, Stimson
Commissioners Absent:	Banks, Mantey, Trafelet, Ware
Others Present:	Staff Planner Mellem, City Attorney Schultz, Planning Consultants Auerbach and Yu, Staff Engineer Emerson

3. APPROVAL OF AGENDA

At the request of the applicant, Agenda Item 5.D. *Site Condo Plan 2, 2026,* was postponed to a future agenda.

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

- **Remove Agenda Item 5.D *Site Condo Plan 2, 2026,* and renumber Agenda Item 5.E to 5.D.**

Motion passed unanimously by voice vote.

4. PUBLIC HEARING

A. ZONING TEXT AMENDMENT 1, 2026

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend Zoning Ordinance to replace in entirety Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city.
ACTION REQUESTED:	Recommendation to City Council
SECTION:	Amend Section 34-6.1

Staff Report

Planning Consultant Auerbach explained that the proposed amendment would consolidate all site plan review requirements and procedures into a single article of the Zoning Ordinance. The Planning Commission had discussed the amendment at a work session and again at the previous month's meeting, when it voted to schedule tonight's public hearing. Following the public hearing, the Planning Commission will make a recommendation to City Council to approve or deny the amendment, and City Council will make the final decision on whether to incorporate the amendment into the Zoning Ordinance.

Public Comment
Chair Lindquist opened the meeting to public comment, As no members of the public indicated that they would like to speak, Chair Lindquist closed the public portion of the hearing and returned the matter to the Planning Commission.

MOTION by Brickner, support by Stimson, to recommend approval of draft Zoning Text Amendment 1, 2026 to City Council, with no revisions.

The motion passed unanimously by voice vote, 5-0.

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 20, 2026 7:30 P.M.

CALL MEETING TO ORDER

The Planning Commission Meeting was called to order by Chair Lindquist at 7:32 pm.

ROLL CALL

Commissioners present:	Banks, Brickner, Grant, Lindquist, Mantey, Stimson, Trafelet
Commissioners Absent:	Countegan, Ware
Others Present:	City Planner Mulville-Friel, City Attorney Saarela, Planning Consultant Auerbach

APPROVAL OF AGENDA

MOTION by Brickner, supported by Stimson, to approve the agenda as published.
Motion passed unanimously by voice vote.

5. REGULAR MEETING

B. ZONING TEXT AMENDMENT 1, 2026

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend Zoning Ordinance to replace in its entirety Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, and duration of site plans in the city.
ACTION REQUESTED:	Set for Planning Commission Public Hearing
SECTION:	Amend Section 34-6.1

City Planner Mulville-Friel reviewed the proposed amendment to Section 34 6.1, which the Planning Commission had previously considered at a study session. The amendment is intended to create a fair, predictable, and efficient site plan review process. Following adoption, the Planning Office would update its application forms and development review manual to conform to the new procedures.

The amendment would establish a two-phase process consisting of preliminary site plan approval followed by final site plan approval. The Planning Commission would review the preliminary plan and impose conditions. Final approval would generally be handled administratively after staff confirms that Commission conditions and departmental review requirements have been satisfied.

The amendment would also remove conflicting site plan provisions from Chapter 21 of the General Code so that the review process is contained solely in the Zoning Ordinance. It would require a mandatory preapplication meeting and expand staff authority to administratively approve certain site plans that do not exceed established thresholds or require Planning Commission consideration of waivers or other discretionary matters.

Approval Periods and Extensions

City Planner Mulville-Friel noted that the Michigan Zoning Enabling Act does not establish an expiration period for site plan approvals, leaving municipalities to establish their own. Staff reviewed neighboring communities and found substantial variation, including preliminary approval periods ranging from six months in the City of Northville to three years in the City of Ann Arbor.

Under the proposed amendment, an applicant would have two years after preliminary approval to submit for final site plan approval, one additional year to obtain final approval through administrative review, and two years after final approval to obtain required permits and commence construction.

The proposal would also permit up to three one-year extensions for both preliminary and final approvals. Staff was proposing administrative review of extension requests.

Requested Commission Action

City Planner Mulville-Friel advised that the City Attorney had reviewed the draft language and placed it into ordinance format. Staff requested that the Commission set the amendment for public hearing at the next available meeting, September 17. City Planner Mulville-Friel invited discussion regarding the proposed approval periods, extensions, whether extensions should be reviewed administratively or by the Planning Commission, and any other revisions.

Commissioner Grant asked for clarification regarding how other communities handle site plan extensions. City Planner Mulville Friel reported that some communities require applicants to return to the Planning Commission to request an extension.

Commissioner Grant asked about the proposed reduction in the site plan approval period. City Planner Mulville Friel explained that the current ordinance allows three years after final site plan approval, while the proposed amendment creates a more defined preliminary and final approval process intended to prevent inactive or dormant projects from remaining open indefinitely.

Commissioner Grant favored a shorter approval period because extended timeframes can leave properties vacant for long periods.

Commissioner Stimson supported the proposed two-year approval period and up to three one-year extensions. He also supported allowing staff to approve extensions administratively rather than requiring applicants to return to the Planning Commission.

Chair Lindquist asked what circumstances might lead staff to deny an extension. City Planner Mulville Friel stated that maintenance issues such as trash, overgrowth, or property deterioration would generally be handled through zoning enforcement rather than through the extension process. A good faith effort to advance the project could be considered; the draft does not contain detailed extension criteria.

Planning Consultant Auerbach said that extensions would generally be based on whether conditions on the site or surrounding property had changed and whether the applicant provided a reasonable explanation for the delay. He noted that the threshold for granting an extension would likely be relatively low and that staff had intentionally left the criteria somewhat open-ended.

City Attorney Saarela clarified that, as drafted, an extension would generally be granted if no changes had been made to the approved plan and the plan continued to comply with applicable Ordinance requirements. A material change to the plan or a change in the Ordinance that caused the plan to become noncompliant would be the principal reasons an extension might not be approved.

Planning Consultant Auerbach noted that if the Commission wanted greater control over how long projects could remain active, it could reduce the number of extensions allowed. Chair Lindquist observed that if the purpose were to encourage applicants to move projects forward, Planning Commission review might provide more leverage than administrative review. Planning Consultant Auerbach noted that there is considerable variation among communities and that the Commission could still revise the amendment at the public hearing or later.

Chair Lindquist asked whether an adjacent property owner or other member of the public could object to an extension. City Attorney Saarela stated that under the proposed language, extensions are not discretionary based on public comment. If the approved plan remains unchanged and continues to comply with the Ordinance, public opposition alone would not provide a basis to deny an extension.

Commissioner Stimson reiterated that requiring applicants to request extensions would demonstrate that a project remains active and could prevent viable projects from expiring because of legitimate delays such as environmental, brownfield, financial, or permitting issues. Making extensions unnecessarily difficult could discourage projects on properties that have already remained vacant for extended periods.

Commissioner Grant asked whether there is a fee for extensions and whether the draft provides for staff or Planning Commission approval. City Planner Mulville-Friel noted that there is currently no fee for an extension, although fees apply when approved plans are revised. The proposed amendment gives staff authority to approve extensions administratively.

City Planner Mulville-Friel and City Attorney Saarela emphasized that the Commission was not required to make changes to the draft tonight. The requested action was only to set the amendment for public hearing. City Attorney Saarela noted that the Commission could consider public comments and make revisions when the amendment returns for the public hearing.

Commissioner Brickner expressed concern that shortening site plan approval periods could increase costs for developers if approvals expire and plans must be resubmitted. He cited prior projects that experienced delays because of financing, interest rates, and other circumstances, and stated that overly restrictive time limits could discourage investment and redevelopment in the City.

Commissioner Stimson pointed out that the proposed structure effectively allows a project to remain active for up to five years through the initial two-year period and three one-year extensions. He viewed the extension process as a reasonable safeguard because it allows staff to confirm that the plan remains compliant while giving applicants additional time when legitimate delays occur.

MOTION by Grant, supported by Stimson, set a public hearing for draft Zoning Text Amendment 1, 2026 for the Planning Commission's next available regular meeting:

The next available regular meeting date was September 17, 2026.

Motion passed unanimously by voice vote.

SITE PLAN REVIEW

Welcome investment. Maintain standards.

A clear, fair, and predictable process that reduces administrative burdens, improves coordination, and supports quality growth.



WHY IS A CLEAR SITE PLAN REVIEW PROCESS IMPORTANT

The site plan review process is the community's front door to growth and improvement.

When it is clear, fair, and predictable, it welcomes investment, builds trusts, and ensures that development benefits the community.



ALIGN WITH CITY'S VISION, MISSION, AND VALUES

- Organizational Value
  - *<u>Customer Focused:</u> Being empathetic, responsive, and proactive in delivering solutions and support to meet the needs and ensure the satisfaction of our external and internal customers.*

- Goal Area
  - *<u>Championing Strategic Redevelopment:</u> Enhancing quality of life with vibrant, forward-looking amenities and diverse opportunities, stemming from the strategic implementation of the City's Master Plan and Market Study recommendations.*

CURRENT SITE PLAN REVIEW PROCESS

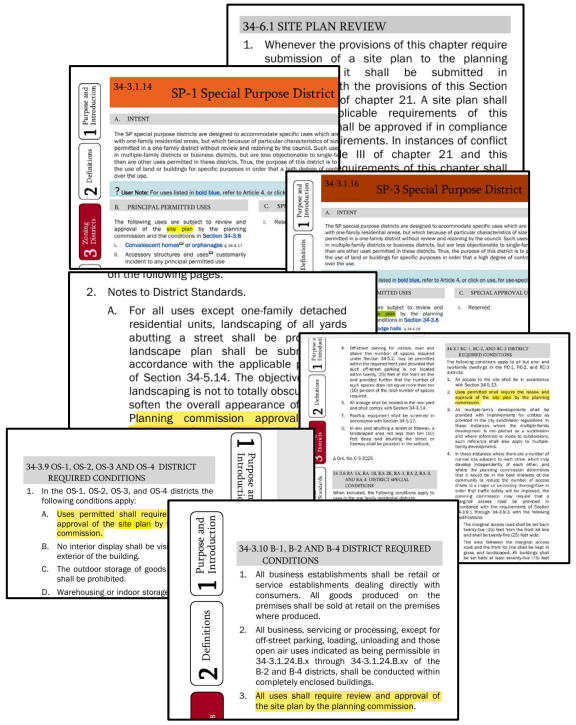
- The current site plan review process and submittal requirements are found in different parts of the overall City Code, could be overlooked and misunderstood. It may be hard to follow for some applicants.

- This can lead to issues with submittals, applications, increases in staff time and resources, and incomplete information being provided to the Planning Commission.

Divided between:

General Code & *Multiple Zoning Sections*





(additional sections apply)

WHY UPDATE?

Fairness, Predictability, and Efficiency

- **Make the process clear and consistent:** Set transparent expectations, apply uniform standards, and improve customer service.

- **Streamline review and approvals:** Coordinate departments, reduce administrative burdens, and expedite routine or low-risk projects.

- **Create capacity for growth:** Focus staff and Planning Commission resources on complex projects while supporting investment through a business-friendly process.

WHY UPDATE?

Make it easier to invest and develop in the community while maintaining City standards and reduce administrative burdens.

AMENDMENT SUMMARY

What changes?

- Replace Zoning Ordinance Section 34-6.1
- Remove City Code Chapter 21, Article 3

What does it do?

- Clarifies and creates two processes
  - Administrative and Full Site Plan Review
- Clarifies and codifies submittal and review requirements

Core Intent:

Better Coordination before Construction.

Align City objectives, applicant expectations, and technical reviews earlier in the process

REVIEW PATHS

Two review paths:

1. Administrative Site Plan Review
   - Minor alterations, similar or less intense use changes, accessory buildings, signs, temporary uses, landscaping and reuse with no exterior changes.
   - Administrative review only. No preliminary and final.
   - Administrative plans still use Section 34.6.1.4 submittal materials unless waived as unnecessary.
   - Zoning Administrator (ZA) Discretion: ZA can require Planning Commission review when administrative approval is not appropriate (or if it's required)

2. Full Site Plan Review
   - Most new development other than single and two-family dwellings.
   - Major site improvements
   - Includes both Preliminary and Final Site Plan Review

SUBMITTAL REQUIREMENTS AND REVIEW STANDARDS

- Clarify submittal expectations: Specify what applicants must provide at each stage.
  - Clear requirements help applicants get it right the first time, reducing incomplete applications, revisions, and delays.

- Establish clear review standards: Define how proposals will be evaluated.
  - Clear criteria help staff and the Planning Commission make fair, consistent decisions and give applicants a predictable path forward.

Together, they save time, reduce costs, and build trust in the process.

IMPACT

- **There will be a learning curve,** particularly for smaller developers or applicants who are less familiar with the site plan review process.

- **The upfront submittal requirements may be greater** than what has been required in the past.
    - However, clearer requirements at the beginning of the process will lead to more complete applications, fewer delays, and a more consistent and predictable review process.

- **Ultimately, the goal is to create a process that is fair, predictable, and efficient.**



KEY TAKEAWAYS

Submittal Requirements

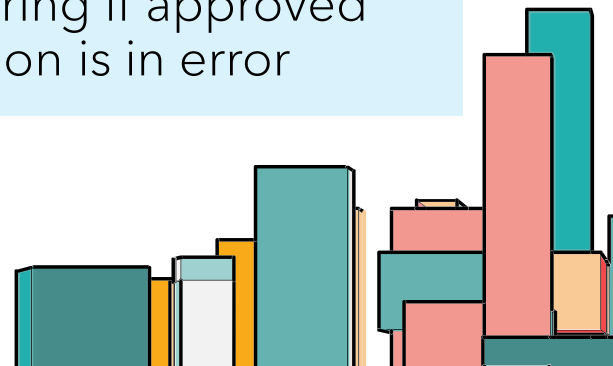
- Listed in comprehensive data table
- Zoning Administrator (ZA) may waive unnecessary data based on project scope
- Traffic, environmental, noise, and other studies may be required

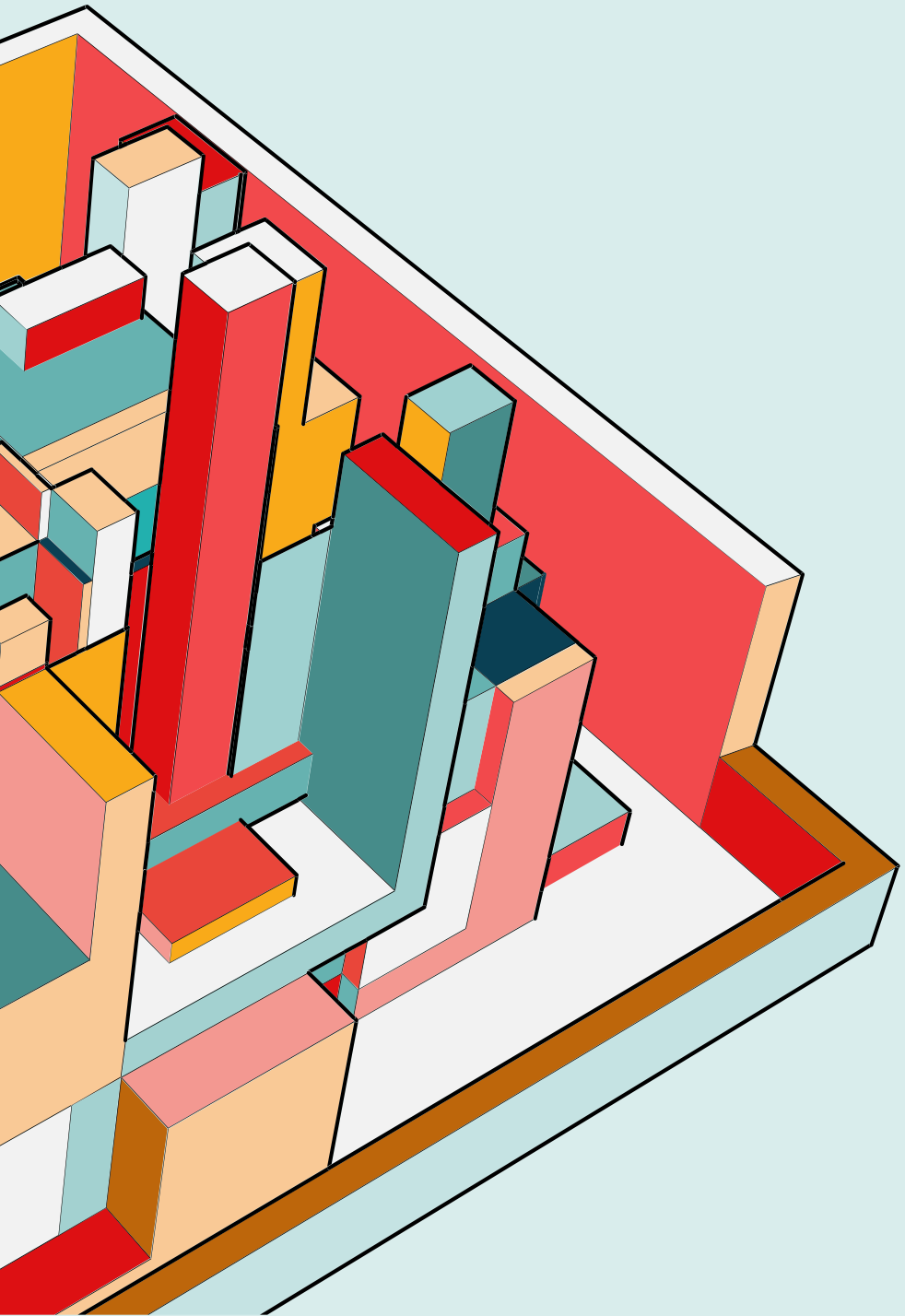
Review Standards

- 11 standards
- Give the Planning Commission and ZA a clear basis to evaluate whether a site plan is functional, safe, compliant, and compatible.

Approval Lifecycle

- Preliminary approval is valid for 2 years
- Final approval is valid for 2 years after ZA approval
- Up to three 1-year administrative extensions are allowed
- PC may revoke approvals after hearing if approved information is in error





QUESTIONS???

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. C-6-2026

AN ORDINANCE TO AMEND CHAPTER 6, "ANIMALS," ARTICLE I, "IN GENERAL," OF THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, TO REPEAL SECTIONS 6-10, "FEEDING OF PIGEONS, GULLS AND CANADA GEESE-PROHIBITED" AND 6-11, "DEER FEEDING-PROHIBITED."

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The City of Farmington Hills Code of Ordinances, Chapter 6, "Animals," Article I, "In General," is hereby amended to repeal Section 6-10, "Feeding of Pigeons, Gulls and Canada Geese-Prohibited" and Section 6-11, "Deer Feeding-Prohibited."

Section 2 of Ordinance. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby 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.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

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, 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 hereby ordered to take effect on the date provided by applicable law following publication.

Section 6 of Ordinance. Enactment.

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 _____, 2026, 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 _____, 2026, the original of which is on file in my office.

_____
CARLY LINDAHL, City Clerk
City of Farmington Hills

Introduced:
Adopted:
Effective:
Published:

SUMMARY
ORDINANCE NO. C-6-2026
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AMEND CHAPTER 6, "ANIMALS," ARTICLE I, "IN GENERAL," OF THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, TO REPEAL SECTIONS 6-10, "FEEDING OF PIGEONS, GULLS AND CANADA GEESE-PROHIBITED" AND 6-11, "DEER FEEDING-PROHIBITED."

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance Amendment
Section 2, Repealer
Section 3, Savings
Section 4, Severability
Section 5, Effective Date — The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.
Section 6, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 11/15/2026

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: NOVEMBER 9, 2026

DEPT: FIRE

RE: STATE OF MICHIGAN FIREFIGHTER PHYSICALS AND CANCER SCREENING GRANT

ADMINISTRATIVE SUMMARY

- The State of Michigan – Department of Health and Human Services (MDHHS) offered a $3.5 million Grant for preventive health screenings of active, full-time Michigan firefighters.

- The State of Michigan conducted an RFP process in March and April of 2026 ultimately awarding the grant to Bio-Care Inc. and NDS Wellness who have partnered to provide comprehensive occupational exams and preventive health screenings to full-time Michigan firefighters.

- The City of Farmington Hills does not have to request reimbursement or provide a percentage for the Grant. Bio-Care and NDS will bill the state for the services provided and will be paid 100% through the Grant.

- The Farmington Hills Fire Department has been working with Bio-Care and providing required documentation to become an authorized recipient of the grant for our full-time firefighters.

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the Fire Department to participate in the State of Michigan Firefighter Preventative Health Screening Grant.

# # #

Prepared by: Jason Olszewski, Deputy Fire Chief
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: Jon Unruh, Fire Chief
Approved by: Karen Mondora, City Manager

State of Michigan

FIREFIGHTER

Preventative Health Screenings

Bio-Care Inc. has been selected by the Michigan Department of Health and Human Services (MDHHS) in conjunction with the **Michigan Professional Fire Fighters Union** to provide comprehensive health examinations through the Firefighter Preventive Health Screening Program. This program gives career firefighters easy access to preventive screenings, including advanced ultrasound services, to help detect occupational illnesses early and support long-term health and wellness.



WHAT'S INCLUDED?

Comprehensive Firefighter Physical

Includes a comprehensive health history and physical exam, laboratory testing (blood and urine panels, metabolic, lipid, kidney, liver, thyroid, glucose, and cancer screening tests), audiology testing, spirometry (lung function testing), and resting electrocardiogram (ECGs)

Cardiac & Cancer Ultrasound Screening

Including echocardiogram, thyroid ultrasound, abdominal organ ultrasound (bladder, kidneys, liver, gallbladder, spleen), reproductive organ ultrasound (testicular and external pelvic), abdominal aortic aneurysm (AAA) screening, and carotid artery ultrasound.

NEXT STEPS:

To help us begin planning your department's examinations, please scan the QR code below and complete the requested information. Once received, a Bio-Care representative will contact you to coordinate scheduling and answer any questions.

ABOUT BIO-CARE & NDS

Bio-Care Inc. and NDS Wellness have proudly partnered to provide comprehensive occupational exams and preventive health screenings to firefighters across Michigan. With more than 30 years of experience, our organizations are committed to delivering high-quality screening services that help identify potential health concerns early and support the long-term health and wellness of the fire service community.

517-694-5000 info@biocareusa.com www.biocareusa.com

QUOTE

Company Address	1778 Holloway Drive, STE A Holt, Michigan 48842 United States	Created Date	8/20/2026
		Quote Number	00005481
Prepared By	Mallory Chrisman		
Email	mchrisman@biocareusa.com		
Service Provider	Bio-Care Inc	Services For	City of Farmington Hills
State of Michigan Bill To	1778 Holloway Dr Suite A Holt, Mi 48842	Service Address	31555 W. Eleven Mile Road Farmington Hills, Michigan 48336-1165 United States

Product	Line Item Description	Sales Price	Quantity	Total Price
Physical - General		$150.00	82.00	$12,300.00
Prostate-Specific Antigen (PSA) Blood Test	50 and over	$25.00	1.00	$25.00
Fecal Occult Blood Screening	40 and over	$45.00	1.00	$45.00
40 Panel Comprehensive Profile		$95.00	82.00	$7,790.00
Urinalysis Screening		$0.00	82.00	$0.00
EKG	40 and over	$55.00	1.00	$55.00
Vision Screen		$10.00	82.00	$820.00
Pulmonary Function Test (PFT)		$35.00	82.00	$2,870.00
Audiometric Testing		$10.00	82.00	$820.00
Ultrasound Package		$300.00	82.00	$24,600.00
Wellness Screening - Health Risk Appraisal Questionnaire		$0.00	82.00	$0.00

Subtotal	$49,325.00
Total Price	$49,325.00
Grand Total	$49,325.00

This is a Quote which has preliminary pricing information and terms of service. Once your testing services are planned, a final Service Agreement will be sent to you detailing the Service Pricing and Terms of Service.

Payment Terms

1. A minimum charge equal to 85% of the Service Pricing TOTAL on the signed Service Agreement will be billed. It is your responsibility to provide accurate information and to ensure your personnel are scheduled and show up for testing.
2. Once the testing schedule has been completed and you've signed the Service Agreement, a fee of $150 will be charged for each additional hour of testing time that you require. All scheduling changes need to be discussed and approved with Bio-Care Operations.
3. Daily Testing Rates consist of up to 8 consecutive hours of testing.
4. Payment for services is due per the number of days noted in the Service Agreement from the invoice date. It is your responsibility to follow and complete your organization's internal account payable processes.
5. Late payments will be assessed a 2% late fee every 10 days following the invoice date.
6. A charge equal to 50% of the Service Pricing TOTAL on the signed Service Agreement will be billed if the testing is cancelled within 15 days of the scheduled testing date(s) without written notification to Bio-Care.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/09/2026

DEPT: POLICE DEPARTMENT

RE: AWARD OF BODY ARMOR AND CONCEALABLE VEST AND CARRIER

ADMINISTRATIVE SUMMARY

- Request for Proposals were solicited, available from the City's e-Procurement website MITN, publicly opened on October 22, 2026, for body armor and related equipment for the Police Department. Notification was sent to three hundred fifty-seven (357) vendors (including ninety-seven (97) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with one vendor responding, Allie Brothers Uniform. We received zero (0) "No-Bids"

- The National Institute of Justice (NIJ) has determined that body armor should be replaced every five years to ensure material integrity and safety. Specifications for body armor require the awarded vendor to fit each officer for a concealable vest with threat level II or IIIA firearm protection (which follows the guidelines set by the NIJ). In addition, specifications require the awarded vendor to fit and supply all officers with the associated shirt carrier.

- After a thorough evaluation, staff are recommending Allie Brothers Uniforms representing GH Armor Systems body armor. The vests offered were light weight and breathable, the material used was flexible, durable and officer movement did not cause exposure, the quality of workmanship was high & had a very professional appearance. In addition, the Allie Brothers Uniforms pricing was competitive, and their references were outstanding. They have provided this service for the City of Farmington Hills for the past five (5) years.

- Created by the Bulletproof Vest Partnership Grant Act of 1998, the Patrick Leahy Bulletproof Vest Partnership (BVP) Program, administered by the Bureau of Justice Assistance (BJA), reimburses states, units of local government, and federally recognized Indian tribes for up to 50 percent of the cost of body armor vests purchased for law enforcement officers. Since 1999, more than 13,000 jurisdictions have participated in the BVP Program, with a total of $573 million in federal funds for the purchase of more than 1.5 million body armor vests.

- The Farmington Hills Police Department has participated in the BVP Program since August 2000. Since that time, the Department has received more than $280,000 in reimbursements to the City's general fund.

RECOMMENDATION

IT IS RESOLVED City Council authorize budgeted purchases for body armor and related equipment to Allie Brothers Uniforms as needed for two (2) years and for an additional three (3) one-year extensions under the same terms and conditions, utilizing their contract price escalator, by mutual consent between the City of Farmington Hills and Allie Brothers Uniforms.

# # #

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Prepared by: Art Walker, Senior Buyer
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: John Piggott, Police Chief
Approved by: Karen Mondora, City Manager

BID TABULATION

City of Farmington Hills	
rfp-fh-26-27-2585	
Body Armor and Concealable Vest and Carrier	
Opened 10/22/2026	
Item	Allie Brothers Uniforms Unit Price
ETHOS II EX02 concealable Ballistic Vest AND CARRIER WITH TAILS- male	$791.00
ETHOS II EX02 concealable Ballistic Vest AND CARRIER WITH TAILS - FEMALE	$791.00
ETHOS II EX02 concealable Ballistic Vest AND CARRIER WITHout TAILS - male	$791.00
ETHOS II EX02 concealable Ballistic Vest AND CARRIER WITHout TAILS - FEMALE	$791.00
ETHOS IIIA EX02 concealable Ballistic Vest AND CARRIER WITH TAILS- Male	$840.00
ETHOS IIIA EX02 concealable Ballistic Vest AND CARRIER WITH TAILS - FEMALE	$840.00
ETHOS IIIA EX02 concealable Ballistic Vest AND CARRIER WITHOUT TAILS - male	$840.00
ETHOS IIIA EX02 concealable Ballistic Vest AND CARRIER WITHOUT TAILS - FEMALE	$840.00
USC.M3 Uniform Shirt CARRIER MOLLE 3 rows	$280.00
APB.M 2.0 APB carrier molle 2.0	$270.00
leo h2 special threat plate	$70.00
Additional ballistic panels	$705.00

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/9/2026

DEPT: Human Resources

RE: Tentative Agreement with Technical Professional Office Workers Association of Michigan (TPOAM) Collective Bargaining

ADMINISTRATIVE SUMMARY

The collective bargaining agreement (CBA) between the City and the Technical, Professional and Office Workers Association of Michigan (TPOAM) expired on June 30, 2026. The City and TPOAM have since finalized a tentative agreement (TA) covering wages and the additional terms outlined below.

1- Increase from $800 to $1,200 per year; City agrees to add language relating to the purchase of diagnostic equipment.

   The City agrees to purchase appropriate diagnostic equipment necessary to support the performance of bargaining unit work. The City and the Union may discuss the type and specifications of the equipment prior to purchase; However, final purchasing decisions shall remain with the City.

2- Align pay rate for Records Clerk with Account Clerk I.

3- Align pay rate for Equipment Operator III with Automotive Mechanic III and Traffic Sign Technician.

   The City agrees to align the wage rate of the Equipment Operator III and Traffic Sign Technician with the wage rates established for the Automotive Mechanic III, effective July 1, 2026. This alignment is for compensation purposes only and does not alter the duties, responsibilities, qualifications, or classification status of any position.

4- Skilled Trades - Certification Pay - Dual Certification (Plumbing, Mechanical, Electrical) $1,000 annual Premium.

5- Across the Board increases of:

   - 5.25%, retro to 7/1/2026
   - 5.0% on 7/1/2027
   - 2.5% on 7/1/2028
   - 2.5% on 7/1/2029

- 1.5% Increase in Employee Pension Contribution, retro to 7/1/2026 – the 1.5% increase will be reduced when the Pension Fund achieves at least an 85% funded status according to the Annual Actuarial Study.

- $300 signing bonus for all active members (non-pensionable) as of the date of ratification, to be distributed upon ratification.

The City will conduct a wage study by 2028 and will review and adjust third-year wages, as appropriate, based on the results of the wage study; the City shall review the findings with TPOAM.

6- Defined Contribution (457): employer will match optional employee contributions up to 0.5% of base wages.

7- Participation Incentive - 1 year trial through 6/30/2027:

- 50-70% response to overtime calls = $0
- 70-80% response to overtime calls = $300/yr
- 80-90% response to overtime calls = $400/yr
- 90-100% response to overtime calls =$500/yr

8- Prescription Safety Glasses - From $100 every other year to $100 annually.

9- Credit Monitoring to be provided by City as needed.

10- Remove Seniority as a criterion for promotions. Remove proposals and use current LOU.

11- Purchase of up to 2 yrs of retirement eligibility (age and/or years of service, in 1-year increments) at actuarially equivalent level, w/actuarial costing to be requested by the employee six months to twelve months before adjusted eligibility would commence. There shall be no change to the annual pension benefit amount, nor any cost to the City.

12- Four-year agreement (7/1/26-6/30/30).

13- Incorporate existing MOUs into the Collective Bargaining Agreement.

14- Switch Columbus Day to Juneteenth and add language regarding unpaid status for Holidays.

15- Administrative updates (Move old language to appendix).

16- Allow use of vacation and sick time as of employee's date of hire. Agree to future MOU regarding Sick Leave Policy outside of this Agreement.

17- Section 404: No concurrent employment within City (Including part-time employment).

18- Extend probationary period from 6 months to 1 year from date of hire in the TPOAM.

RECOMMENDATION

In view of the collective bargaining that has taken place, and the tentative settlement outlined herein, it is hereby recommended that the following resolution be adopted by the City Council:

Resolve that the City Manager be authorized to sign the Tentative Agreement of the Technical Professional Office Workers Association of Michigan (TPOAM), ratified by the parties and outlined herein, being City Manager's Report dated October 26, 2026.

# # #

Prepared by: Lori Brown, Human Resources Director

Reviewed by: Thomas Skrobola, Finance Director

Executive Approval: Karen Mondora, City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
OCTOBER 26, 2026 – 5:30PM

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 5:31pm.

Councilmembers Present:	Aldred, Boleware, Dwyer, Knol, Rich and Starkman
Councilmembers Absent:	Bridges
Others Present:	Acting City Manager Mondora, City Clerk Lindahl, Directors Brown, Davis and Skrobola, and City Attorney Joppich

The closed session started at 5:33pm

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSING A WRITTEN ATTORNEY-CLIENT PRIVILEGED COMMUNICATION THAT IS EXEMPT FROM DISCLOSURE BY STATE STATUTE; AND UNDER SECTION 8(1)(C) OF THE MICHIGAN OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSING NEGOTIATIONS RELATED TO A TENTATIVE AGREEMENT WITH TECHNICAL, PROFESSIONAL AND OFFICEWORKERS ASSOCIATION OF MICHIGAN (TPOAM). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby approves entering into a closed session under Section 8(1)(h) of the Open Meetings Act for the purpose of discussing a written attorney-client privileged communication that is exempt from disclosure by state statute; and under Section 8(1)(c) of the Michigan Open Meetings Act for the purpose of discussing negotiations related to a tentative agreement with Technical, Professional and Officeworkers Association of Michigan (TPOAM). (Note: Council will return to open session immediately following the closed session).

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH AND STARKMAN
Nays: BRIDGES
Absent: NONE
Abstentions: NONE

MOTION CARRIED 6-0.

The open session resumed at 5:51pm

DISCUSSION REGARDING THE GOALS AT A GLANCE DOCUMENT

The Mayor stated that the Goals at a Glance document was brought back so Council could confirm where it had landed after the Saturday goal-setting session. The Mayor identified three items that had not previously appeared on the document.

- **Community Risk Reduction.** This new bullet falls under Goal 1, Community Safety and Well-Being. It concerns fall prevention, since falls are the second-highest cause of death for seniors and account for a large share of Fire Department runs. The Mayor said it relates to earlier discussions on the Fire Department studies and senior programming. It would explore whether education programs or other efforts could go further than the existing programs. The Mayor asked whether any council member objected to its inclusion, and none did.
- **Community Conversation about Homelessness.** This item falls under Goal 4, Welcoming Community. It was discussed at the goal-setting session but had not been included on the document.
- **Employee Engagement Survey.** This was also discussed at the Goals session and appeared to have consensus.

Councilmember Starkman offered to bring the fall-prevention item to the Community Health area, noting that a committee meeting on the mental health initiative was scheduled in the coming weeks. He suggested it could be a 2027 project area and said the Committee on Aging could partner on it.

Councilmember Starkman praised the document's organization and readability and said it was useful for constituents.

The Mayor noted that other mayors had asked for copies and that a presentation at the National League of Cities might be possible. She added that the Goals At a Glance document would now be rolled out to the city's boards and commissions.

PATHWAYS FOR EARLY CHILDHOOD INITIATIVE PRESENTATION

Bryan Farmer, Deputy Director of Special Services, and Liesl Blankenship, Nature Center Supervisor, presented an overview of the Pathways for Early Childhood Initiative.

Deputy Director Farmer provided background on the subject noting that the Mayor, Mayor Pro-Tem and Councilmember Starkman attended an NLC conference in March 2026. Staff then applied and Farmington Hills was accepted as one of nine communities. The 15-month technical assistance program has NLC staff guide a local team toward a framework for early childhood development for children ages 0 to 8. The Bezos Family Foundation fully funds the program. The local team was formed from May through July, and staff and officials attended an NLC boot camp in September. NLC support runs through July 2027, after which the local framework and team are expected to continue.

The team includes city staff, representatives of the schools and library, the Commission on Children, Youth and Families, the Mayor's Youth Council, Oakland Community Schools, and Oakland Livingston Human Service Agency (Head Start). Deputy Director Farmer noted that Head Start's move to the Hawk had resulted from similar collaboration with the school district. The desired outcomes are to:

- recruit and retain families with children ages 0 to 8;
- build a communication hub and inventory of programs, places and resources for early childhood providers;
- identify areas of need, such as playgrounds; and
- partner with NLC on family events.
-

Nature Center Supervisor Blankenship cited the city's existing resources; the state-licensed preschool at the Nature Center, swim classes, Safety Town, Young Explorers and Little Trekkers, free community spaces such as the splash pad and parks, library programs, and community services such as CARES,

Oakland Family Services, the Salvation Army and Neighborhood House. Staff reported that many families at the recent open house did not know about the free spaces. Staff said no single place currently connects families to these resources. A spot has been reserved in the summer activities guide to begin promoting them.

Deputy Director Farmer also described a possible tie-in with the Feed the Need community meals and an NLC community supper planned in Nashville in November. The Mayor noted that many places already serve free meals but that this is not widely known.

Discussion:

- Councilmember Knol asked about early intervention for vulnerable families and said families' basic needs must be met for the initiative to reach them. Deputy Director Farmer and Acting City Manager Mondora said the initiative would give staff a network of partners to which they could refer families. They cited the Nature Center preschool's existing connection with the Farmington Public Schools special education department and the Fire Department's fundraising for families affected by cancer. Councilmember Knol clarified that she understood the initiative as better connecting existing services rather than creating new programs or departments.
- Councilmember Dwyer asked about the grant amount. Deputy Director Farmer and Councilmember Boleware explained that there is no grant money or budget. The value is NLC staff support, and the Bezos Family Foundation paid for travel to the boot camp through NLC.
- Deputy Director noted that it would take staff time to build a website page listing the resources, however, staff could return to NLC for assistance if the workload became too great as NLC had indicated it would support such requests through June 2027.
- Councilmember Aldred and Councilmember Knol expressed support, citing the value of getting accurate information to residents and of attracting young families.

Council members expressed general support for moving forward.

UPDATE FROM THE 47TH DISTRICT COURT

Matt Friedrich, Court Administrator, presented the annual update with Judge Brady, Judge Parker and Michelle Muskett, Deputy Court Administrator. He thanked the City for its relationship with the Court and noted that the Court is funded by the City of Farmington Hills and the City of Farmington.

Caseload and operations: Mr. Friedrich reported that new filings were just over 22,000 in 2015, just under 20,000 in 2019, under 12,000 in 2020, and over 21,000 in 2025. He said workload has grown even as caseload stabilized, because legislative changes added court appearances to criminal and landlord-tenant cases. The Court continues to handle a substantial share of cases by Zoom. He noted that the Court never fell behind during the pandemic.

Personnel: Judge Brady will retire at the end of the year after 40 years with the Court, first as a magistrate and then as a judge, and his court reporter is also retiring. Senior Clerk Supervisor Donna Rusher retired this year. Mr. Friedrich noted an election in eight days and said the Court is preparing to onboard a new judge.

Public satisfaction survey: In the May survey, 95 percent of court users agreed or strongly agreed that their case was handled fairly. Ninety-eight percent agreed or strongly agreed that they were treated the same as everyone else and that staff were friendly and respectful.

Technology:

- The statewide MiFILE e-filing system for all civil cases will reach its one-year anniversary next month. Grant funds paid for a public filing terminal at the Court.
- An online traffic resolution program launched a month ago as a pilot with the Farmington Hills Police Department. Eligible drivers may request that the ticketing officer take a second look, and some cases can be resolved in as little as three days. Fifty-eight cases were in the system, and 500 to 1,000 tickets are anticipated over a year. Participation is optional, and the Court does not negotiate reductions.

Programs and facilities: Judge Parker reported that Sobriety Court, which began in 2005, has a three-year recidivism rate of zero percent for graduates. It has a capacity of 20 participants, 12 or 13 are currently enrolled, and it is limited to residents of Farmington and Farmington Hills.

Mr. Friedrich noted that the Community Work Program remains active, with 72 people on the list for the most recent Saturday. The Court hosted fire extinguisher and bomb awareness trainings with city departments and has made capital improvements to its 23-year-old building, including a new roof, carpet and boilers. In August, a local producer filmed a legal drama at the courthouse.

Questions and comments:

- Councilmember Boleware asked whether survey scores had changed over time. Mr. Friedrich said they have been consistently above 90 percent in nearly every category.
- Councilmember Boleware asked about funding from the City of Farmington. Mr. Friedrich said the split is based on caseload and population and is roughly 85 percent Farmington Hills and 15 percent Farmington.
- Mr. Friedrich said traffic matters are about 50 percent of the caseload but not the largest share of time.
- The Mayor said the Court's values align with items 1, 4 and 5 of the City's goals. Acting City Manager Mondora said Mr. Friedrich attends executive staff meetings on Tuesday mornings.

FARMINGTON AREA FIBERCITY UPDATES FROM ARCLINK

Acting City Manager Mondora introduced representatives of ArcLink, formerly SiFi Networks, to give a project update, discuss the bankruptcy transition, and address recent challenges. Jacob Rushlow, Director of Public Services, introduced Jon O'Brien, who has been the company's spokesperson with residents. He also introduced Shane Hampton, the new General Manager, and Adam Pappas, who manages day-to-day construction and restoration.

Presentation. Mr. Hampton said ArcLink is an open-access network provider and not an internet service provider. He said the company is placing local staff in the community to respond to issues quickly.

- Farmington and Farmington Hills have about 39,600 addresses in total, with just under half in private communities. About 2,600 to 2,700 named communities require right-of-entry agreements before ArcLink can build in their streets.
- Just under 19,000 addresses, less than 50 percent, are serviceable. Mr. Hampton explained that addresses are released to service providers in stages as the metro network, feeders and distribution are completed.
- There are about 47 cabinets, plus huts at City Hall and a fire station, and two data centers outside the city.

Mr. Pappas reported on the City's restoration punch list of about 70 items:

- 23 items were deemed complete and were sent to the City for review.
- 9 were returned to the contractor for further work.
- 38 remained to be field verified within the next couple of weeks.

Open items included a completed driveway replacement at 29700 High Valley, an unresolved item at 11 Mile and Sky, and the Apple Blossom Lane driveway. For Apple Blossom Lane, Mr. Rushlow explained that a shallow service line had been run at an angle across the driveway to reach a connection in a neighbor's yard, causing the cracking. The line was removed and the lawn restored. ArcLink is obtaining contractor quotes for the driveway, and Mr. Pappas has met with the homeowner. The cabinet at Farmington Road and Leisure Lane was reported to be within the right-of-way, with screening options still possible.

Discussion:

- Councilmember Aldred said poor communication during construction has been one of residents' greatest frustrations. Mr. Pappas said door tags go out about 15 days before work and door hangers 6 to 7 days before construction. Mr. Hampton agreed communication has been poor. He said construction would pause around Thanksgiving and a stronger communication plan would be in place before work resumes.
- Councilmember Aldred asked how to resolve cases where fiber is installed at a home but a provider says service is unavailable. Mr. Hampton said ArcLink could review such addresses individually.
- The Mayor asked about the completion date. Mr. Hampton said work would start again around April 1, and the yellow areas should be finished by about this time next year. He also said ArcLink would improve grass restoration and that the company is backed by one of the largest private investment funds in the world.
- Acting City Manager Mondora asked about the complaint process. Mr. Hampton said residents can call ArcLink's 800 number, which is staffed around the clock, and a ticket will be created. City staff should route concerns through the City Manager's Office and Mr. Rushlow.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:30pm.

Respectfully submitted,

Carly Lindahl, City Clerk

DRAFT

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
OCTOBER 26, 2026 – 7:30 PM

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:40PM.

Councilmembers Present: Aldred, Boleware, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: Bridges

Others Present: City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Kettler-Schmult, Rushlow and Skrobola, Police Chief Piggott, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Emergency Preparedness Commission Member Michael Sweeney.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Starkman, support by Knol, that the City Council of Farmington Hills hereby approves amending the agenda to remove item number 4, Consideration of Approval of Appointment to the Parks and Recreation Commission.

MOTION CARRIED 6-0.

PROCLAMATION RECOGNIZING OCTOBER 28, 2026 AS NATIONAL FIRST RESPONDERS DAY

The following proclamation was read by Councilmember Dwyer and accepted by Farmington Hills Police Chief John Piggot, Farmington Hills Fire Chief Jon Unruh, Department of Public Services Director Rushlow and Department of Public Works Supervisor Schueller.

PROCLAMATION
NATIONAL FIRST RESPONDERS DAY®
OCTOBER 28, 2026

WHEREAS, first responders, including dispatchers, firefighters, paramedics, police officers, public works professionals, and other emergency personnel, stand on the front lines selflessly serving and protecting the Farmington Hills community in times of crisis; and,

WHEREAS, first responders respond swiftly and courageously to emergencies, often putting their own lives at risk to ensure the safety and well-being of others, whether in natural disasters, accidents, medical emergencies, or threats to public health and safety; and,

WHEREAS, first responders answer the call to duty when it arises without hesitation and tirelessly give their time and energy in humanitarian efforts by making themselves available every hour of the day, every day of the year; and,

WHEREAS, it is in the public interest for community members and civic leaders in Farmington Hills to learn about and maintain an ongoing interest and understanding of the importance of public safety and public works; and,

WHEREAS, the year 2026 marks the 8th annual National First Responders Day sponsored by bipartisan resolutions in the U.S. Senate and House.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the entire City Council, do hereby proclaim Oct. 28, 2026, as **National First Responders Day**. I urge all community members to join activities, events and ceremonies paying tribute to first responders to recognize the substantial contributions they make to protecting our health, safety and advancing the quality of life for all.

Police Chief Piggot thanked City Council on behalf of all public safety departments and expressed appreciation to City Council and the public for their support.

PROCLAMATION RECOGNIZING NOVEMBER 1, 2026 AS EXTRA MILE DAY

The following proclamation was read by Councilmember Knol and accepted by City Clerk Carly Lindahl:

PROCLAMATION
Extra Mile Day
NOV. 1, 2026

WHEREAS, the City of Farmington Hills acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism and service; and,

WHEREAS, the City of Farmington Hills encourages its community members to maximize their personal contributions to society by giving themselves wholeheartedly and with total effort, commitment and conviction to their individual ambitions, family, friends and community; and,

WHEREAS, the City of Farmington Hills chooses to shine a light on, and celebrate, individuals and organizations who "go the extra mile" to make a difference and lift up fellow members of their community; and,

WHEREAS, the City of Farmington Hills acknowledges the mission of Extra Mile America to create more than 550 Extra Mile cities in our country and is proud to support "Extra Mile Day" on Nov. 1, 2026.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **Nov. 1, 2026** to be "**Extra Mile Day**" and urge all members of the community to not only go the extra mile in their own lives, but also to acknowledge individuals who are inspirational in their efforts and commitment to make their organizations, families, community, country and world a better place.

Mayor Rich thanked City Clerk Lindahl and the election team for going the extra mile during the election.

City Clerk Lindahl reported that early voting started on October 24th and would continue until November 1st at the Costick Center from 8:30am-4:30pm, and on October 29th from 12:00-8:00pm. Voter turnout has been similar to turnout for the Presidential Election in 2024 but wait times have been reduced from one hour during to about 15 minutes. Absentee ballots are available at the City Clerk's office until November 2nd at 4pm. The Clerk's Office will have extended hours on October 29th from 8:30am-8:00pm, and on October 31st from 8:30am-4:30pm. About half of the absentee ballots have been returned with just over 23,000 mailed out, and about 12,000 returned.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS UPDATE FROM DTE ENERGY REPRESENTATIVES

Emergency Preparedness Commission Member Sweeney noted that as it was getting darker earlier, parents were encouraged to add high visibility elements to Halloween costumes. He referenced an Oakland County Department of Emergency Management brochure and encouraged residents to prepare for winter weather by preparing a 72-hour kit as described in the brochure. He also encouraged residents to perform car maintenance and to purchase rock salt in advance. The last meeting of the EPC for the year would be held on November 2nd in the Community Room at City Hall at 5:00pm.

CORRESPONDENCE

None

CONSENT AGENDA

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby approves the consent agenda as published.

Roll Call Vote:

Yeas:	ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays:	NONE
Absent:	BRIDGES
Abstentions:	NONE

MOTION CARRIED 6-0.

Mayor Rich congratulated Karen Mondora for her new role as City Manager.

CONSENT AGENDA ITEMS FOR DISCUSSION

None.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Aldred reported attending the Greater Farmington Area Chamber of Commerce Gala Awards with Mayor Rich, where various groups and businesses were recognized by the Chamber of Commerce, including Todd Lipa, who received the 2026 Stuart Feravich Memorial award for his pioneering work with CARES of Farmington Hills towards alleviating food insecurity in the community.

CITY MANAGER UPDATE

- City Manager Mondora thanked City Council for selecting her as City Manager. She looked forward to working with City administration and staff, and members of the community, to achieve the goals and priorities identified by City Council.

- The second annual Bagels in Business event will be held on October 29th.
- Leaf collection season would continue until the week of December 14th. Residents are asked to leave bagged leaves at curbside if Priority Waste falls a day behind of the collection schedule. For collections missed for a longer period of time, residents can call Farmington Hills Public Works at 248-871-2850 to register a missed pickup.
- The Road Commission's paving on 12 Mile Road was being delayed to avoid impacting Election Day traffic.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND CHAPTER 6, "ANIMALS," ARTICLE I, "IN GENERAL," OF THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, TO REPEAL SECTIONS 6-10, "FEEDING OF PIGEONS, GULLS AND CANADA GEESE-PROHIBITED" AND 6-11, "DEER FEEDING-PROHIBITED." CMR 10-26-138

Director of Planning and Community Development Kettler-Schmult explained that the ordinance would repeal code sections of the ordinance that would conflict with State law after the State updated regulations for feeding wildlife, including removing the authority to regulate feeding wildlife from the City.

Councilmember Knol noted the ordinance was required by State law, but that the City's position had not changed, and warned that feeding wildlife can create a dependency on humans, leading to the spread of disease.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend Chapter 6, "Animals," Article I, "In General," of the City of Farmington Hills Code of Ordinances, to repeal Sections 6-10, "Feeding of Pigeons, Gulls and Canada Geese-Prohibited" and 6-11, "Deer Feeding-Prohibited."

Roll Call Vote:

Yeas:	ALDRED, BOLEWARE, DWYER, KNOL, AND STARKMAN
Nays:	RICH
Absent:	BRIDGES
Abstentions:	NONE

MOTION CARRIED 5-1.

Mayor Rich explained that she vote "no" as a protest vote against the new State law.

CONSIDERATION OF ACCEPTANCE OF GOALS AT A GLANCE DOCUMENT.

City Manager Mondora explained that at its annual goal setting meeting, Council had adopted a vision and mission which defined the future of the City, and the work being done at present.

The Goals At A Glance document is a one page summary of City goals divided into five areas: community safety and well-being, strategic redevelopment, placemaking and community hubs, welcoming community, and organizational excellence. The document identified long-term initiatives that will take more than one year to accomplish, goals that were delivered or were in motion from prior City Council goal setting meetings, and goals identified by City Council for the upcoming year. The document

summarized nine key initiatives and 22 priorities for 2027, and identified values that defined how participants would work together to carry out the mission and reach the vision identified by City Council.

City Manager Mondora said that everyone on City staff could find themselves in the Goals At A Glance document and see how they can play a part in the future of the City.

Mayor Rich shared that the Goals At A Glance document was years in the making and accurately reflected City Council goals. City Council had affirmed the initiatives in the document at the Goal Setting session and at the Study Session held earlier this evening.

MOTION by Dwyer, support by Knol, that the City Council of Farmington Hills hereby accepts the 2027 Goals at a Glance document, as discussed and identified during the October 10, 2026, City Council Goals Study Session, to serve as a guide for City Council priorities and City Administration initiatives for the upcoming year.

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE CITY MANAGER EMPLOYMENT AGREEMENT.

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby approves the City Manager Employment Agreement between the City of Farmington Hills and Karen Mondora, as presented, and authorizes Mayor Rich and City Clerk Lindahl to execute the Agreement for and on behalf of the City.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AGREEMENT TO PARTICIPATE IN MICAREERQUEST SOUTHEAST ON NOVEMBER 17, 2026. CMR 10-26-139

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby authorizes the City Manager to sign the Event Participant Agreement for the 2026 MiCareerQuest Southeast to be held on November 17, 2026.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED ADOPTION OF A RESOLUTION AMENDING THE RULES OF THE CITY COUNCIL AND GUIDELINES OF CONDUCT TO ADD A PROVISION FOR POLICE PRESENCE AT SPECIAL AND REGULAR CITY COUNCIL MEETINGS.

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby adopts the following resolution:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION NO. R-221-26

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on October 26, 2026, at 7:30 p.m., with those present and absent being,

PRESENT: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN

ABSENT: BRIDGES

the following resolution was offered by Councilperson Starkman and supported by Councilperson Dwyer:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Farmington Hills that said Council does hereby adopt the following amendment to add a new Subsection 8 to Section A of the Rules of the City Council and Guidelines of Conduct, effective at the first regular meeting in November, 2026:

REGULAR AND SPECIAL MEETINGS

1. REGULAR MEETINGS:

   Regular meetings of the City Council will be held, at a minimum, on the second and fourth Mondays of each month beginning at 7:30p.m., local prevailing time, at the City Hall. Regular meetings may be rescheduled to other times by a vote of the Council.

2. SPECIAL MEETINGS:

   A special meeting may be called by the Mayor, or any of four (4) or more members of Council and upon at least eighteen (18) hours notice to each member.

3. BUSINESS AT SPECIAL MEETINGS:

   No business shall be transacted at any special meeting of the Council unless the same has been stated in the notice of such meeting.

4. STUDY SESSIONS:

   Study sessions of the Council will be held as necessary and as scheduled by Council. The City Manager and City Clerk will prepare an agenda for these meetings prior to the start of such meetings.

5. REGULAR AND SPECIAL MEETING NOTICE (POSTING) REQUIREMENTS:

   A. For regular meetings of the Council, the Clerk shall post at the City Hall, within three (3) days after the first meeting of the Council in each calendar year, a public notice stating the dates, times and places of its regular meetings for the year.

   B. For a rescheduled regular or a special meeting of the Council, a public notice stating the date, time and place of the meeting shall be posted at least 18 hours before the meeting.

   C. However, such notice, as described in 5A and B above, is not required for a meeting of the Council in emergency session in the event of a widespread natural disaster or a severe and imminent threat to the health, safety or welfare of the public when two-thirds of the members of the Council determine that delay would be detrimental to the City's efforts in responding to the threat.

6. MAILING OF MEETING AGENDAS:

   Upon written request of an individual, organization, firm or corporation, and upon the requesting party's payments of an annual fee of not more than the reasonable estimated cost for printing and postage of such notices, the Clerk shall send to the requesting party, by first class mail, a copy of regular meeting agendas. The Clerk shall also notify any requesting party that a copy of each regular meeting agenda is posted on the City's website for public access prior to each such meeting. Upon written request, the Clerk shall electronically provide a copy of such notices of meetings to any newspaper published in the State of Michigan and to any radio and television station located in the State free of charge.

7. MINUTES OF REGULAR AND SPECIAL MEETINGS:

   A. A journal of the proceedings of each regular and special meeting will be kept in the English language by the Clerk and shall be signed by the City Clerk, upon approval by Council.

   B. Proceedings of the Council, or a brief synopsis thereof, will be published in a newspaper of general circulation within the City within 15 days following each meeting.

   C. Proposed minutes of regular or special meetings will be available for public inspection not more than eight business days after such meeting.

D. Approved minutes will be available for public inspection not later than five business days after the meeting at which the minutes were approved.

8. SECURITY AT SPECIAL AND REGULAR MEETINGS:

A City law enforcement officer will be present at special and regular Council meetings, but not including closed sessions unless specifically requested by a vote or consensus of Council. City Council or the City Manager, with notice to City Council, may implement additional security measures at City Council meetings.

AYES: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
NAYS: NONE
ABSENT: BRIDGES
ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certified that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on October 26, 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 27th day of October, 2026.

_____
CARLY LINDAHL, City Clerk

RECOMMENDED APPROVAL OF BEET JUICE LIQUIDS FOR WINTER STREET MAINTENANCE TO WAVERLY INDUSTRIES, LLC IN THE AMOUNT NOT-TO-EXCEED THE ANNUAL BUDGETED AMOUNT WITH ONE OR MORE ADMINISTRATION APPROVED EXTENSIONS NOT-TO-EXCEED A TOTAL OF FOUR YEARS. CMR 10-26-140

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to approve the required contract and purchase orders to Waverly Industries, LLC of Indianapolis, Indiana for beet juice liquids in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) years.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR AS NEEDED HVAC, GEOTHERMAL AND BUILDING AUTOMATION SYSTEMS INSTALLATION, MAINTENANCE AND REPAIR TO W.J. O'NEIL IN THE BUDGETED AMOUNT FOR TWO YEARS WITH EXTENSIONS. CMR 10-26-141

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase orders to W.J. O'Neil for all budgeted HVAC, Geothermal and Building Automation Systems (BAS) as needed, for two (2) years and for an additional three (3) one-year extensions under the same terms and conditions, utilizing their contract price escalator, by mutual consent between the City of Farmington Hills and W.J. O'Neil.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AGREEMENT WITH ANDREWS TECHNOLOGY TO PURCHASE UKG TELESTAFF SOFTWARE FOR FIRE DEPARTMENT SCHEDULING AND TIME MANAGEMENT WITH AN IMPLEMENTATION AND FIRST-YEAR PRICE TO BE PAID IN FY 2026-27 OF $42,795, AND AN ONGOING PRICE FOR TWO SUBSEQUENT YEARS, WHICH WOULD LAST THROUGH THE END OF 2029, OF $12,795 PER YEAR. CMR 10-26-142

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby authorizes the City Manager to enter into a Statement of Work, subject to further review, with Andrews Technology for the implementation, licensing, and maintenance of UKG Telestaff, with an implementation and first-year price to be paid in FY 2026-27 of $42,795, and an ongoing price for two subsequent years, which would last through the end of 2029, of $12,795 per year.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL GOALS STUDY SESSION MINUTES OF OCTOBER 10, 2026.

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby approves the City Council Goals Study Session Minutes of October 10, 2026.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF SEPTEMBER 28, 2026.

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby approves the City Council Study Session Minutes of September 28, 2026.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF SEPTEMBER 28, 2026.

MOTION by Starkman, support by Dwyer, that the City Council of Farmington Hills hereby approves the City Council regular session minutes of September 28, 2026.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Steven Ludwig, Farmington Hills resident, observed that construction work was taking place at 12 Mile Road and Middlebelt Road, and offered several observations about public transportation.

Karen Minassian, Farmington Hills resident, shared an experience at The Hawk that left her feeling unwanted as a senior, and how she discovered the Costick Center where she felt accepted and clearly wanted. Seniors needed the additional funding of $10 million to build the new senior center they deserve. Seniors built and funded the community, and deserved a fully funded senior center without compromise.

Lorraine Daro, Farmington Hills resident, said she was encouraged that there would be a Q&A website for the new senior center. She raised concerns that $10 million in funding was a significant loss from the projected budget of $35 million, and stressed that the new center should be big enough to last for many generations and to accommodate new people who will use the new center, citing overflowing classes and sold out events at the Costick Center. She asked for community member involvement in the process, and accountability and transparency from City Council about plans and the budget. She

proposed a walking track on the outside edge of an enlarged gym as a cost saving measure. On a separate topic, she raised a concern about the new data center in Southfield.

Cynthia Persitz, Farmington Hills resident, expressed disappointment about the September 29th Ad Hoc meeting. She said that seniors were expecting a question-and-answer dialogue, but were presented with decisions made without senior input instead. She opposed constructing a center that only met some needs now, with the idea that future renovations could expand the center. Future renovations would be disruptive and more costly. She supported finding a solution to fund a fully functional center. On a separate topic, she had just learned about the new data center in Southfield that would be three streets from her house, which she opposed.

Suzanne Dengiz, Farmington Hills resident, raised concerns that a 40,000 square-foot building would not be enough room to replicate what is currently at the Costick Center, and that $25 million would not be enough money to build a new senior center. She asked for transparency, and proposed focus groups or ad hoc groups where drawings could be viewed and questions about the process could be asked and answered. She asked for monthly ad hoc meetings until the center was finished. She pointed out that City Council was not talking about raising money for the center. She proposed hiring a grant writer, having a fundraiser, and advertising. The new center would only be built once, and should be done correctly.

Pat Hansen, Farmington Hills resident, said she attached letters to her request to speak signed by members of the community who were concerned about transparency about the new senior center. She said the ad hoc committee was formed to provide two-way communication between seniors and the City, but plans were proceeding without communication with the ad hoc committee. She raised questions about how much the City was willing to spend on the new center, what facilities the center would have, what activities the center would support, and what size the new building will be. She said seniors were only allowed to speak in public comment at the end of meetings and could not ask questions or give input during discussion. Citing survey results, she stressed the importance of a walking path, and asked what else would be eliminated by building a smaller center now. She argued that any drawings should be shared with the public.

Mayor Rich acknowledged receipt of the signed letters, which included approximately 103 signatures, and which will be part of the record of this meeting. She clarified that there were not yet any drawings for the new senior center.

ADJOURNMENT

The regular session of City Council meeting adjourned at 8:30pm.

Respectfully submitted,

Carly Lindahl, City Clerk

FARMINGTON HILLS Michigan | a place for every path.

Farmington Hills · Goals at a Glance

City Council goals: 2025–26 progress and 2027 potential priorities

VISION

A vibrant destination—preserving a welcoming and safe community where innovation, culture and green spaces inspire people and businesses to flourish.

MISSION

To deliver best-in-class services that sustain a high quality of life in Farmington Hills.

9	5	38	17	22
KEY INITIATIVES	GOAL AREAS	2025–26 ITEMS TRACKED	COMPLETED	2027 POTENTIAL PRIORITIES

1 Community Safety & Well-being

Ensuring a safe and resilient community where residents, businesses and visitors thrive.

★ **KEY INITIATIVES**

- **Public Safety Staffing Studies and Recommendations**
- **Infrastructure Asset Management**

✓ **DELIVERED 2025–26**

- Active Assailant Preparedness
- Carcass Tracking

IN MOTION

- Crime Data Analyst Study Session
- Community Mental Health
- Police Data and CLEMIS Update
- Pedestrian Safety/E-Bikes
- Vape/Kratom Legislation

2027 POTENTIAL PRIORITIES

- Smoking Lounge Hours
- FLOCK Education for City Council
- Multi-Family Rental Inspection
- Police Presence at City Council Meetings
- Community Risk Reduction

2 Strategic Redevelopment

Vibrant, forward-looking amenities guided by the Master Plan and Market Study.

★ **KEY INITIATIVES**

- **Economic Development Initiatives**
- **Zoning Ordinance Modernization**
- **Corridor Improvements**

✓ **DELIVERED 2025–26**

- Art Policy Implementation

IN MOTION

- Zoning Text & Map Amendments
- Accelerate Redevelopment
- Data Center Ordinance (Deferred)
- Corridor Improvement

2027 POTENTIAL PRIORITIES

- Food Truck Ordinance
- Road to Housing

3 Placemaking & Community Hubs

Distinctive, walkable destinations and greenspaces for gathering.

★ **KEY INITIATIVES**

- **Activities Center Construction**

✓ **DELIVERED 2025–26**

- MNR Trust Fund Park Acquisition Grants
- Bond Park CIP

IN MOTION

- Costick Replacement
- Playground Master Plan & Sensory Play Equipment
- Heritage Park Agreement

2027 POTENTIAL PRIORITIES

- Playground Equipment
- 9 Line

4 Welcoming Community

Engagement and connections so all people feel valued and supported.

★ **KEY INITIATIVES**

- **City Website Redevelopment**
- **Vision and Mission Implementation**

✓ **DELIVERED 2025–26**

- Water & Sewer Rate Communication
- Community Calendar on City Website

IN MOTION

- South End Focus
- Mental Health Programming
- Cultural Festivals
- Redevelopment Signage

2027 POTENTIAL PRIORITIES

- Civility Pledge
- NLC Early Childhood Initiative
- New Resident Orientation
- Even-Year Elections
- Public Comment at City Council Meetings
- Community Conversation About Homelessness

5 Organizational Excellence

Strong leadership, smart technology, sound finances and continuous innovation.

★ **KEY INITIATIVES**

- **Special Services Budget Deficit**

✓ **DELIVERED 2025–26**

- Taxable Value Process
- Property Tax Reform
- Pension Board

IN MOTION

- AI on Website (RFP)
- Farmington Fair Share
- Planning Efficiencies

2027 POTENTIAL PRIORITIES

- Fund Balance Policy
- Road / Special Services Millage
- PA 152 Hard Cap
- AI Policy
- SiFi Project
- Rain Gardens
- Employee Engagement Survey

Other 2025–26 items completed: living wage · gateway lighting policy · deer management coalition · dog ordinance · charter amendments · boards & commissions.

Values: Excellence · Integrity · Collaboration · Customer Focused · Innovation

October 20, 2026

TO: City of Farmington Hills Leadership

FROM: Friends of Costick

SUBJECT: New Senior Activity Center

We are writing with concern over the lack of transparency in the development of the new Senior Activity Center.

Major concerns are that an Ad Hoc Committee was formed to provide two way communication between the senior community and the city leadership, but plans appear to be proceeding without any communication with the Ad Hoc Committee. This lack of transparency has resulted in rumors that the Steering Committee has already approved preliminary drawings without input from the Ad Hoc Committee. Was the Ad Hoc Committee just formed to create the appearance of broad-based community input?

Things that appear to be uncertain include how much the city is willing to commit to the project (in spite of all appearances that the city has more than adequate funding), what facilities will the new center have, what activities it will be able to support, and what will be the size of the building (apart from any consideration that we may add to it at a later date, as there will be a new council every couple of years).

Recent meetings have not allowed for public comment at the end of the meeting, but no questions or input as various items are being discussed; have indicated that there will not be a walking path (in spite of the fact that all three surveys conducted on behalf of the city have stressed the prime importance of this); and seemed to convey the message of "don't worry about the size because we are

designing it to be added onto at a later date". An unaddressed question is what else is going to be eliminated from the community surveys.

Adding to it at a later date will always cost more than right sizing it from the beginning.

This indicates to us that the city intends to build a better designed, but much downgraded hub for the senior community. It also indicates a lack of imagination in that a walking path could simply be a wider hallway that goes around the building, something that is not possible in the current building with its many dead ends.

We believe that if something is to be done, it should be done right. In this case, it appears to something will be done, but only as cheaply as possible.

Tim PARVIN

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Signatures please

Pat Hansen
Joann Bluewright
Diane Walsh
Jennifer Fox
Kelly Phung
Marilyn Hutton
Joyce Bambenek
Mike Lostak
Sharon
Carla Sparks

Joe Mejia
Kathy Gemmill
Julie Martin
Kim Thompson Everett
Marilyn Woelfl
Beverly Rotz
Lynn Hatton
Cindy Moore
Cynthia Kidd
Frances Hill
Jeanell Beaty
Mabel Jin

Pamela Lippert
Rhonda K Johnson
Jan Rostad
Joy Jones
Linda A Barrows
E A Johnson
Mae Lehman
LESLIE MICHALIK
Carl Upton
Amy Smith
Kevin Clark

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Signatures, please

James Parks
Jim Ceceri
Barbara Hawes
Celeste Ellis
Marilyn Zerlak
Lauren Shonkwiler
Daniel Bridges
Wayne Smith
Jeff Ouellette
Anthony Chase
Gerald Alexander
Christine Ouellette
Richard Scott
Chuck Bolog
Krystal Lyshaw
Alice Sanders
Mutual Rogers
Roland David
Mark Bon
Gerald S. Potter
Jay & Pam Schwulm
Sue & Mike Messner
Nancy Lipps
Mary Sider
Karen Bullion
Howard Allen
Kathleen Hayes-Parker
Velma Fleming
Kathleen Daniels
Daphne Joerns
Marlene Davis