

**AGENDA**  
**CITY COUNCIL**  
**STUDY SESSION WITH CLOSED SESSION**  
**OCTOBER 13, 2025 – 5:30PM**  
**CITY OF FARMINGTON HILLS**  
**CITY HALL – COMMUNITY ROOM**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2410 Website: [www.fhgov.com](http://www.fhgov.com)

1. Call Study Session to Order
2. Roll Call

**CLOSED SESSION ITEMS:**

3. Consideration of approval to enter into a closed session to discuss collective bargaining negotiations with Michigan Fraternal Order of Police Labor Council under Section 8(1)(c) of the Michigan Open Meetings Act, and to consider and discuss attorney client written communications from the City Attorney under Section 8(1)(h) of the Open Meetings Act and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the cases of Skilken Gold Real Estate Development, LLC, et al. v Farmington Hills (Oakland County Circuit Court, Case No. 2025-213392-AA); and Robert Schmier v. City of Farmington Hills (Oakland County Circuit Court, Case No. 80-210751-CE).(Note: Council will return to open session immediately following the closed session).
4. [Strategic Plan update](#) from Raftelis Financial Consultants, Inc.
5. Presentation of 12 Mile Road, Orchard Lake Road and Grand River Corridor [Market Studies Update](#)
6. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Assistant 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.

# MEMO

**To:** Mayor Theresa Rich and Members of City Council  
**CC:** Gary Mekjian, City Manager; Karen Mondora, Assistant City Manager  
**From:** Raftelis  
**Date:** October 8, 2025  
**Re:** Strategic Plan Update for October 13, 2025 Study Session

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Raftelis will present a summary of the strategic plan development process and the final Strategic Plan framework during the October 13, 2025 study session. No action is needed from Council at this time; the purpose of the study session is to recap the key changes previously shared with City Council at the end of September. The updated framework is included with this memo for Council's review.

The study session provides an opportunity to ask questions and discuss where we landed with the Strategic Plan Vision, Mission, Values, and Goal Areas. Our goal is to ensure there are no surprises when Council is asked to formally adopt the Strategic Plan framework during the October 27<sup>th</sup> Council meeting.

A summary of proposed changes to the Vision Statement and Goal Areas was provided to City Council at the end of September. Since that time, only one proposed change has been made to the organizational mission statement: removing "partnering with our community" from the end of the statement. Staff felt the "who" is implied and reinforced with the other framework elements, especially the vision statement and values. This change helps create a more succinct mission statement that employees can easily remember.

## **Mission Statement**

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

# STRATEGIC PLAN FRAMEWORK

## 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.

## Organizational Mission

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

## Organizational Values



### Excellence

Striving for the highest quality results, exceeding expectations, and continuously improving in all that we do.



### Integrity

Acting with honesty, transparency, and accountability in all of our actions and ensuring the responsible stewardship of public resources.



### Collaboration

Demonstrating effective teamwork driven by open sharing of ideas, active listening, mutual respect, and clear communication to achieve shared goals.



### Customer Focused

Being empathetic, responsive, and proactive in delivering solutions and support to meet the needs and ensure the satisfaction of our external and internal customers.



### Innovation

Driving forward-thinking and creative work that embraces trying new ideas and leveraging technology to deliver high-quality services.

## Goal Areas

### + Uphold Community Safety and Well-being

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

### + Champion Strategic Redevelopment

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.

### + Cultivate Placemaking and Community Hubs

Creating distinctive destinations that serve as gathering places enjoyed by residents and visitors alike through walkable, accessible design, and beautiful greenspaces.

### + Foster a Welcoming Community

Promoting active engagement and meaningful connections that strengthen community life, where all people feel valued and supported.

### + Achieve Organizational Excellence

Delivering exceptional service through a high-performing, future-ready workforce, supported by strong leadership, sound financial management, smart technology, and a culture of continuous learning and innovation.



## MEMORANDUM

**FROM:** Cristia Brockway, Economic Development Director  
**TO:** Farmington Hills City Council  
**CC:** Gary Mekjian, City Manager  
Karen Mondora, Assistant City Manager  
**DATE:** October 13, 2025  
**SUBJECT:** 12 Mile Road, Orchard Lake Road, and Grand River Corridor  
Market Studies Update

This evening's study session will include an update on the 12 Mile Road, Orchard Lake Road, and Grand River Corridor Market Studies. The provided presentation will cover:

- Top industries in each corridor and consumer traffic.
- Annual consumer demand compared to market trends.
- Market potential and investment potential. (How big and how good investment is in these major corridors).
- Trade area demographics; including top spending categories.
- Recommendations based on both studies. This encompasses zoning/flexibility, improvement districts, multijurisdictional partnerships, and more.
- Current status and investment response.
- Next steps/low hanging fruit.

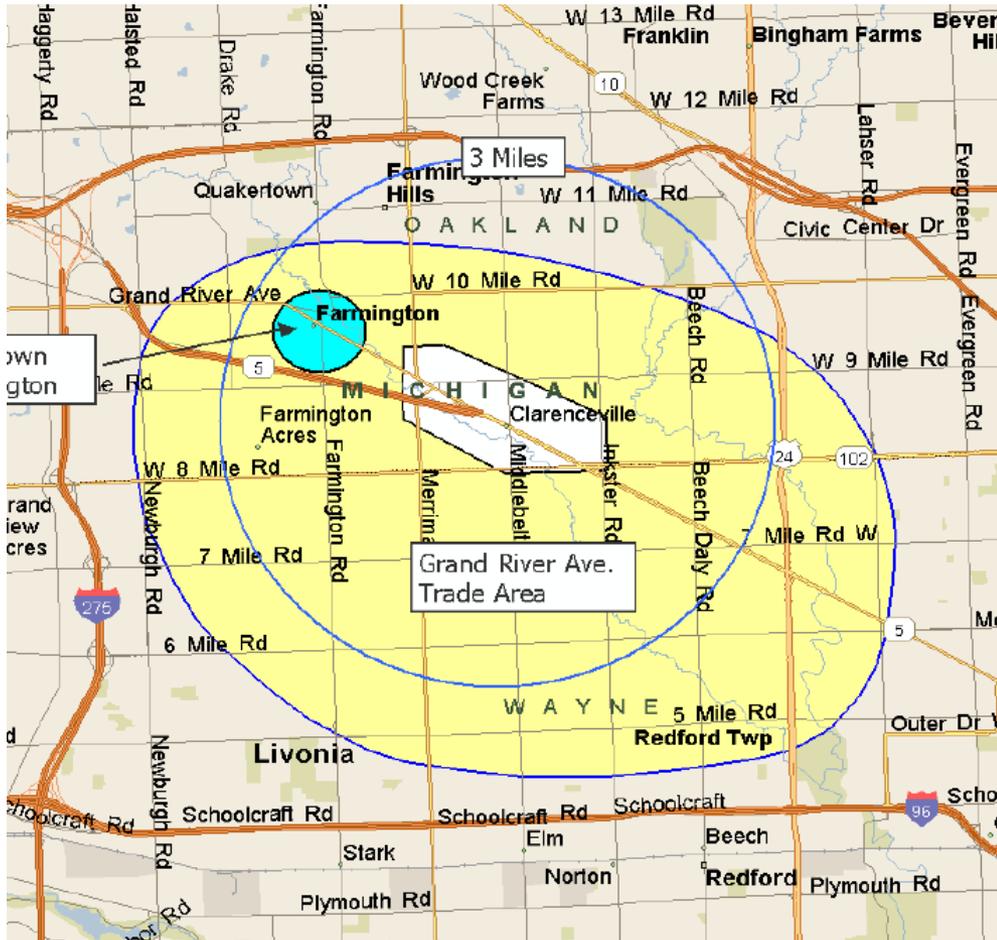
As the market studies are finalizing, City Staff have already begun to review and address the suggestions for the three major corridors. News on the market studies and their data is being shared throughout the investment community, small business realm, franchise, and corporate entities.

# Market Studies Update

12 Mile Road • Orchard Lake Road • Grand River Avenue



# Grand River - Market Demand



- ▶ \$30M in new customer spending capture
- ▶ 90,000 sf worth of supportable retail
- ▶ \$100M in current retail household spending
- ▶ Retail, restaurant, and grocery in top demand

# Grand River - Market and Investment Potential

## 2028 Projected Grand River Avenue Demand for New Businesses

| <i>Retail Category</i>                  | <i>2025 Total Retail Spending-Demand</i> | <i>2025 New Store Sales / Yr.</i> | <i>New Store Sales/ SF/YR</i> | <i>New Supportable Store Size</i> | <i>No. New Businesses</i> |
|---|--|-----------------------------------|-------------------------------|-----------------------------------|---------------------------|
| <b>Retailers</b>                        |  |                                   |                               |                                   |                           |
| Apparel: Children, Men, Women           | \$77,000,000                             | \$2,500,000                       | \$250                         | 10,000 sf                         | 3                         |
| Book Store                              | \$7,000,000                              | \$500,000                         | \$330                         | 1,500 sf                          | 1                         |
| General Merchandise Stores              | \$50,000,000                             | \$1,400,000                       | \$280                         | 5,000 sf                          | 2                         |
| Electronics, Phones, Appliances         | \$26,000,000                             | \$1,200,000                       | \$600                         | 2,000 sf                          | 1                         |
| Garden, Nursey                          | \$20,000,000                             | \$1,000,000                       | \$500                         | 2,000 sf                          | 1                         |
| Groceries & Specialty Foods             | \$290,000,000                            | \$8,500,000                       | \$280                         | 30,000 sf                         | 1                         |
| Hardware & Housewares                   | \$37,000,000                             | \$3,000,000                       | \$300                         | 10,000 sf                         | 1                         |
| Home Furnishings, Textiles, Art         | \$15,000,000                             | \$2,500,000                       | \$500                         | 5,000 sf                          | 1                         |
| Toys, Crafts, Games                     | \$10,000,000                             | \$500,000                         | \$250                         | 2,000 sf                          | 1                         |
| Shoes, Footwear, Leather                | \$15,000,000                             | \$1,000,000                       | \$400                         | 2,500 sf                          | 1                         |
| Discount Stores                         | \$300,000,000                            | \$1,300,000                       | \$250                         | 5,000 sf                          | 1                         |
| <b>Retailer Totals</b>                  | <b>\$850,000,000</b>                     | <b>\$23,000,000</b>               | <b>\$340</b>                  | <b>75,000 sf</b>                  | <b>14 Stores</b>          |
| <b>Restaurants</b>                      |  |                                   |                               |                                   |                           |
| Breweries & Pubs                        | \$20,000,000                             | \$1,000,000                       | \$500                         | 2,000 sf                          | 1                         |
| Full-Service Restaurants                | \$160,000,000                            | \$1,700,000                       | \$350                         | 5,000 sf                          | 2                         |
| Quick Casual Restaurants                | \$135,000,000                            | \$1,800,000                       | \$300                         | 6,000 sf                          | 3                         |
| Bakery, Coffee, Deli, Ice Cream         | \$25,000,000                             | \$500,000                         | \$250                         | 2,000 sf                          | 1                         |
| <b>Restaurant Totals</b>                | <b>\$340,000,000</b>                     | <b>\$5,000,000</b>                | <b>\$350</b>                  | <b>15,000 sf</b>                  | <b>6 F &amp; B</b>        |
| <b>Retailer &amp; Restaurant Totals</b> | <b>\$1,200,000,000</b>                   | <b>\$28,000,000</b>               | <b>\$345</b>                  | <b>90,000 sf</b>                  | <b>20 Stores</b>          |

# Grand River - Demographics

- ▶ 120,000 population within retail trade area
- ▶ 45,000 workers within retail trade area
- ▶ \$105,000 average household income

| <i>2024 Demographics</i>   | <i>5-Minute Drivetime</i> | <i>10-Minute Drivetime</i> | <i>5 Mile Ring</i> | <i>Grand River Ave. Retail Trade Area</i> | <i>City of Farmington Hills</i> |
|----------------------------|---------------------------|----------------------------|--------------------|---|---------------------------------|
| Population 2024            | 26,000 pop.               | 155,000 pop.               | 225,000 pop.       | <b>120,000 pop.</b>                       | 83,000 pop.                     |
| Households 2024            | 12,000 HH                 | 70,000 HH                  | 100,000 HH         | <b>50,000 HH</b>                          | 35,000 HH                       |
| Median HH Incomes 2024     | \$77,000                  | \$70,000                   | \$77,000 HH        | <b>\$70,000</b>                           | \$115,000                       |
| Average HH Incomes 2024    | \$105,000                 | \$95,000                   | \$105,000 HH       | <b>\$95,000</b>                           | \$153,000                       |
| Per Capita Income 2024     | \$46,000                  | \$47,000                   | \$46,000           | <b>\$45,000</b>                           | \$67,000                        |
| Median Age 2023            | 43.3                      | 42.2                       | 42.5               | <b>41.5</b>                               | 42.0                            |
| HH Incomes \$100,000 +     | 4,500 HH                  | 28,000 HH                  | 42,000 HH          | <b>18,000 HH</b>                          | 20,000 HH                       |
| Total Number of Businesses | 1,500 Bus.                | 7,000 Bus.                 | 11,000 Bus.        | <b>5,000 Bus.</b>                         | 4,700 Bus.                      |
| Total Workers              | 15,000 Workers            | 80,000 Workers             | 150,000 Workers    | <b>45,000 Workers</b>                     | 60,000 Workers                  |

# Grand River - Existing Top Consumer Spending Categories

Within less than two miles of the trade area consumers spent:

- ▶ \$13,657,822 in food and beverage stores.
  - ▶ A majority of this being grocery: \$12,817,036
- ▶ \$10,653,834 in general merchandise stores.
  - ▶ One-stop-shop type stores: \$9,723,990.
  - ▶ Department stores: \$929,844.
- ▶ \$6,399,713 on automobiles.
- ▶ \$2,960,103 in clothing and accessory stores.
- ▶ \$2,122,192 in health and personal care stores.

# 12 Mile Road - Top Market Trends

Demand for mixed-use and repurposed commercial + greenspace areas.

Market support for *at least* one higher dining location.

After-hour networking locations are a high priority.

Supportive of diverse mixture of townhomes and multi-family.

Spending categories: services, health, entertainment, food, and personal.

# 12 Mile Road - Research & Development Hub



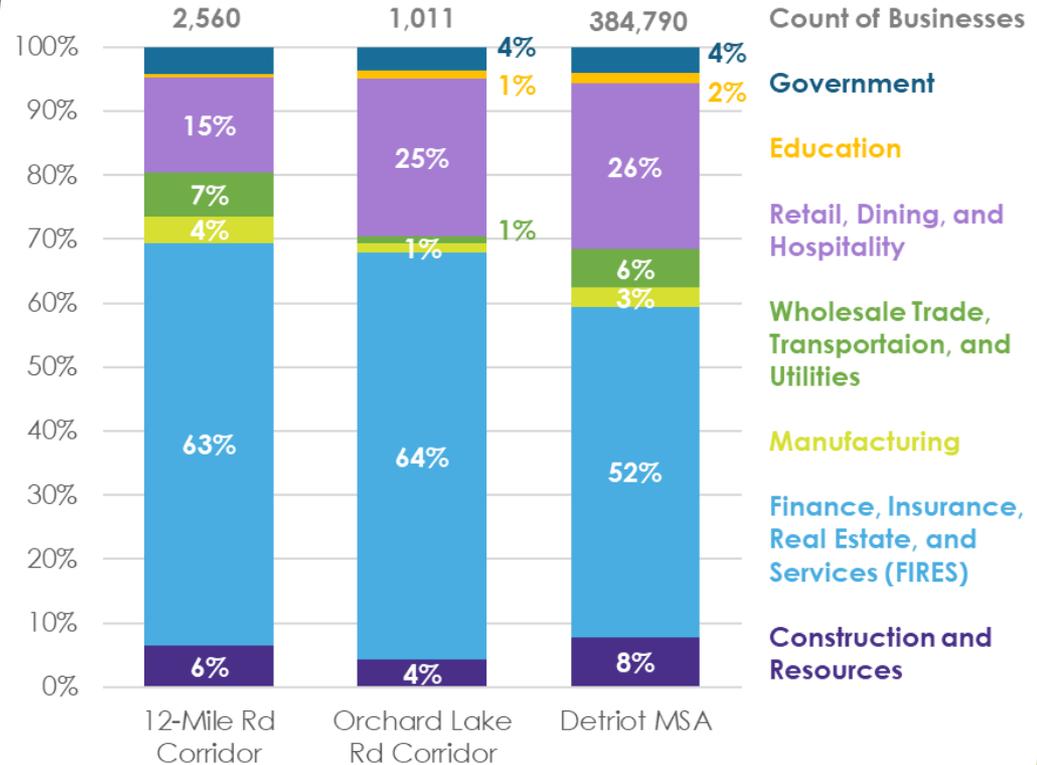
MAJOR INDUSTRY PLAYERS: NISSAN TECH., ZF, BOSCH, AND JST



COMPLEMENTARY BUSINESSES NEEDED: BIOTECH, HEALTH, LEGAL, FINTECH, AND ENVIRONMENTAL TECH

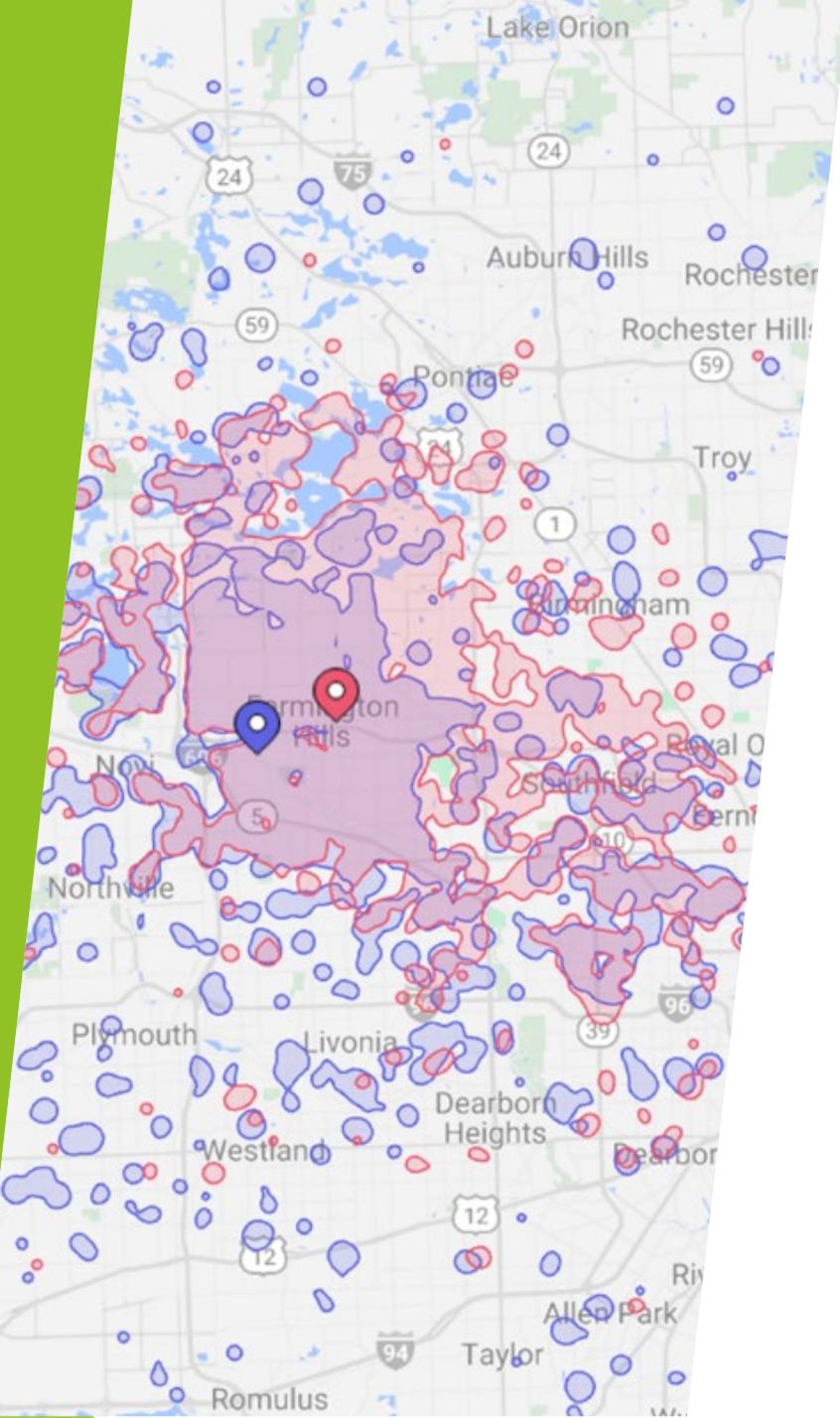


HIGH DEMAND FOR SUPPORTING INDUSTRIES ON PRODUCT, OPERATIONS, AND EMPLOYEE WELLNESS



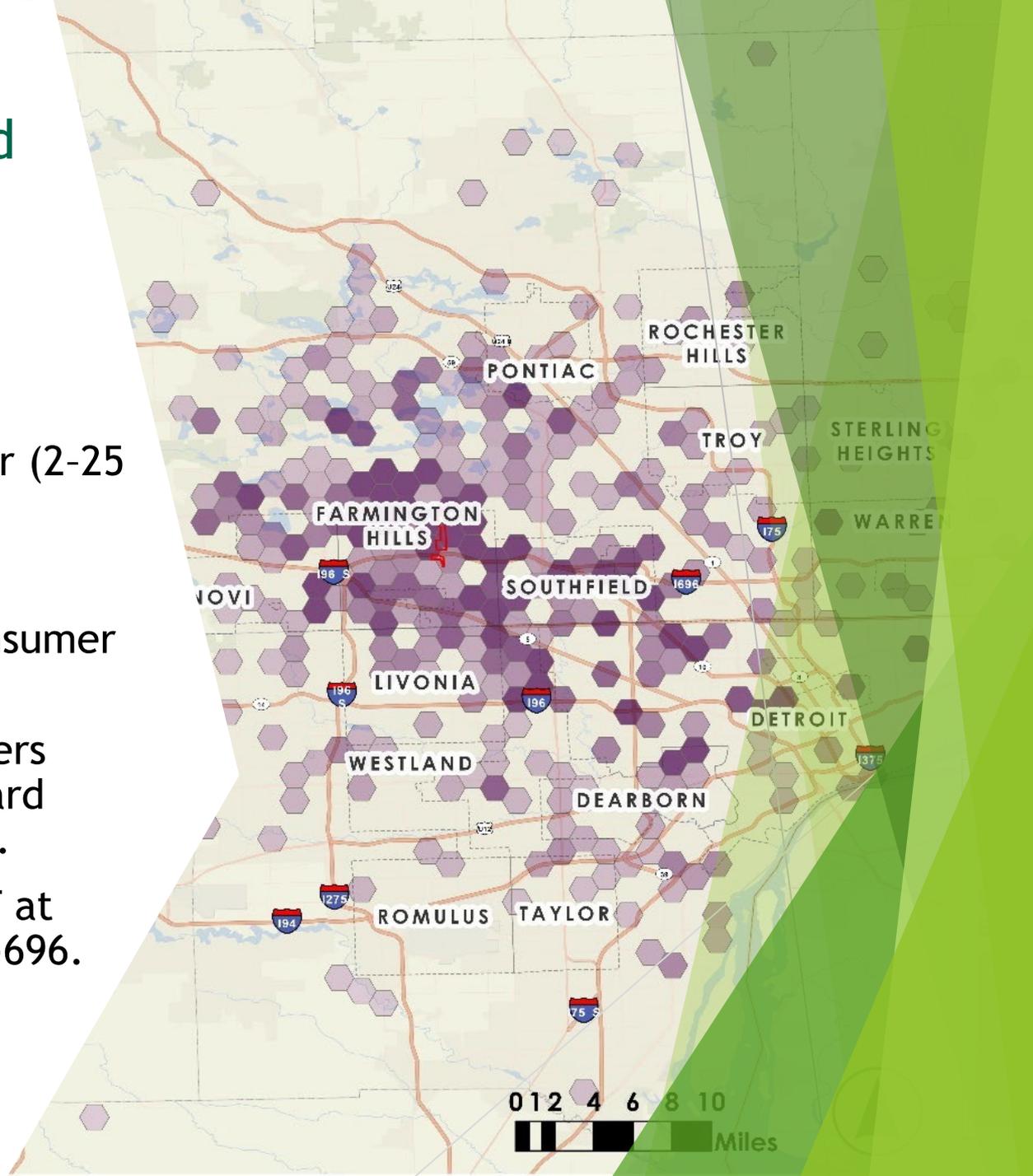
# 12 Mile Road - Trade Area Demographics

- ▶ Employees live between 5-25 miles and work mostly in office
- ▶ Immediate trade area serves 740,000 people
- ▶ \$20.4B in annual consumer demand
- ▶ 5.1M retail consumers annually between Orchard Lake Rd and Haggerty Rd
- ▶ Power elite and affluent customer base



# Orchard Lake Road - Trade Area Demographics

- ▶ Employees live closer (2-25 miles)
- ▶ Median age 37 years
- ▶ \$13.7B in annual consumer demand
- ▶ 6.51M retail consumers annually along Orchard Lake Rd (12-14 Mile).
- ▶ Nearly 100,000 AADT at Orchard Lake Rd & I-696.



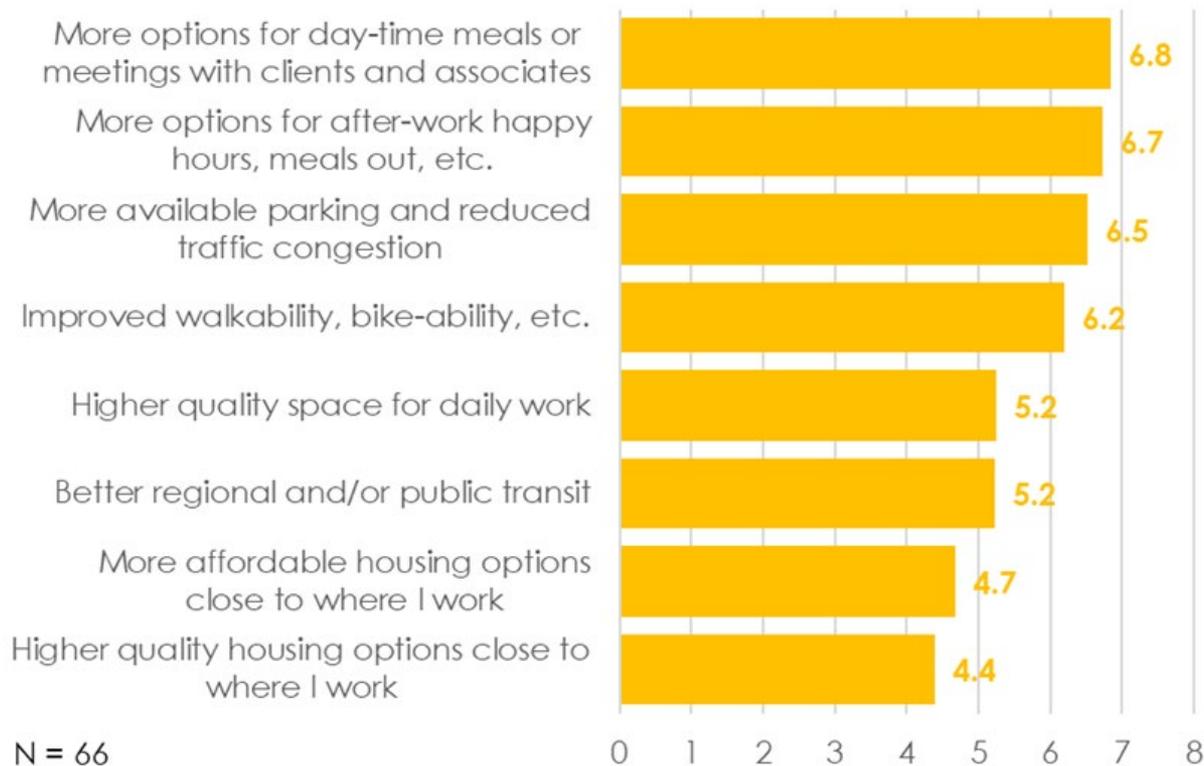
# Orchard Lake Road - Culturally Rich

- ▶ Destination for international cuisine.
  - ▶ *Featured in Visit Detroit*
- ▶ Almost 10% increase in visits since 2022
- ▶ Diverse and engaged customer base
- ▶ Ethnic restaurants, butchers, jewelers, clothiers, and bakeries



# Orchard Lake Road - Top Market Trends and Community Demand

- ▶ High demand for experiential restaurants and indoor recreation
- ▶ Green space and more direct access for pedestrians.
- ▶ Top spending categories: electronics, food, health, personal items/services.



# Current Status & Investment Response

- ▶ 12 Mile Road Post Zoning Text Amendment
  - ▶ 3 to 4 properties interested in office to residential.
    - ▶ Commercial use and greenspace planned.
  - ▶ 2 outlots on the market with commercial opportunity.
- ▶ Orchard Lake Road property owners want flexibility and room to grow their business.
- ▶ Six new restaurants interested in opening along the Orchard Lake Road Corridor.
  - ▶ Family dining, fast casual, and drive through.
- ▶ Grand River is seeing an increase in investment; however, some difficulties lay within the price of certain parcels.
  - ▶ New office and artisan moving into former Peninsular Machinery.
  - ▶ Benjamin More Paint & Supply purchased former Habitat for Humanity.
  - ▶ Former Walgreens purchased for medical use.

# Next Steps & Low Hanging Fruit

## Grand River Corridor

- 1) Once finalized by Gibbs Planning Group, City staff will begin reviewing possible amendments to the Grand River Overlay District.
- 2) Advance beautification to encourage property upgrades and create an investable destination.

## Orchard Lake Road

- 1) Explore an overlay zone to provide targeted density and funnel market interest.
- 2) Introduce food-focused uses in non-restaurant zones to boost connection, walkability, and vibrancy.
- 3) Explore a district like the Grand River CIA to fund public, façade, landscape, and pedestrian improvements along marginal access drives.

## 12 Mile Road

- 1) Allow IRO-zoned Hills Tech Drive area similar zoning flexibility as OS-4.
- 2) Create walkable links across Hills Tech, 12 Mile, and Corporate Drive; activate outdoor nodes using natural features.

## All Corridors

- 1) Develop ordinance for outdoor retail and food trucks
- 2) Promote walkability and greenspace
- 3) Strengthen branding, especially in the International District
- 4) Implement creative lighting techniques.

**AGENDA**  
**CITY COUNCIL MEETING**  
**OCTOBER 13, 2025**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2410 Website: [www.fhgov.com](http://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 (5:30PM 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 October 2025 as [Breast Cancer Awareness Month](#)
3. Proclamation recognizing November 2025 as [Epilepsy Awareness Month](#)

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

**CORRESPONDENCE**

**CONSENT AGENDA** - (See Items No. 9-25)

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 amendment to Planned Unit Development 2, 2023, including Revised Site Plan 67-9-2023 - Hunters Square Shopping Center. [CMR 10-25-133](#)
5. A. Public hearing and consideration of the INTRODUCTION of an Ordinance amending the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 2.0, "Definitions," in order to add new definitions, and Article 5.0, "Site Standards," in order to add a new section 34-5.20, "Public Art Requirement" relating to the inclusion of art with certain new development approvals; Zoning Text Amendment 1, 2025. [CMR 10-25-134](#)  
  
B. Public hearing and consideration of the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances Chapter 2, "Administration," Article IV, "Boards, Commissions And Councils," Division 8, "Farmington Area Arts Commission," in order to amend Section 2-222, "Purposes, Authority And Duties; City Code Amendment 3, 2025." [CMR 10-25-134](#)
6. Public hearing and consideration of the INTRODUCTION of an Ordinance to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 2, "Definitions," Section 34-2.2, "Definitions," to amend the definition of Restaurant, Drive In, and add the definition of Commercial Outdoor Recreation Space; and Article 3, "Zoning Districts," Section 34-3.1.24, "B-2 Community Business District," to delete reference to Automobile Service Center and replace with Automobile Repair; Zoning Text Amendment 4, 2024. [CMR 10-25-135](#)

**NEW BUSINESS:**

7. Consideration of adoption of a Resolution approving renewal of the Uniform Video Local Franchise Agreement with [DIRECTV, LLC](#).
8. Consideration of approval of [appointments](#) to various boards and commissions.

**CONSENT AGENDA:**

9. Recommended approval of consultant for the Grand River Corridor Streetscape and Landscape Plan to Grissim Metz Andriese Associates in the amount of \$53,878.00. [CMR 10-25-136](#)
10. Recommended approval of purchase of Glock Handguns for the Police Department to Kiesler Police Supply in the approximate amount of \$145,285.00. [CMR 10-25-137](#)
11. Recommended approval of award of bid for replacement of rotary boom, mower and mulching head to AIS Construction Equipment, in the amount of \$106,497.51. [CMR 10-25-138](#)
12. Recommended approval of purchase of ABI Force Groomer Zero Turn Vehicle to Ladd's in the amount of \$50,591.00. [CMR 10-25-139](#)
13. Recommended approval of award of bid for as needed auto parts to Fisher Auto Parts, Inc., Michigan Filter & Fleet Supply and Dealer Auto Parts Sales, Inc. for three years with optional renewals. [CMR 10-25-140](#)
14. Recommended approval of award of bid for Chloride Sand to Tri-City Aggregates, Inc. in the amount not-to-exceed the annual budgeted amount with approved extensions. [CMR 10-25-141](#)

15. Recommended approval of award of contract for the Kendallwood No.3 Subdivision Water Wain Replacement Project to Murphy Pipeline Contractors, LLC dba D&D Water & Sewer in the amount of \$3,435,474.00. [CMR 10-25-142](#)
16. Recommended approval of agreement for Payroll Support Services with Maner Costerisan, LLC in an amount not to exceed \$70,000 for the remainder of FY 25-26, and for an amount not to exceed \$15,000 for FY 26-27 with optional renewals. [CMR 10-25-143](#)
17. Recommended approval of award of Toughbooks for the Fire Department to Baycom Inc. in the amount of \$116,796.95. [CMR 10-25-144](#)
18. Recommended approval of award of bid for as needed Tire Maintenance & Service to Alma Tire Service, Inc. in the estimated amount of \$50,000.00 per year with extensions. [CMR 10-25-145](#)
19. Recommended approval of purchase of a Rain Bird Pump Station for the Farmington Hills Golf Club to Mid-Ohio Electric Co., Inc. in the amount of \$167,830.00. [CMR 10-25-146](#)
20. Recommended approval of award of bid for Automotive Fluids to Rowley's Wholesale in the estimated amount of \$40,000, with possible extensions. [CMR 10-25-147](#)
21. Recommended adoption of a Resolution authorizing the issuance of Capital Improvement Bonds, for the purpose of financing Capital Improvement Fund projects; and Notice of Intent to Issue Bonds. [CMR 10-25-148](#)
22. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Guest Services Assistant. [CMR 10-25-149](#)
23. Recommended approval of a Special Event Permit for the Universalist Unitarian Church of Farmington's [Treats on the Trail](#) event to be held on Sunday, October 26, 2025.
24. Recommended approval of City Council [study session minutes](#) of September 22, 2025.
25. Recommended approval of City Council [regular session minutes](#) of September 22, 2025.

#### **ADDITIONS TO AGENDA**

#### **PUBLIC COMMENTS**

Limited to three (3) minutes.

#### **CITY ATTORNEY REPORT**

#### **ADJOURNMENT**

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Assistant 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**  
**Breast Cancer Awareness Month**  
**October 2025**

**WHEREAS,** approximately one in eight U.S. women (about 13%) will develop invasive breast cancer over the course of their lifetime, National Breast Cancer Awareness Month is dedicated to increasing public knowledge about the importance of early detection; and,

**WHEREAS,** breast cancer is the most common cancer diagnosed among American women, about 32% of new cancer diagnoses in women are breast cancer, and about 16% of patients are younger than 50; and,

**WHEREAS,** in 2025, approximately 317 thousand women will be diagnosed with invasive breast cancer, as well as nearly 60 thousand new cases of non-invasive breast cancer; and,

**WHEREAS,** female breast cancer incidence rates have slowly increased since the mid-2000s, but overall mortality rates continue to decline due to increased awareness, treatment advances, and earlier detection through mammography screening; and,

**WHEREAS,** there are over 4 million women living in the U.S. with a history of breast cancer, including women currently being treated and those who have finished undergoing treatment.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **October 2025** as Breast Cancer Awareness Month in Farmington Hills and encourage everyone to learn their risk for breast cancer, undergo regular screenings for early detection, and if diagnosed, talk to their health care providers about available treatment options.

A handwritten signature in black ink, appearing to read "Theresa Rich", is written over a horizontal line.

Theresa Rich, Mayor



**PROCLAMATION**  
**Epilepsy Awareness Month**  
**November 2025**

**WHEREAS,** epilepsy is a neurological condition that affects the brain and causes recurring seizures, impacting more than 110,000 individuals in Michigan, including approximately 1 percent of children; and,

**WHEREAS,** epilepsy is the fourth most common neurological disorder, yet it remains widely misunderstood, often leading to stigma, discrimination, and barriers to education, employment, and quality of life; and,

**WHEREAS,** one in 26 people will develop epilepsy in their lifetime, and seizures can occur in anyone, at any age, and at any time; and,

**WHEREAS,** public awareness and education about seizure recognition and first aid are critical to ensuring safety, inclusion, and dignity for people living with epilepsy; and,

**WHEREAS,** Epilepsy Awareness Month provides an important opportunity to support individuals and families affected by epilepsy, raise awareness of SUDEP (Sudden Unexpected Death in Epilepsy), and promote the need for research toward improved treatments and a cure.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **November 2025** as Epilepsy Awareness Month in Farmington Hills to encourage community members to learn about epilepsy, support individuals living with this disorder, and support efforts to diagnose and treat seizures, find cures, and save lives.

A handwritten signature in black ink, appearing to read "Theresa Rich", is written over a horizontal line.

Theresa Rich, Mayor



**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

**DATE: OCTOBER 13, 2025**

**DEPT: PLANNING AND COMMUNITY DEVELOPMENT**

**RE: AMEND PLANNED UNIT DEVELOPMENT ("PUD") PLAN 2, 2023, INCLUDING  
REVISED SITE PLAN 67-9-2023 - HUNTER'S SQUARE SHOPPING CENTER**

**ADMINISTRATIVE SUMMARY:**

**Applicant:** Frank Jarbou, formerly Timothy Collier

**Owner:** Hunter's Square Development LLC.

**Sidwell:** 22-23-03-226-027 and 028

**Zoning:** B-2 Community Business District

**Master Plan:** Commercial

**Location:** 30825 and 31361 Orchard Lake; southwest intersection of Fourteen Mile and Orchard Lake Roads

**Description:**

The application to amend PUD Plan 2, 2023, including Revised Site Plan 67-9-2023, proposes to amend the City Council-approved PUD and site plans to allow partial redevelopment of the Hunter's Square Shopping Center at the southwest corner of Orchard Lake and Fourteen Mile Roads. The revised applications propose to demolish the northernly portion of the strip center and construct (5) major tenant spaces, the northern most of which would have a drive-through pharmacy component.

Additionally, the applications propose to construct four (4) new outlot buildings along Orchard Lake Road, the northern most would have a drive-through component. Finally pedestrian circulation improvements, outdoor seating, public art, a future bus shelter and improved landscaping are proposed among other site improvements.

The PUD and concurrent site plan were previously approved before City Council on February 12, 2024. Modifications to the plans during the development of the PUD agreement led to an amended PUD and Site Plan submission.

Changes since the February 12, 2024 plan:

- 1) Five (5) major tenant spaces where there previously was four (4).



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- 2) Reconfiguration and connection of the new building to the existing, resulting in the removal of parking and access drive through the center of the property.
- 3) A 503 sq ft. area rear addition to the south building to facilitate a cooler addition for Buffalo Wild Wings relocation.
- 4) Removal of the landscape area, landbank parking area along the west property line behind the buildings to remain.
- 5) Creation of condominium unit boundary lines.
- 6) Addition of an awning at the pharmacy drive-through, on the north side of the new building.

Please see Giffels Webster's review attached for a detailed review of the plans.

### PROCEDURAL HISTORY:

- February 12 2024 - City Council approval (7-0)
- August 21, 2025 - Planning Commission preliminary hearing and set for public hearing (6-0)
- September 18, 2025 - Planning Commission public hearing and recommendation to City Council (6-0)

### ZONING DEVIATIONS:

#### Permit

- Drive-in restaurant use where such use is not permitted within the B-2, Community Business district.
- Drive-in pharmacy use where such use is not permitted in the B-2 district,
- Indoor recreation facility use where such use is not permitted in the B-2 district,
- Veterinary hospital or clinic where such use is not permitted in the B-2 district,
- Sidewalk sales on a permanent basis where such use is permitted only on a permanent basis within the B-2 district,
- A front yard setback of 58.49 feet where 75 feet is the minimum setback required,
- A rear yard setback of 69.59 feet where 75 feet is the minimum setback required,
- An existing south side yard setback of 74.88 feet where 75 feet is the minimum setback required with an additional relief for a 503 sqft. cooler addition with a setback of 61.03 feet where 75 feet is required,
- An existing parking setback (south-east corner) of 4.96 feet and 5.34 feet where 10 feet minimum is required,
- Stacking lane for proposed out lot "G" to be within a front yard where such lanes are prohibited in front yards,
- Drive-in restaurant building to be located 58.92 feet from the right-of-way where



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

60 feet minimum is required,

- Fifteen (15) loading spaces where 22 loading spaces are required,
- Allow 1,401 parking spaces where 1,417 parking spaces are the minimum required, and
- Five (5) signs on the front façade of major "E" where two (2) signs are the maximum number permitted on one (1) facade.

### **POTENTIAL COUNCIL ACTIONS:**

#### **Suggested Resolution for conditional APPROVAL:**

*Resolve that the application to amend PUD Plan 2, 2023, including Revised Site Plan 67-9-2023, both dated revised July 14, 2025, are approved, subject to the following conditions:*

- (1) All outstanding issues identified in Giffels Webster's August 11, 2025, revised October 8, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;*
- (2) All outstanding issues identified in the City Engineer's October 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and*
- (3) All outstanding issues identified in the Fire Marshal's August 7, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.*

***[Insert additional conditions of appropriate.]***

*And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.*

#### **Suggested Resolution for DENIAL:**

*Resolve that the application to amend PUD Plan 2, 2023, including Revised Site Plan 67-9-2023, both dated revised July 14, 2025, are denied, because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: **[Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.]***



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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### ATTACHMENTS:

- Amend PUD Plan 2, 2023, including Revised Site Plan 67-9-2023, narrative and revised plans
- Giffels Webster's review, dated August 11, 2025 and revised October 8, 2025
- City Engineer's interoffice correspondence, dated October 8, 2025
- Fire Marshal's interoffice correspondence, dated August 7, 2025
- February 12, 2024, City Council regular meeting minutes
- August 21, 2025, Planning Commission regular meeting minutes
- September 18, 2025, Planning Commission regular meeting minutes

Reviewed by: Charmaine Kettler-Schmult, Director  
Approved by: Karen Mondora, Assistant City Manager

# SYMMETRY MANAGEMENT™

4327 Delemere Court, Royal Oak, Michigan 48073 | 248-465-0200 | [www.SymmetryPropertyManagement.com](http://www.SymmetryPropertyManagement.com)

City of Farmington Hills  
Planning Dept.

## **Re: Hunter's Square Redevelopment – Changes since 05/31/2024**

To Whom It Concerns,

As clarification to the current PUD and Site Plan submittal, the below list are the modifications to the approved submissions of 5/31/2024.

- (1) a 503 sq. ft. addition to the building on the south side of the property for a cooler to accommodate the relocation of Buffalo Wild Wings, which will result in a further deviation of the setback for that building as reflected in Section 3.f(iv) of the PUD Agreement.
- (2) the removal of a landscape area previously identified on the PUD Plans behind the buildings along the west side of the property.
- (3) identification of the condominium unit boundary lines described in the PUD Agreement
- (4) allowance for use of condominium unit #5 as the Major C-1 and Major C-2 building space – this includes the removal of the drive lane north of Building B
- (5) Other minor edits that didn't change the layout:
  - a) Pavement replacement extents due to additional detention per engineering (does not affect layout)
  - b) Pavement replacement modifications due to new electrical lines (does not affect layout)

The Meijer pharmacy traffic flow direction change was part of the 05/31/2024 plan and therefore is not a new change, however noted here for clarification.

Sincerely,



**Frank Jarbou**

President & CEO  
Symmetry Property Management  
& Realty, Inc.

PUD AND SITE PLAN SUBMITTAL FOR  
**HUNTER'S SQUARE REDEVELOPMENT**  
 ORCHARD LAKE ROAD AT 14 MILE ROAD  
 CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



**CAUTION!**  
 THIS DOCUMENT IS UNDESIGNED AND UNCONSTRUCTED. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY USE OF THIS DOCUMENT FOR CONSTRUCTION IS AT THE USER'S SOLE RISK. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM SUCH USE.

KEY MAP

CLIENT

**SYMMETRY MANAGEMENT**  
 812 S. MAIN STREET, SUITE #200  
 FARMINGTON HILLS, MI 48334

PROJECT TITLE

**HUNTER'S SQUARE REDEVELOPMENT**  
 ORCHARD LAKE ROAD AT 14 MILE ROAD  
 FARMINGTON HILLS, MI 48334

REVISIONS

|                    |          |
|--------------------|----------|
| 1. GRAPUD REVISION | 12/08/20 |
| 2. GRAPUD REVISION | 05/15/21 |
| 3. GRAPUD REVISION | 07/14/22 |

ORIGINAL ISSUE DATE:  
 SEPTEMBER 15, 2023

DRAWING TITLE

**COVER SHEET - HUNTER'S SQUARE REDEVELOPMENT**

|             |         |
|-------------|---------|
| PEA JOB NO. | 22-0256 |
| P.M.        | R.L.S.  |
| D.N.        | K.M.    |
| DES.        | P.E.    |

DRAWING NUMBER

**COVER**

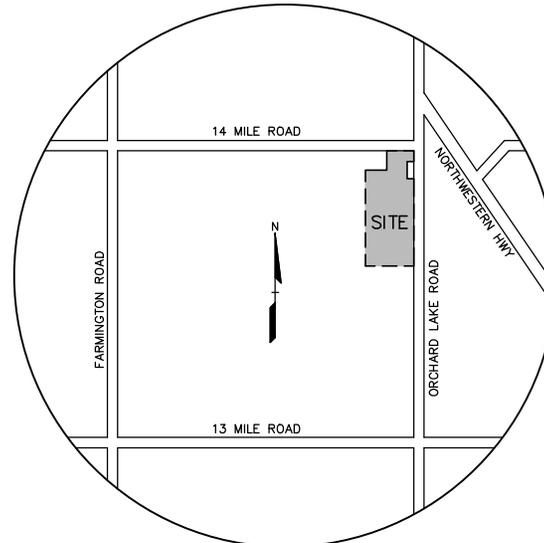
**INDEX OF DRAWINGS:**

- C-1.0A COVER SHEET
- C-1.0B OVERALL SITE PLAN
- C-1.0C FIRE TRUCK CIRCULATION PLAN
- C-1.0D OVERALL COMMUNITY DEVELOPMENT PLAN
- C-1.0E TRAFFIC CIRCULATION PLAN
- C-1.0F PROPOSED CONDOMINIUM LOT PLAN
- C-2.1 TOPOGRAPHIC SURVEY - SHEET 1
- C-2.2 TOPOGRAPHIC SURVEY - SHEET 2
- C-2.3 TOPOGRAPHIC SURVEY - SHEET 3
- C-2.4 TOPOGRAPHIC SURVEY - SHEET 4
- C-2.5 TOPOGRAPHIC SURVEY - SHEET 5
- C-2.6 TOPOGRAPHIC SURVEY - SHEET 6
- C-2.7 EXISTING TREE LIST - SHEET 1
- C-2.8 EXISTING TREE LIST - SHEET 2
- C-7.0 OVERALL UTILITY PLAN
- C-7.1 PRELIMINARY GRADING AND UTILITY PLAN - SHEET 1
- C-7.2 PRELIMINARY GRADING AND UTILITY PLAN - SHEET 2
- C-7.3 PRELIMINARY GRADING AND UTILITY PLAN - SHEET 3
- C-7.4 PRELIMINARY GRADING AND UTILITY PLAN - SHEET 4
- C-7.5 PRELIMINARY GRADING AND UTILITY PLAN - SHEET 5
- C-7.6 PRELIMINARY GRADING AND UTILITY PLAN - SHEET 6
- C-12.0 OVERALL DRAINAGE MAP

- L-1.0 OVERALL LANDSCAPE PLAN
- L-2.0 LANDSCAPE DETAILS
- T-1.0 TREE PRESERVATION PLAN
- T-1.1 TREE PRESERVATION PLAN - SW
- T-1.2 TREE PRESERVATION PLAN - NW
- T-1.3 TREE PRESERVATION PLAN - SE
- T-1.4 TREE PRESERVATION PLAN - NE
- T-1.5 EXISTING TREE LIST
- PH-1 PHOTOMETRIC SITE PLAN
- PH-2 LIGHTING DETAILS

**ARCHITECTURAL PLANS:**

- DET-1: ARCHITECTURAL SITE DETAILS
- A-1: MAJOR C, D-1, D-2 CONCEPTUAL FLOOR PLAN
- A-2: MAJOR C, D-1, D-2 CONCEPTUAL BUILDING ELEVATIONS
- A-3: MAJOR E PRELIMINARY FLOOR PLAN
- A-4.1: MAJOR E SIGNAGE DETAILS
- A-4.2: MAJOR E BUILDING ELEVATIONS AND 3D VIEWS
- A-4.3: MAJOR E EVENING AND PHARMACY 3D VIEWS
- A-5: OUTLOT D CONCEPTUAL FLOOR PLAN
- A-6: OUTLOT D CONCEPTUAL BUILDING ELEVATIONS
- A-7: OUTLOT E CONCEPTUAL FLOOR PLAN
- A-8: OUTLOT E CONCEPTUAL BUILDING ELEVATIONS
- A-9: OUTLOT F CONCEPTUAL FLOOR PLAN
- A-10: OUTLOT F CONCEPTUAL BUILDING ELEVATIONS
- A-11: OUTLOT G CONCEPTUAL FLOOR PLAN
- A-12: OUTLOT G CONCEPTUAL BUILDING ELEVATIONS



**LOCATION MAP**  
 NO SCALE

**DEVELOPER:**

SYMMETRY MANAGEMENT  
 812 S. MAIN STREET, SUITE #200  
 ROYAL OAK, MICHIGAN, 48067  
 CONTACT: TRAVIS SOKANA  
 PHONE: (248) 465-0200  
 EMAIL: TSOKANA@SYMMETRYMGMT.COM

**ARCHITECT:**

COLLIERS ENGINEERING AND DESIGN  
 20700 CIVIC CENTER DRIVE, SUITE #170  
 SOUTHFIELD, MICHIGAN, 48076  
 CONTACT: KRISTEN LARK  
 PHONE: (248) 540-7700  
 EMAIL: KRISTEN.LARK@COLLIERSENG.COM

**CIVIL ENGINEER:**

PEA GROUP  
 58105 VAN DYKE ROAD  
 WASHINGTON, MICHIGAN, 48094  
 CONTACT: RACHEL L. SMITH, PE  
 PHONE: (248) 821-9206  
 EMAIL: RACHEL.SMITH@PEAGROUP.COM

**LANDSCAPE ARCHITECT:**

PEA GROUP  
 7927 NEMCO WAY, SUITE #155  
 BRIGHTON, MICHIGAN, 48116  
 CONTACT: JANET EVANS, PLA  
 PHONE: (517) 546-8583  
 EMAIL: JEVANS@PEAGROUP.COM

NOT FOR CONSTRUCTION

**BENCHMARKS**  
(DPS 50762D-141010)

BM #001  
CORNER OF HYDRANT AND 430' DIRECTLY NORTHWEST CORNER AT SOUTHWEST BUILDING CORNER STORE BY BUY EASY.  
ELEV: 875.25

BM #002  
CORNER OF HYDRANT AND 430' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.  
ELEV: 874.61

BM #003  
LIGHT POLE BASE IN SHOPPING MALL 410' DIRECTLY SOUTH FROM MEDICALS RESTAURANT.  
ELEV: 875.56

**FLOODPLAIN NOTE:**  
BY GRAPHIC PLOTTING THE SUBJECT PARCEL IS IN AREAS DETERMINED TO BE COVERED BY THE 50% ANNUAL CHANCE FLOODPLAIN. (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 150201B EFFECTIVE SEPTEMBER 29, 2006.

**LEGAL DESCRIPTIONS:**

**PARCEL 23-03-228-028**  
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 294.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 152.60 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.50 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 124.48 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 50 SECONDS WEST 136.30 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2.308 ACRES.

**PARCEL 23-03-228-027**  
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 294.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.50 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.90 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 124.47 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (NORTH VARIET); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST 368.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 163.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.277 ACRES.

**GENERAL NOTES:**

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN, CASTING/COVER OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. NO "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICE.
3. REFER TO NOTES AND DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO LATEST EDITION OF MDT 8-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

**GENERAL NOTES:**

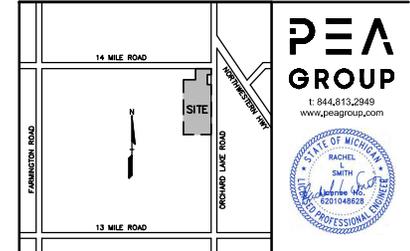
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDT AND MUNICIPALITY STANDARDS AND REGULATIONS.
  2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
  4. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
  5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
  6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DOED, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCED CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
  7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGUN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
  9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
  10. THE USE OF ORNAMENTAL CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMIT.
  11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, BURETS, GATE METERS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

**APPROVED ORDINANCE DEVIATIONS:**

- APPROVED ALLOWED USE DEVIATIONS**  
DRIVE-IN RESTAURANT  
PHARMACY PICK-UP  
OUTDOOR SIDEWALK SALES  
RECREATIONAL ACTIVITIES  
VETERINARY HOSPITAL OR CLINIC
- REQUIRED GENERAL DEVIATION SETBACK DEVIATIONS**  
REAR SETBACK DEVIATION FOR MAJOR BLDG 160' (20' PROPOSED/75' REQUIRED)  
FRONT SETBACK DEVIATION FOR OUTLOT BLDG (84' (4' PROPOSED/75' REQUIRED)  
SIDE SETBACK DEVIATION FOR BUILDING OUTLOT (61' (20' PROPOSED/75' REQUIRED)  
APPROVED SETBACK DEVIATION FOR EXISTING S.E. LOT (LAMB EXISTING/75' REQUIRED)  
REFER TO SHEET C-1.0E FOR INTERNAL CONDO UNIT SETBACK DEVIATIONS
- APPROVED FRONT YARD DEVIATIONS**  
FULLY SCREENED DRIVE-THROUGH IN FRONT YARD WITH 10 STAGING SPACES TO MEET ORDINANCE (OUTLOT '07)
- APPROVED SIDEWALK DEVIATIONS**  
ADDITIONAL FACES SIGNS ON MAJOR '15 (5 PROPOSED/2 MAX ALLOWED)  
REDUCE AND RELOCATE EXISTING NON-CONFORMING SIGNAGE
- REQUIRED LOADING SPACE DEVIATIONS**  
REDUCED LOADING SPACES BY 3 (17 PROPOSED/20 REQUIRED)

**CITY OF FARMINGTON HILLS STANDARD NOTES:**

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. NOTIFY THE CITY OF FARMINGTON HILLS ENGINEERING DIVISION AT 248.871.2550 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  2. ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON HILLS.
  3. UTILITIES TO BE UNDERGROUND.
  4. CALL MISS DIG 1.800.647.7344 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  5. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
  6. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS 1 MDT).
  7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  8. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.



**SITE DATA TABLE:**

|                           |  |
|---------------------------|--|
| SITE AREA:                | 28,855 ACRES (1,256,700 S.F.) GROSS  |
|                           | 28,449 ACRES (1,241,024 S.F.) NET  |
| ZONING:                   | B-2 (COMMUNITY BUSINESS DISTRICT) PROPOSED PUD   |
| PROPOSED USE:             | COMMERCIAL SHOPPING CENTER (1,241,024 S.F.)  |
| PROPOSED ADDITIONAL USES: | DRIVE-IN RESTAURANT, RECREATIONAL FACILITIES, SIDEWALK SALES, PHARMACY PICK-UP, ELECTRIC VEHICLE INFRASTRUCTURE, VETERINARY HOSPITAL OR CLINIC |

**BUILDING INFORMATION:**

MAXIMUM ALLOWABLE BUILDING HEIGHT = 50 FEET (3 STOREYS)  
PROPOSED BUILDING HEIGHT = 1 STORY  
PROPOSED BUILDING FOOTPRINT AREA = 354,984 S.F.  
PROPOSED BUILDING LOT COVERAGE = 354,984 S.F. / 1,241,024 S.F. = 28.6%  
(TOTAL EX. BUILDING AREA = 358,487 S.F. DEVELOPMENT REDUCES AREA BY 3,503.)

**SETBACK REQUIREMENTS:**

|               | REQUIRED | PROPOSED                   |
|---------------|----------|----------------------------|
| FRONT (EAST): | 35.00'   | 61.03' (BUILDING ADDITION) |
| SIDE (SOUTH): | 75'      | 75'                        |
| SIDE (NORTH): | 75'      | 82.24'                     |
| REAR (WEST):  | 75'      | 69.59' (EXISTING: 60.79')  |

**PARKING CALCULATIONS:**

USABLE FLOOR AREA (%58 OF GROSS FLOOR AREA) = 354,984 S.F. x 0.575 = 286,238 S.F.  
1 SPACE PER 150 S.F. USABLE AREA UP TO 15,000 S.F. = 15,000 S.F. / 150 S.F. = 100 SPACES  
1 SPACE PER 175 S.F. USABLE AREA FROM 15,001 S.F. TO 100,000 S.F. USABLE AREA = 80,000 S.F. / 175 S.F. = 457.1 = 458 SPACES  
1 SPACE PER 200 S.F. USABLE AREA IN EXCESS OF 100,001 S.F. = (286,238 S.F. - 100,001 S.F.) / 200 S.F. = 166,237 S.F. / 200 S.F. = 831 SPACES  
TOTAL REQUIRED PARKING = 100 + 458 + 828 = 1,417 SPACES  
PROPOSED PARKING SPACES = 1,399 SPACES INC. 49 H/C SPACES  
TOTAL PROVIDED PARKING SPACES = 1,417 SPACES INC. 49 H/C SPACES  
PARKING RATIO = 1,417 SPACES/354,984 GROSS FLOOR AREA = 3.99 SPACES/1,000 S.F.

**LOADING CALCULATIONS:**

10 S.F. OF LOADING AREA PER FOOT OF BUILDING FRONTAGE  
LOADING REQUIREMENT = 1 STORY  
LOADING SPACE IS 500 S.F.

**BUILDING:**

| BUILDING    | FRONTAGE | FORMULA         | REQUIREMENTS      | PROVIDED   |
|-------------|----------|-----------------|-------------------|------------|
| MAJOR '15-1 | 101.98'  | (101.98x10)/500 | 2.0 (2)           | 2          |
| MAJOR '15-2 | 120.33'  | (120.33x10)/500 | 2.4 (2)           | 2          |
| MAJOR '15-3 | 120.33'  | (120.33x10)/500 | 2.4 (2)           | 2          |
| MAJOR '15-4 | 119.83'  | (119.83x10)/500 | 2.4 (2)           | 2          |
| MAJOR '15-5 | 241.00'  | (241.00x10)/500 | 4.8 (3)           | 3          |
| OUTLOT '15  | 98.87'   | (98.87x10)/500  | 2.0 (2)           | 1          |
| OUTLOT '16  | 93.27'   | (93.27x10)/500  | 1.9 (2)           | 1          |
| OUTLOT '17  | 98.33'   | (98.33x10)/500  | 2.0 (2)           | 1          |
| OUTLOT '18  | 113.00'  | (113.00x10)/500 | 2.3 (2)           | 1          |
|             |          |                 | <b>TOTAL = 52</b> | <b>17*</b> |

**ORNL SPACE:**

MINIMUM FRONT YARD OPEN SPACE REQUIRED = 20%  
PROVIDED FRONT YARD OPEN SPACE = 37,085 S.F. / 100,333 S.F. = 37%

**SITE SOILS INFORMATION:**

THE USEN NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY DATED AUGUST 22, 2022, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

SANDY LOAM, LOAMY SAND, LOAMS, FINE SAND, UDDSMPMENTS, URBAN LAND

**CLIENT**  
**SYMMETRY MANAGEMENT**  
812 S. MAIN STREET SUITE 200  
FARMINGTON HILLS, MI 48334

**PROJECT TITLE**  
**HUNTER'S SQUARE REDEVELOPMENT**  
ORCHARD LAKE ROAD AT 14 MILE ROAD  
FARMINGTON HILLS, MI 48334

**REVISIONS**

|    |                      |        |
|----|----------------------|--------|
| 1- | SPRINKLER SUBMISSION | 130820 |
| 2- | SPRINKLER SUBMISSION | 051024 |
| 3- | SPRINKLER SUBMISSION | 071420 |

**ORIGINAL ISSUE DATE:**  
SEPTEMBER 15, 2023

**DRAWING TITLE**  
**OVERALL SITE PLAN**

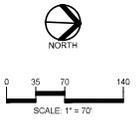
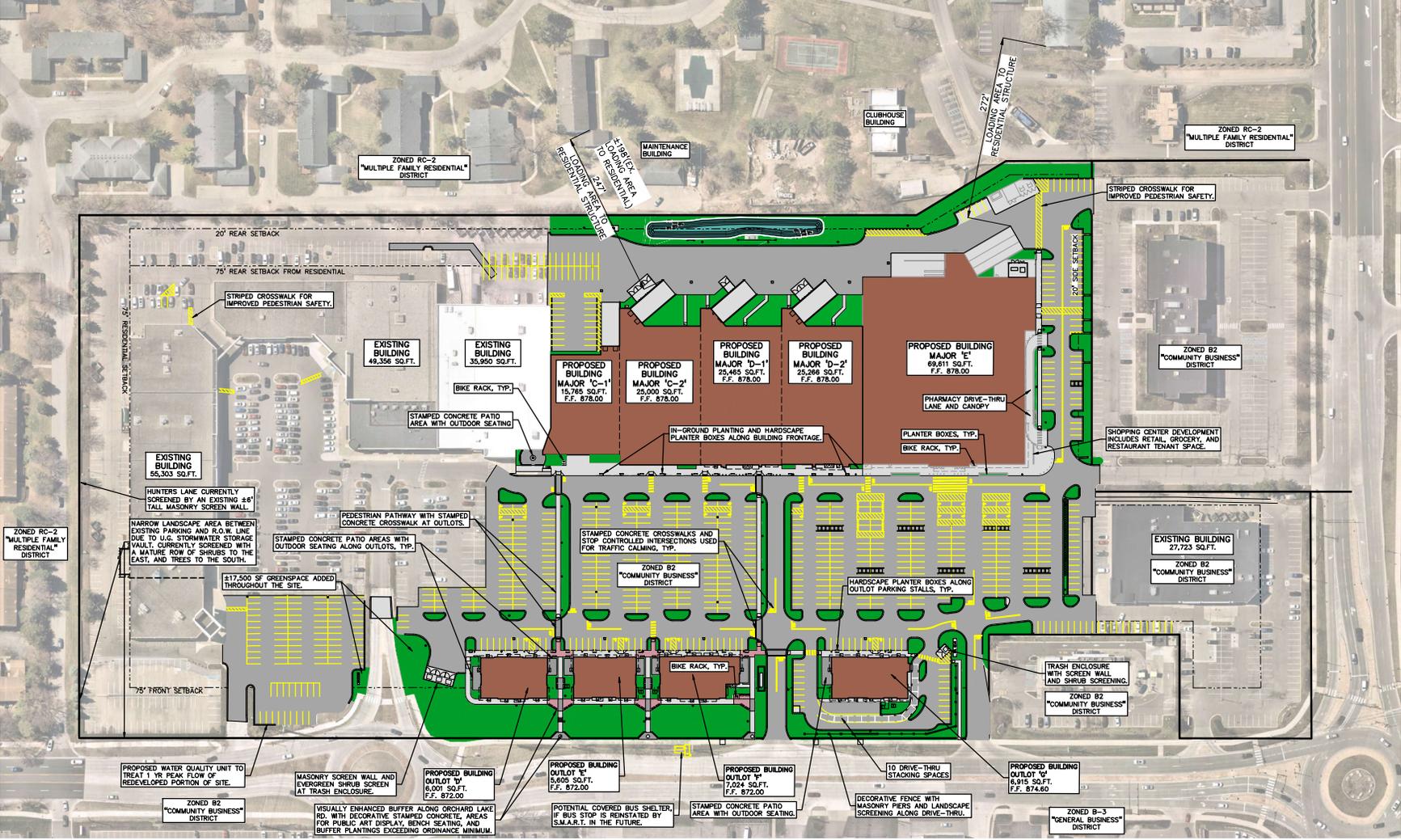
PEA JOB NO. 22-0256  
P.L.M. RLS  
D.M. KM  
DES. PD  
DRAWING NUMBER

NOT FOR CONSTRUCTION **C-1.0A**



- PROPOSED COMMUNITY BENEFITS LIST:**
1. SPACES FOR PUBLIC ARTWORK
  2. REDUCTION OF ON-SITE PAVED AREAS
  3. ADDITION OF PEDESTRIAN PATHWAYS
  4. TRAFFIC CALMING MEASURES TO INCREASE PEDESTRIAN SAFETY
  5. DIVERSITY OF ON-SITE USES INCLUDING RETAIL, GROCERY, RESTAURANTS, OFFICE SPACE AND ENTERTAINMENT
  6. ENHANCEMENT OF EXISTING LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY TO THE WEST
  7. ENHANCEMENT OF LANDSCAPE BUFFER ALONG ORCHARD LAKE ROAD
  8. ADDITIONAL SHRUBBERY AND PERENNIAL LANDSCAPE ENHANCEMENTS IN PARKING LOT
  9. OUTDOOR PLAZA AREAS WITH BENCH SEATING
  10. ADDITIONAL STORMWATER QUALITY MEASURES AND DETENTION STORAGE CAPACITY
  11. DEFERRED/FUTURE COVERED BUS STOP IF S.M.A.R.T. REINSTATES THE BUS LINE.
  12. A REDUCTION OF 417 PARKING SPACES, AND THE RESULTANT LOSS OF PAVEMENT.

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



**811** Michigan's Utility Locating Service

**CAUTION!**  
This drawing is not to be used for construction without the approval of the City of Farmington. It is the responsibility of the user to verify the accuracy of the information shown on this drawing. The user shall be responsible for any damage or injury resulting from the use of this drawing.

KEY MAP

CLIENT  
**SYMMETRY MANAGEMENT**  
812 S. MAIN STREET SUITE 200  
FARMINGTON, MI 48334

PROJECT TITLE  
**HUNTERS SQUARE REDEVELOPMENT**  
ORCHARD LAKE ROAD AT 14 MILE ROAD  
FARMINGTON, MI 48334

| REVISIONS                | DATE     |
|--------------------------|----------|
| 1. GRAPUP REVISION/ISSUE | 12/02/20 |
| 2. GRAPUP REVISION/ISSUE | 05/10/21 |
| 3. GRAPUP REVISION/ISSUE | 01/14/22 |

CURRENT ISSUE DATE:  
SEPTEMBER 15, 2023

DRAWING TITLE  
**OVERALL COMMUNITY BENEFIT PLAN**

PEA JOB NO. 22-0256  
P.M. RLS  
D.M. KM  
DES. PD  
DRAWING NUMBER

NOT FOR CONSTRUCTION **C-1.0C**



**LEGAL DESCRIPTIONS:**

**PARCEL 23-03-226-028**  
 A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OKLAHOMA COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 286.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 152.85 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 134.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.33 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 286.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 214.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 152.85 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.33 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 286.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING, CONTAINING 2.27 ACRES

**CONDO PARCEL SETBACK DEVIATIONS:**

**CONDO PARCEL 1:**  
 \*REAR YARD (WEST) SETBACK TO RESIDENTIAL AT MAJOR 'E' (89.81' PROPOSED/75' REQUIRED)  
 \*SIDE YARD (SOUTH) SETBACK FOR MAJOR 'E' (0' PROPOSED/20' REQUIRED)

**CONDO PARCEL 2:**  
 \*SIDE YARD (NORTH AND SOUTH) SETBACK FOR MAJOR 'D'-1' (0' PROPOSED/20' REQUIRED)

**CONDO PARCEL 3:**  
 \*SIDE YARD (NORTH AND SOUTH) SETBACK FOR MAJOR 'D'-1' (0' PROPOSED/20' REQUIRED)

**CONDO PARCEL 4:**  
 \*SIDE YARD (NORTH AND SOUTH) SETBACK FOR MAJOR 'C'-1 AND C-2' (0' PROP./20' REQ.)

**CONDO PARCEL 5:**  
 \*FRONT YARD (EAST) SETBACK FOR OUTLOT 'F' (58.48' PROPOSED/75' REQUIRED)  
 \*SIDE YARD (NORTH) SETBACK FOR OUTLOT 'F' (18.48' PROPOSED/20' REQUIRED)

**CONDO PARCEL 6:**  
 \*FRONT YARD (EAST) SETBACK FOR OUTLOT 'F' (58.51' PROPOSED/75' REQUIRED)  
 \*SIDE YARD (NORTH) SETBACK FOR OUTLOT 'F' (17.17' PROPOSED/20' REQUIRED)

**CONDO PARCEL 7:**  
 \*FRONT YARD (EAST) SETBACK FOR OUTLOT 'F' (58.54' PROPOSED/75' REQUIRED)  
 \*SIDE YARD (SOUTH) SETBACK FOR OUTLOT 'F' (17.17' PROPOSED/20' REQUIRED)

**CONDO PARCEL 8:**  
 \*FRONT YARD (EAST) SETBACK FOR OUTLOT 'F' (58.52' PROPOSED/75' REQUIRED)  
 \*REAR YARD (WEST) SETBACK FOR OUTLOT 'F' (17.17' PROPOSED/20' REQUIRED)  
 \*SIDE YARD (NORTH) SETBACK FOR OUTLOT 'F' (17.17' PROPOSED/20' REQUIRED)

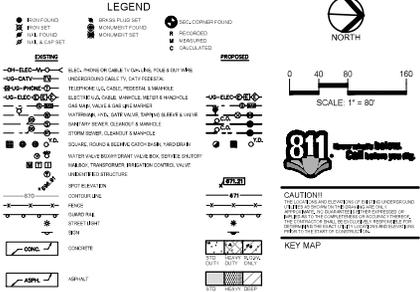
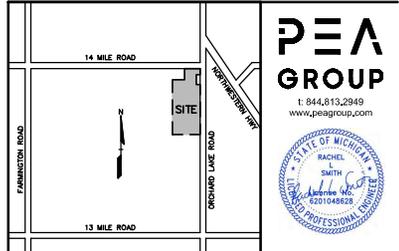
**REMAINDER PARCEL:**  
 \*FRONT YARD (EAST) SETBACK FOR PROPOSED BUILDING (81.03' EXISTING/75' REQUIRED)  
 \*SIDE YARD (NORTH) SETBACK FOR EXISTING BUILDING (0' PROPOSED/20' REQUIRED)

**CONDO STRACKS**

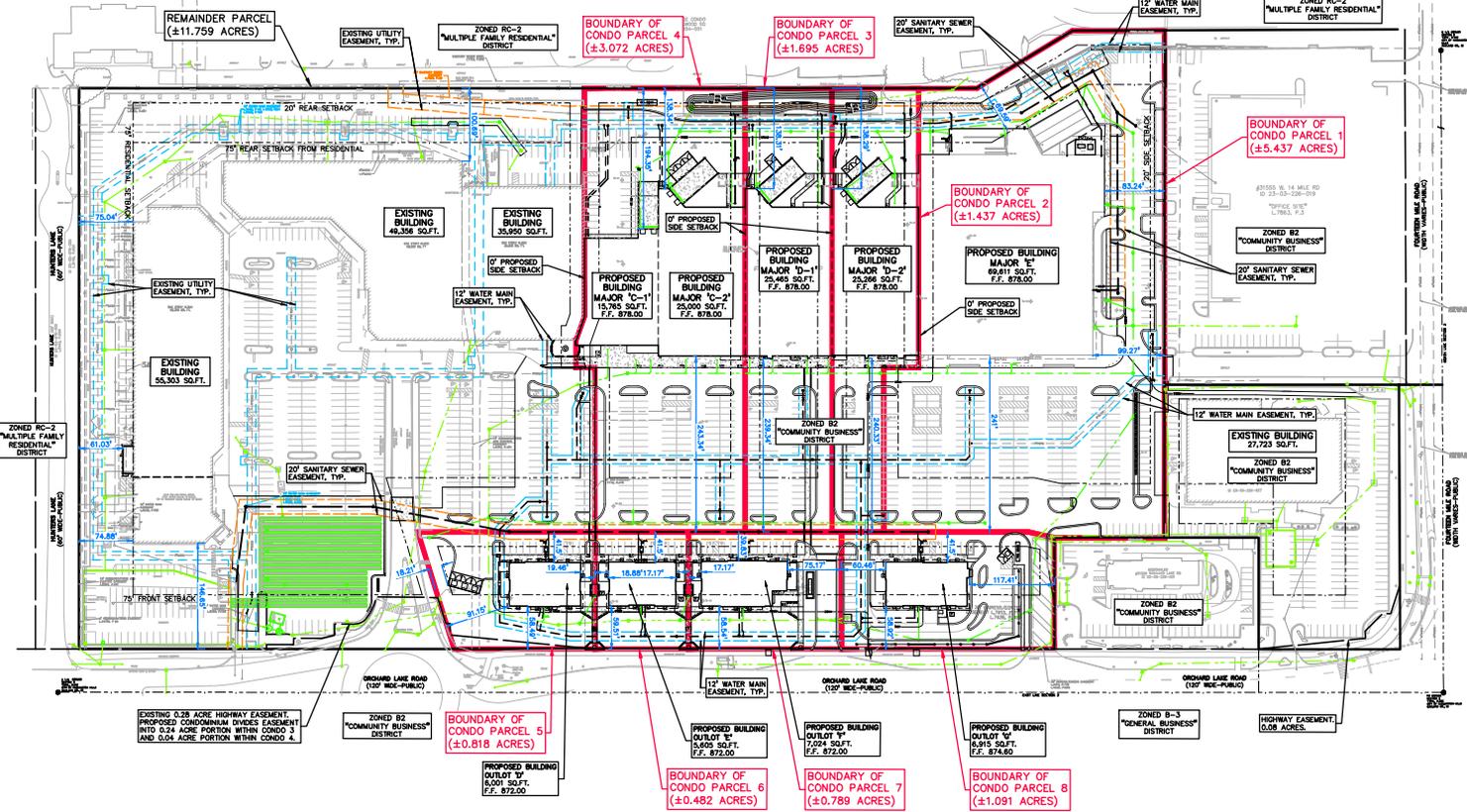
Notes: Conditions/stracks are subject to change. Setback Deviations could change based on field or design changes.

| CONDO PARCEL                    | REQUIRED          | PROPOSED | NOTES                                    |
|---------------------------------|-------------------|----------|--|
| CONDO PARCEL 1 (Major E)        | 75'               | 89.81'   | Side Yard to a proposed annual condo lot |
| Front Setback (North/South)     | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West/Residential) | 75' (Residential) | 89.81'   | Side Yard to existing property, lot      |
| CONDO PARCEL 2 (Major D-1)      | 20'               | 0'       | Side Yard to a proposed annual condo lot |
| Front Setback (North/South)     | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West/Residential) | 75' (Residential) | 18.48'   | Side Yard to existing property, lot      |
| CONDO PARCEL 3 (Major D-1)      | 20'               | 0'       | Side Yard to a proposed annual condo lot |
| Front Setback (North/South)     | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West/Residential) | 75' (Residential) | 18.48'   | Side Yard to existing property, lot      |
| CONDO PARCEL 4 (Major C-1, C-2) | 20'               | 0'       | Side Yard to a proposed annual condo lot |
| Front Setback (North/South)     | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West/Residential) | 75' (Residential) | 17.17'   | Side Yard to existing property, lot      |
| CONDO PARCEL 5 (Major F)        | 75'               | 58.48'   | Side Yard to a proposed annual condo lot |
| Front Setback (East)            | 20'               | 18.48'   | Side Yard to existing property, lot      |
| Side Setback (North)            | 20'               | 18.48'   | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 18.48'   | Side Yard to existing property, lot      |
| CONDO PARCEL 6 (Major F)        | 75'               | 58.51'   | Side Yard to a proposed annual condo lot |
| Front Setback (East)            | 20'               | 17.17'   | Side Yard to existing property, lot      |
| Side Setback (North)            | 20'               | 17.17'   | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 17.17'   | Side Yard to existing property, lot      |
| CONDO PARCEL 7 (Major F)        | 75'               | 58.54'   | Side Yard to a proposed annual condo lot |
| Front Setback (East)            | 20'               | 17.17'   | Side Yard to existing property, lot      |
| Side Setback (North)            | 20'               | 17.17'   | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 17.17'   | Side Yard to existing property, lot      |
| CONDO PARCEL 8 (Major F)        | 75'               | 58.52'   | Side Yard to a proposed annual condo lot |
| Front Setback (East)            | 20'               | 17.17'   | Side Yard to existing property, lot      |
| Side Setback (North)            | 20'               | 17.17'   | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 17.17'   | Side Yard to existing property, lot      |
| REMAINDER PARCEL (Major F)      | 75'               | 81.03'   | Side Yard to a proposed annual condo lot |
| Front Setback (East)            | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (North)            | 20'               | 0'       | Side Yard to existing property, lot      |
| Side Setback (West)             | 20'               | 0'       | Side Yard to existing property, lot      |

NOTE:  
 A CONDOMINIUM APPLICATION WILL BE SUBMITTED AT A LATER DATE. SHARED ACCESS, SHARED PARKING, DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS APPROPRIATE FOR ALL AFFECTED AREAS.



CAUTION!  
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CLIENT  
**SYMMETRY MANAGEMENT**  
 815 S. MAIN STREET, SUITE #200  
 FARMINGTON HILLS, MI 48334

PROJECT TITLE  
**HUNTER'S SQUARE REDEVELOPMENT**  
 ORCHARD LAKE ROAD AT 14 MILE ROAD  
 FARMINGTON HILLS, MICHIGAN

REVISIONS

|                    |          |
|--------------------|----------|
| 1. GRAPHS REVISION | 12/02/23 |
| 2. GRAPHS REVISION | 09/15/23 |
| 3. GRAPHS REVISION | 07/14/23 |

ORIGINAL ISSUE DATE  
 SEPTEMBER 15, 2023

DRAWING TITLE  
**PROPOSED CONDOMINIUM LOT PLAN**

PEA JOB NO. 22-0256  
 P.M. RLS  
 D.M. KM  
 DES. PD  
 DRAWING NUMBER

NOT FOR CONSTRUCTION **C-1.0E**

**BENCHMARKS**  
(GNS 659142D-NV109B)

BM #100  
CUMPLE ON ARROW ON HYDRANT AND 4109 DIRECTLY NORTH-EAST-WEST FROM NORTH-EAST BUILDING CORNER STONE BY BUY BABY.  
ELEV=871.55

BM #101  
CUMPLE ON ARROW ON HYDRANT AND 439 DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.  
ELEV=874.61

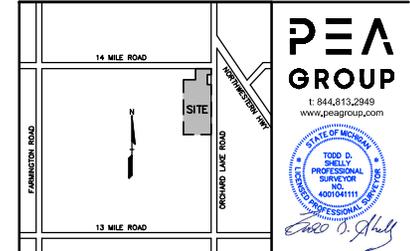
BM #102  
LIGHT POLE BASE IN SHOPPING MALL #180 DIRECTLY SOUTH FROM MEDICAL RESTAURANT.  
ELEV=875.56

**LEGAL DESCRIPTIONS:**

**PARCEL 23-03-226-028**  
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 294.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.45 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.45 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.30 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 1242.45 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 50 SECONDS WEST 106.30 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3628 ACRES.

**PARCEL 23-03-226-027**  
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 294.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.30 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.09 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 124.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 368.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 106.70 FEET TO THE POINT OF BEGINNING, CONTAINING 8.227 ACRES.

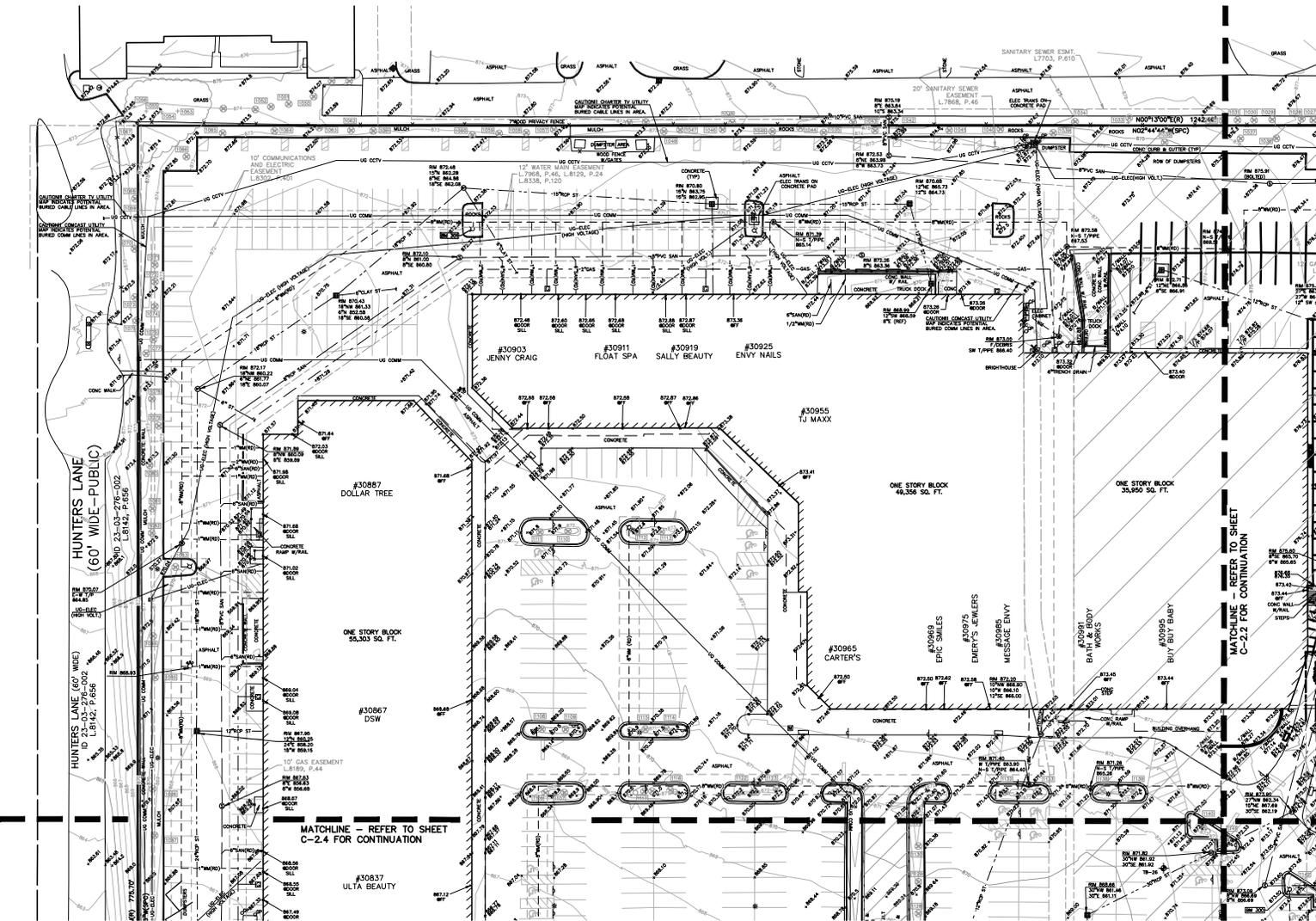
**FLOODPLAIN NOTE:**  
BY GRAPHIC PLOTTING THE SUBJECT PARCEL IS IN AREAS DETERMINED TO BE OUTSIDE OF THE 5% ANNUAL CHANCE FLOODPLAIN, (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 210501121 EFFECTIVE SEPTEMBER 29, 2006.



**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com

STATE OF MICHIGAN  
TODD D. DRELLY  
PROFESSIONAL SURVEYOR  
NO. 420104111  
EXPIRES 12/31/2024

*Carol D. Kelly*



**LEGEND**

|                  |                    |
|------------------|--------------------|
| ● BENCHMARK      | ○ BENCH MARK FOUND |
| ○ BENCH MARK SET | ○ BENCH MARK FOUND |
| ○ BENCH MARK SET | ○ BENCH MARK FOUND |
| ○ BENCH MARK SET | ○ BENCH MARK FOUND |
| ○ BENCH MARK SET | ○ BENCH MARK FOUND |

**EXISTING**

- 12\"/>

**REFERENCE DRAWINGS**

DATE: 08/20/2024  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE: 08/20/2024  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE: 08/20/2024  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS

**811**  
Call before you dig

SCALE: 1" = 30'

**CAUTION!**  
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**KEY MAP**

**CLIENT**  
**SYMMETRY MANAGEMENT**  
815 S. MAIN STREET, SUITE #200  
FARMINGTON HILLS, MI 48334

**PROJECT TITLE**  
**HUNTER'S SQUARE REDEVELOPMENT**  
ORCHARD LAKE ROAD AT 14 MILE ROAD  
ORCHARD LAKE, MI 48364

**REVISIONS**

|    |                    |          |
|----|--------------------|----------|
| 1- | SPRINKLER REVISION | 12/08/23 |
| 2- | SPRINKLER REVISION | 05/01/24 |
| 3- | SPRINKLER REVISION | 07/14/23 |

**ORIGINAL ISSUE DATE:**  
SEPTEMBER 15, 2023

**DRAWING TITLE**  
**TOPOGRAPHIC SURVEY - SHEET 1**

**PEA JOB NO.** 22-0256  
**P.M.** RLS  
**D.W.** KJM  
**DES.** PE  
**DRAWING NUMBER**

NOT FOR CONSTRUCTION **C-2.1**











| TAG NO. | CODE | DBH | COMMON NAME       | LATIN NAME           | NOTES/Extra Trunk DBH | CONDITION FACTOR |             |           |                 |          |           | OVERALL RANK |
|---------|------|-----|-------------------|----------------------|-----------------------|------------------|-------------|-----------|-----------------|----------|-----------|--------------|
|         |      |     |                   |                      |                       | trunk            | growth rate | structure | insect/diseases | crum dev | life exp. |              |
| 001     | NN   | 18  | Norway Maple      | Acer platanoides     |                       | 4                | 5           | 5         | 5               | 5        | 3         | 24           |
| 002     | NN   | 14  | Norway Maple      | Acer platanoides     |                       | 4                | 5           | 4         | 5               | 5        | 3         | 24           |
| 003     | NN   | 15  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 27           |
| 004     | NN   | 14  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 005     | NN   | 11  | Norway Maple      | Acer platanoides     |                       | 4                | 5           | 5         | 5               | 4        | 3         | 24           |
| 009     | NN   | 14  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 007     | NN   | 11  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 27           |
| 008     | NN   | 13  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 009     | NN   | 14  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 4         | 5               | 4        | 3         | 24           |
| 010     | NN   | 16  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 011     | NN   | 16  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 012     | NN   | 15  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 013     | NN   | 15  | Norway Maple      | Acer platanoides     |                       | 4                | 4           | 4         | 4               | 4        | 3         | 24           |
| 014     | NN   | 15  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 016     | NN   | 15  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 017     | Tr   |     | Thornapple/Hart's | Crataegus spp.       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 018     | NN   | 11  | Norway Maple      | Acer platanoides     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 019     | PF   | 17  | Red Pine          | Pinus resinosa       |                       | 5                | 4           | 3         | 5               | 4        | 3         | 24           |
| 020     | PF   | 14  | Red Pine          | Pinus resinosa       |                       | 4                | 3           | 5         | 4               | 3        | 27        |              |
| 021     | FN   | 12  | Red Maple         | Acer rubrum          |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 022     | FN   | 8   | Red Maple         | Acer rubrum          |                       | 2                | 2           | 2         | 2               | 2        | 3         | 13           |
| 023     | FN   | 10  | Red Maple         | Acer rubrum          |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 024     | FN   | 12  | Red Maple         | Acer rubrum          |                       | 3                | 3           | 3         | 3               | 3        | 14        |              |
| 025     | SU   | 14  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 4         | 5               | 5        | 3         | 27           |
| 026     | SU   | 5   | Sugar Maple       | Acer saccharum       | x1.4                  | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 027     | SU   | 13  | Sugar Maple       | Acer saccharum       |                       | 5                | 3           | 3         | 4               | 2        | 3         | 14           |
| 028     | SU   | 10  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 029     | SU   | 8   | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 4               | 3        | 27        |              |
| 030     | SU   | 10  | Sugar Maple       | Acer saccharum       |                       | 5                | 4           | 4         | 5               | 5        | 3         | 24           |
| 031     | SU   | 9   | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 032     | SU   | 9   | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 033     | SU   | 14  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 034     | SU   | 12  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 4         | 5               | 4        | 3         | 24           |
| 035     | SU   | 12  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 036     | SU   | 6   | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 037     | SU   | 8   | Sugar Maple       | Acer saccharum       |                       | 4                | 5           | 5         | 5               | 5        | 3         | 27           |
| 039     | S    | 10  | Sycamore          | Hiculus occidentalis |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 040     | S    | 13  | Sycamore          | Hiculus occidentalis |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 041     | S    | 9   | Thornapple/Hart's | Crataegus spp.       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 042     | S    | 13  | Sycamore          | Hiculus occidentalis | x1.5                  | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 043     | FC   | 7   | Red Cedar         | Juniperus nigra      |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 046     | EP   | 3   | Bradford Pear     | Pyrus calleryana     | x3.2, 2.2             | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 048     | FC   | 8   | Red Cedar         | Juniperus nigra      |                       | 5                | 5           | 5         | 5               | 5        | 3         | 27           |
| 048     | FC   | 5   | Red Cedar         | Juniperus nigra      | x2.4, 2.2             | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 047     | EP   | 5   | Bradford Pear     | Pyrus calleryana     |                       | 5                | 4           | 4         | 3               | 4        | 3         | 24           |
| 048     | SU   | 12  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 049     | SU   | 12  | Sugar Maple       | Acer saccharum       |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 050     | SN   | 16  | Silver Maple      | Acer saccharinum     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 051     | SN   | 16  | Silver Maple      | Acer saccharinum     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 052     | SN   | 17  | Silver Maple      | Acer saccharinum     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 054     | SN   | 17  | Silver Maple      | Acer saccharinum     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 055     | SN   | 26  | Silver Maple      | Acer saccharinum     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 056     | SN   | 20  | Silver Maple      | Acer saccharinum     |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 057     | J    | 14  | Japanese zelkove  | Zelkova serrata      |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 058     | FC   | 5   | Red Cedar         | Juniperus nigra      | x2.4, 3               | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 059     | EP   | 9   | Bradford Pear     | Pyrus calleryana     |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 060     | FC   | 5   | Red Cedar         | Juniperus nigra      | x1.4                  | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 061     | FC   | 8   | Red Cedar         | Juniperus nigra      | x1.5                  | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 062     | S    | 5   | Sycamore          | Hiculus occidentalis | x1.3                  | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 063     | FC   | 3   | Red Cedar         | Juniperus nigra      | x4.2, 2.2, 2          | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 064     | CT   | 24  | Cottonwood        | Populus deltoides    |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 065     | FC   | 7   | Red Cedar         | Juniperus nigra      | x5, 3.3, 3.2          | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 070     | ES   | 5   | Blue Spruce       | Picea pungens        |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 067     | CT   | 22  | Cottonwood        | Populus deltoides    |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 068     | ES   | 11  | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 4               | 5        | 3         | 27           |
| 069     | ES   | 12  | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 4               | 5        | 3         | 27           |
| 070     | ES   | 5   | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 4               | 3        | 15        |              |
| 071     | ES   | 12  | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 4               | 4        | 3         | 24           |
| 072     | Tr   |     | Thornapple/Hart's | Crataegus spp.       |                       | 4                | 5           | 4         | 3               | 3        | 3         | 24           |
| 073     | ES   | 11  | Blue Spruce       | Picea pungens        |                       | 5                | 4           | 4         | 4               | 4        | 3         | 24           |
| 074     | ES   | 12  | Blue Spruce       | Picea pungens        |                       | 4                | 4           | 5         | 5               | 4        | 3         | 24           |
| 075     | ES   | 11  | Blue Spruce       | Picea pungens        |                       | 4                | 5           | 5         | 4               | 5        | 3         | 24           |
| 076     | ES   | 9   | Blue Spruce       | Picea pungens        |                       | 4                | 4           | 4         | 4               | 4        | 3         | 24           |
| 077     | ES   | 6   | Blue Spruce       | Picea pungens        |                       | 4                | 4           | 4         | 4               | 4        | 3         | 24           |
| 078     | ES   | 10  | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 4         | 4               | 4        | 3         | 24           |
| 079     | ES   | 11  | Sycamore          | Hiculus occidentalis |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 080     | PF   | 8   | Red Pine          | Pinus resinosa       |                       | 5                | 4           | 4         | 5               | 3        | 3         | 24           |
| 081     | PF   | 9   | Red Pine          | Pinus resinosa       |                       | 4                | 4           | 4         | 5               | 3        | 3         | 24           |
| 082     | J    | 10  | Japanese zelkove  | Zelkova serrata      |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 083     | J    | 5   | Japanese zelkove  | Zelkova serrata      | x2.3, 3.2             | 5                | 5           | 5         | 5               | 5        | 3         | 13           |
| 084     | Tr   |     | Thornapple/Hart's | Crataegus spp.       |                       | 5                | 5           | 4         | 5               | 4        | 3         | 24           |
| 085     | J    | 15  | Japanese zelkove  | Zelkova serrata      |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 086     | EP   | 9   | Bradford Pear     | Pyrus calleryana     |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 087     | J    | 16  | Japanese zelkove  | Zelkova serrata      |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 088     | CA   | 6   | Crab Apple        | Malus coronaria      |                       | 2                | 2           | 2         | 2               | 2        | 3         | 13           |
| 089     | CA   | 3   | Crab Apple        | Malus coronaria      |                       | 2                | 2           | 2         | 2               | 2        | 3         | 13           |
| 090     | Tr   |     | Thornapple/Hart's | Crataegus spp.       |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 091     | PF   | 17  | Red Pine          | Pinus resinosa       |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 092     | EP   | 7   | Bradford Pear     | Pyrus calleryana     |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 093     | PF   | 15  | Red Pine          | Pinus resinosa       |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 094     | PF   | 6   | Red Pine          | Pinus resinosa       |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 095     | ES   | 10  | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 096     | ES   | 8   | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 097     | ES   | 9   | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 098     | ES   | 12  | Blue Spruce       | Picea pungens        |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 099     | WS   | 6   | White Spruce      | Picea glauca         |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |

| TAG NO. | CODE | DBH | COMMON NAME      | LATIN NAME            | NOTES/Extra Trunk DBH | CONDITION FACTOR |             |           |                 |          |           | OVERALL RANK |
|---------|------|-----|------------------|-----------------------|-----------------------|------------------|-------------|-----------|-----------------|----------|-----------|--------------|
|         |      |     |                  |                       |                       | trunk            | growth rate | structure | insect/diseases | crum dev | life exp. |              |
| 1100    | 3S   | 12  | Blue Spruce      | Picea pungens         |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 1101    | 2A   |     | Crab Apple       | Malus coronaria       | x3.8, 6.3             | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1102    | 3P   |     | Domestic Juniper | Juniperus domestica   |                       | 5                | 4           | 3         | 5               | 4        | 3         | 27           |
| 1103    | NM   | 13  | Norway Maple     | Acer platanoides      |                       | 4                | 4           | 5         | 5               | 4        | 3         | 24           |
| 1104    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 1105    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 4           | 4         | 5               | 3        | 3         | 24           |
| 1106    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 4           | 4         | 5               | 3        | 3         | 27           |
| 1107    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 4               | 4        | 3         | 24           |
| 1108    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 4                | 5           | 5         | 5               | 4        | 3         | 24           |
| 1109    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 3        | 3         | 24           |
| 1110    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 4           | 3         | 5               | 4        | 3         | 27           |
| 1111    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1112    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 1113    | 3P   |     | Bradford Pear    | Pyrus calleryana      |                       | 5                | 5           | 5         | 5               | 5        | 3         | 27           |
| 1114    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1115    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 5        | 3         | 24           |
| 1116    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 4           | 5         | 5               | 4        | 3         | 24           |
| 1117    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1118    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1119    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1120    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 4         | 5               | 4        | 3         | 24           |
| 1121    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1122    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 1123    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1124    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 5           | 4         | 5               | 4        | 2         | 25           |
| 1125    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 4           | 4         | 5               | 3        | 3         | 24           |
| 1126    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 4           | 4         | 5               | 3        | 3         | 24           |
| 1127    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 5           | 3         | 5               | 3        | 3         | 24           |
| 1128    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 1129    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 5           | 4         | 5               | 3        | 3         | 24           |
| 1130    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1131    | L    |     | Littleaf Linden  | Tilia cordata         |                       | 5                | 4           | 4         | 5               | 3        | 3         | 24           |
| 1132    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 4           | 4         | 5               | 4        | 3         | 24           |
| 1133    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 4           | 4         | 5               | 3        | 3         | 24           |
| 1134    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 4                | 5           | 5         | 5               | 4        | 3         | 24           |
| 1135    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 4           | 3         | 5               | 3        | 3         | 24           |
| 1136    | HL   |     | Honeylocust      | Gleditsia triacanthos |                       | 5                | 5           | 5         | 5               | 4        | 3         | 27           |
| 1       |      |     |                  |                       |                       |                  |             |           |                 |          |           |              |











**BENCHMARKS**  
(GPS DERIVED - NAVD83)

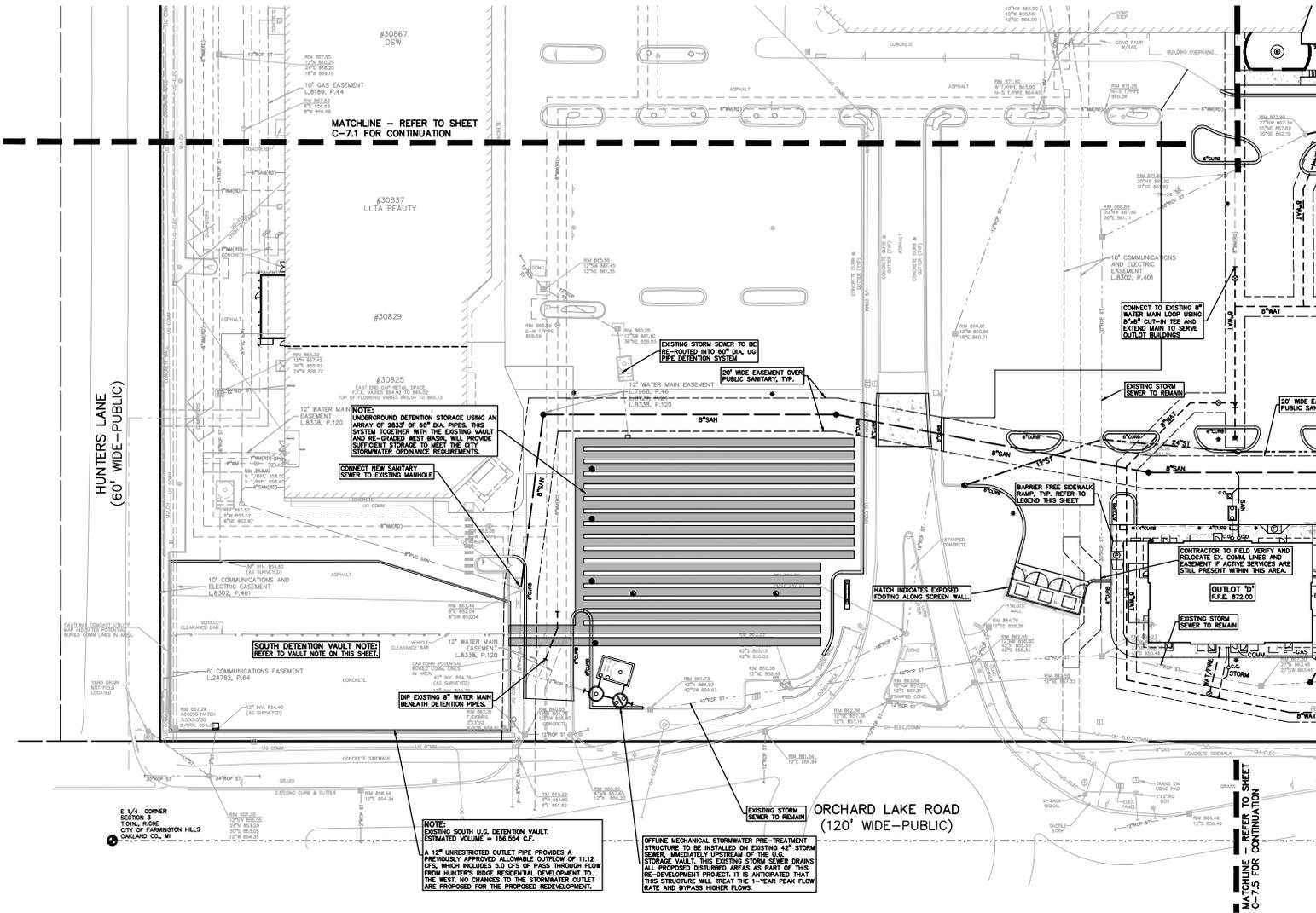
#M #100  
CIRCLE ON ARROW ON HYDRANT AND 100' DIRECTLY  
NORTHWESTERLY FROM NORTHWEST CORNER STORE  
BUY BUY BABY.  
ELEV: 877.25

#M #101  
CIRCLE ON ARROW ON HYDRANT AND 100' DIRECTLY WEST FROM  
SOUTHWEST CORNER AT SOUTHWEST CORNER OF  
SITE.  
ELEV: 874.41

#M #102  
LIGHT POLE BASE IN SHOPPING MALL 100' DIRECTLY SOUTH  
FROM MCDONALD'S RESTAURANT  
ELEV: 875.56

**FLOODPLAIN NOTE:**  
BY GRAPHIC PLOTTING THE SUBJECT PARCEL IS IN AREAS  
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE  
FLOODPLAIN (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP  
PANEL NUMBER 21050312F EFFECTIVE SEPTEMBER 29, 2006.

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



**LEGEND**

**EXISTING**

- 10" GAS EASEMENT
- 12" WATER MAIN EASEMENT
- 10" COMMUNICATIONS AND ELECTRIC EASEMENT
- 12" WATER MAIN EASEMENT
- 10" COMMUNICATIONS AND ELECTRIC EASEMENT
- 12" WATER MAIN EASEMENT
- 10" COMMUNICATIONS AND ELECTRIC EASEMENT

**PROPOSED**

- 10" GAS EASEMENT
- 12" WATER MAIN EASEMENT
- 10" COMMUNICATIONS AND ELECTRIC EASEMENT
- 12" WATER MAIN EASEMENT
- 10" COMMUNICATIONS AND ELECTRIC EASEMENT
- 12" WATER MAIN EASEMENT
- 10" COMMUNICATIONS AND ELECTRIC EASEMENT

**REFERENCE DRAWINGS**

1. 10" GAS EASEMENT L.8180, P.44

2. 12" WATER MAIN EASEMENT L.8336, P.120

3. 10" COMMUNICATIONS AND ELECTRIC EASEMENT L.8300, P.401

4. 12" WATER MAIN EASEMENT L.8336, P.120

5. 10" COMMUNICATIONS AND ELECTRIC EASEMENT L.8300, P.401

6. 12" WATER MAIN EASEMENT L.8336, P.120

7. 10" COMMUNICATIONS AND ELECTRIC EASEMENT L.8300, P.401

**811** - Call Before You Dig

**CAUTION!**  
UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. VERIFY ALL UTILITIES BEFORE CONSTRUCTION. CONTACT 811 FOR A LIST OF UTILITIES TO BE LOCATED.

**KEY MAP**

**PROJECT TITLE**  
HUNTER'S SQUARE REDEVELOPMENT  
ORCHARD LAKE ROAD AT 14 MILE ROAD  
PROJECT NO. 22-0256

**CLIENT**  
**SYMMETRY MANAGEMENT**  
812 S. MAIN STREET, SUITE #200  
ORCHARD LAKE, MI 48464

**PROJECT TITLE**  
**HUNTER'S SQUARE REDEVELOPMENT**  
ORCHARD LAKE ROAD AT 14 MILE ROAD  
PROJECT NO. 22-0256

**REVISIONS**

|    |                          |          |
|----|--------------------------|----------|
| 1. | 3-DRAWING REVISION/ISSUE | 12/08/23 |
| 2. | 3-DRAWING REVISION/ISSUE | 05/10/24 |
| 3. | 3-DRAWING REVISION/ISSUE | 07/14/25 |

**ORIGINAL ISSUE DATE:** SEPTEMBER 15, 2023

**DRAWING TITLE**  
**PRELIMINARY GRADING AND UTILITY PLAN - SHEET 4**

**PEA JOB NO.** 22-0256  
**P.M.** RLS  
**D.N.** KM  
**DES.** PE  
**DRAWING NUMBER**

**SIDEWALK RAMP LEGEND:**

- SIDEWALK RAMP "TYPE D"
- SIDEWALK RAMP "TYPE F"
- SIDEWALK RAMP "TYPE H"
- SIDEWALK RAMP "TYPE M"
- CLUB DROP ONLY

REFER TO LATEST EDITION OF MOOT R-23 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

**SOUTH DETENTION VAULT NOTE:**  
ORIGINAL SITE DESIGN (1979) APPEARS TO HAVE PROVIDED TWO STORMWATER DETENTION BASINS FOR THE NORTH METAL PARCEL AND TWO ADDITIONAL DETENTION BASINS FOR THE SOUTHERN METAL PARCEL. (1981) IN 1994, THE SITE WAS RE-DEVELOPED AND ALL DRAINAGE FROM THE PREVIOUS FOUR BASINS WAS ROUTED TO A SINGLE U.G. DETENTION VAULT AT THE SOUTHWEST CORNER OF THE COMBINED PROPERTY. THAT VAULT REMAINS IN USE TODAY.

THE WEST BASIN CURRENTLY DRAINS A PORTION OF THE ADJACENT RESIDENTIAL PROPERTY TO THE WEST AND THE OUTLET FROM THIS BASIN DRAINS THROUGH THIS PROPERTY AND INTO THE SOUTH VAULT, WHERE THE FLOW PASSES THROUGH THE HANER'S RIDGE RESIDENTIAL DEVELOPMENT TO THE WEST.

NO ADDITIONAL DETENTION WAS REQUIRED FOR THE MCDONALD'S SITE WHEN CONSTRUCTED (1994).

DETENTION FOR THE OLD NORTHERN PORTION OF THE SITE IS SEPARATE FROM THE REMAINDER OF THE PROPERTY.

PER THE ANALYSIS COMPLETED BY O.H.M. IN 2006, A TOTAL REQUIRED VOLUME OF 136,434 C.F. WAS ADDED UPON FOR THIS DEVELOPMENT WITH AN ALLOWABLE OUTLET TO THE CITY'S SYSTEM USING A 12" UNRESTRICTED PIPE FOR A TOTAL OF 11.12 CFS, WHICH INCLUDED 5.0 CFS OF PASS THROUGH FLOW FROM THE HANER'S RIDGE RESIDENTIAL DEVELOPMENT TO THE WEST.

THE PROPOSED DEVELOPMENT SHALL EXPAND DETENTION STORAGE NEAR THE SOUTHERN VAULT BY ADDING 43,238 LF OF 60" PIPE IMMEDIATELY NORTH OF THE EXISTING VAULT, AND BY RE-GRADING THE WEST BASIN TO INCREASE THE STORAGE CAPACITY. DETAILED CALCULATIONS FOR STORAGE CAPACITY AND OUTFLOW RATES ARE PROVIDED ON SHEET C-12.0 IN SUMMARY.

ORIGINAL SOUTH VAULT STORAGE = 156,554 C.F.  
ADDITIONAL 60" PIPE STORAGE = 45,887 C.F.  
RE-GRADED WEST BASIN STORAGE = 20,481 C.F.

TOTAL ON-SITE DETENTION STORAGE = 222,922 C.F.  
CITY REQUIRED STORAGE VOLUME (2" OVER SITE) = 218,599 C.F.

**NOT FOR CONSTRUCTION**

**C-7.4**









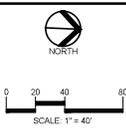












**CAUTION!**  
CALL 811 BEFORE YOU DIG  
FOR ALL UTILITIES  
PEA GROUP HAS OBTAINED PERMITS FROM THE CITY OF ANN ARBOR FOR THE PROPOSED WORK. THE PERMITS REQUIRE THE PROTECTION OF ALL UTILITIES AND TREES. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ANN ARBOR PERMITS AND THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE PROPOSED WORK.

KEY MAP



CLIENT  
**SYMMETRY MANAGEMENT**  
815 S MAIN STREET, SUITE #200  
ANN ARBOR, MI 48106

PROJECT TITLE  
**HUNTER'S SQUARE REDEVELOPMENT**  
ORCHARD LAKE ROAD AT 14 MILE ROAD  
ANN ARBOR, MI 48106

REVISIONS  
1- SHAPED REVISION NUMBER 130803  
2- SHAPED REVISION NUMBER 050104  
3- SHAPED REVISION NUMBER 011405

ORIGINAL ISSUE DATE  
SEPTEMBER 15, 2023  
DRAWING TITLE  
**TREE PRESERVATION PLAN - NE**

PEA JOB NO. 22-0256  
P.M. RLS  
D.W. BGC  
D.S. JLE  
DRAWING NUMBER

**KEY**

- = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG
- = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG
- = LANDMARK TREE
- = TREE PROTECTION FENCING

**KEY**  
OVERALL RANK OF 16 OR MORE, TREE MUST BE REPLACED  
R = EXISTING TREE TO BE REMOVED  
S = EXISTING TREE TO REMAIN  
R = EXISTING TREE TO BE REMOVED  
LINE WITH STRIKE OUT = EXISTING TREE TO BE REMOVED  
REFER TO SHEET T-1.5 FOR ADDITIONAL EXISTING TREE LIST  
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

1000 D  
PROFESSIONAL SURVEYOR  
NO. 10041111  
Erick D. Kelly

| TAG NO. | CODE | DBH | COMMON NAME         | LATIN NAME       | EXTRA TRUNKS | CLASS    | trunk growth rate | height | spread | deciduous | crowns | life exp. | OVERALL RANK | SAVE / REMOVE | STATUS | > MIN | REPLACE | ON SITE |
|---------|------|-----|---------------------|------------------|--------------|----------|-------------------|--------|--------|-----------|--------|-----------|--------------|---------------|--------|-------|---------|---------|
| 1001    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 3                 | 1      | 2      | 5         | 3      | 24        | 5            | PROT          | N      | -     | OFFSITE |         |
| 1002    | NB   | 14  | Silver Maple        | Acer saccharinum |              | WOODLAND | 5                 | 3      | 5      | 3         | 5      | 30        | 5            | PROT          | N      | -     | OFFSITE |         |
| 1003    | NB   | 17  | Silver Maple        | Acer saccharinum |              | WOODLAND | 5                 | 3      | 5      | 3         | 5      | 28        | 5            | PROT          | N      | -     | OFFSITE |         |
| 1004    | NB   | 17  | Silver Maple        | Acer saccharinum |              | WOODLAND | 5                 | 3      | 5      | 3         | 5      | 30        | 5            | PROT          | N      | -     | OFFSITE |         |
| 1005    | NB   | 35  | Silver Maple        | Acer saccharinum |              | LANDMARK | 5                 | 3      | 5      | 3         | 5      | 30        | 5            | PROT          | Y      | -     | OFFSITE |         |
| 1006    | NB   | 30  | Silver Maple        | Acer saccharinum |              | LANDMARK | 5                 | 3      | 5      | 3         | 5      | 28        | 5            | PROT          | Y      | -     | OFFSITE |         |
| 1007    | NB   | 1   | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 4      | 27        | 5            | PROT          | N      | -     | ON      |         |
| 1008    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1009    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1010    | NB   | 14  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 4      | 25        | 5            | PROT          | N      | -     | ON      |         |
| 1011    | NB   | 14  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 4      | 25        | 5            | PROT          | N      | -     | ON      |         |
| 1012    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1013    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1014    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1015    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1016    | NB   | 11  | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1017    | TR   | 4   | Thornapple Hawthorn | Cornus sp.       |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1018    | NB   | 1   | Norway Spruce       | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1019    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1020    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1021    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1022    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1023    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1024    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1025    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1026    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1027    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1028    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1029    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1030    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1031    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1032    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1033    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1034    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1035    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1036    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1037    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1038    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1039    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1040    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1041    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1042    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1043    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1044    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1045    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1046    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1047    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1048    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1049    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1050    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1051    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1052    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1053    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1054    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1055    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1056    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1057    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1058    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1059    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1060    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1061    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1062    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1063    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1064    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1065    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1066    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1067    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1068    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1069    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1070    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1071    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1072    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1073    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1074    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1075    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1076    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1077    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1078    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1079    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1080    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1081    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1082    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1083    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1084    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1085    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1086    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1087    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1088    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1089    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1090    | RE   | 1   | Red Fir             | Abies balsamica  |              | WOODLAND | 5                 | 1      | 2      | 5         | 3      | 26        | 5            | PROT          | N      | -     | ON      |         |
| 1091    | RE   |     |                     |                  |              |          |                   |        |        |           |        |           |              |               |        |       |         |         |



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KEY MAP

**CLIENT**  
**SYMMETRY MANAGEMENT**  
 812 S. MAIN STREET, SUITE #200  
 CHICAGO, IL 60605

**PROJECT TITLE**  
**HUNTER'S SQUARE REDEVELOPMENT**  
 OCHARD LAKE ROAD AT 14th WILE ROAD  
 CHICAGO, IL 60605

**REVISIONS**

|   |                        |          |
|---|------------------------|----------|
| 1 | T-SHARPO REDEVELOPMENT | 12/08/20 |
| 2 | T-SHARPO REDEVELOPMENT | 05/10/21 |
| 3 | T-SHARPO REDEVELOPMENT | 01/14/23 |

ORIGINAL ISSUE DATE:  
 SEPTEMBER 15, 2023

**DRAWING TITLE**  
**EXISTING TREE LIST**

PEA JOB NO. 22-0256  
 P.M. RLS  
 D.N. BGC  
 J.E.

DRAWING NUMBER

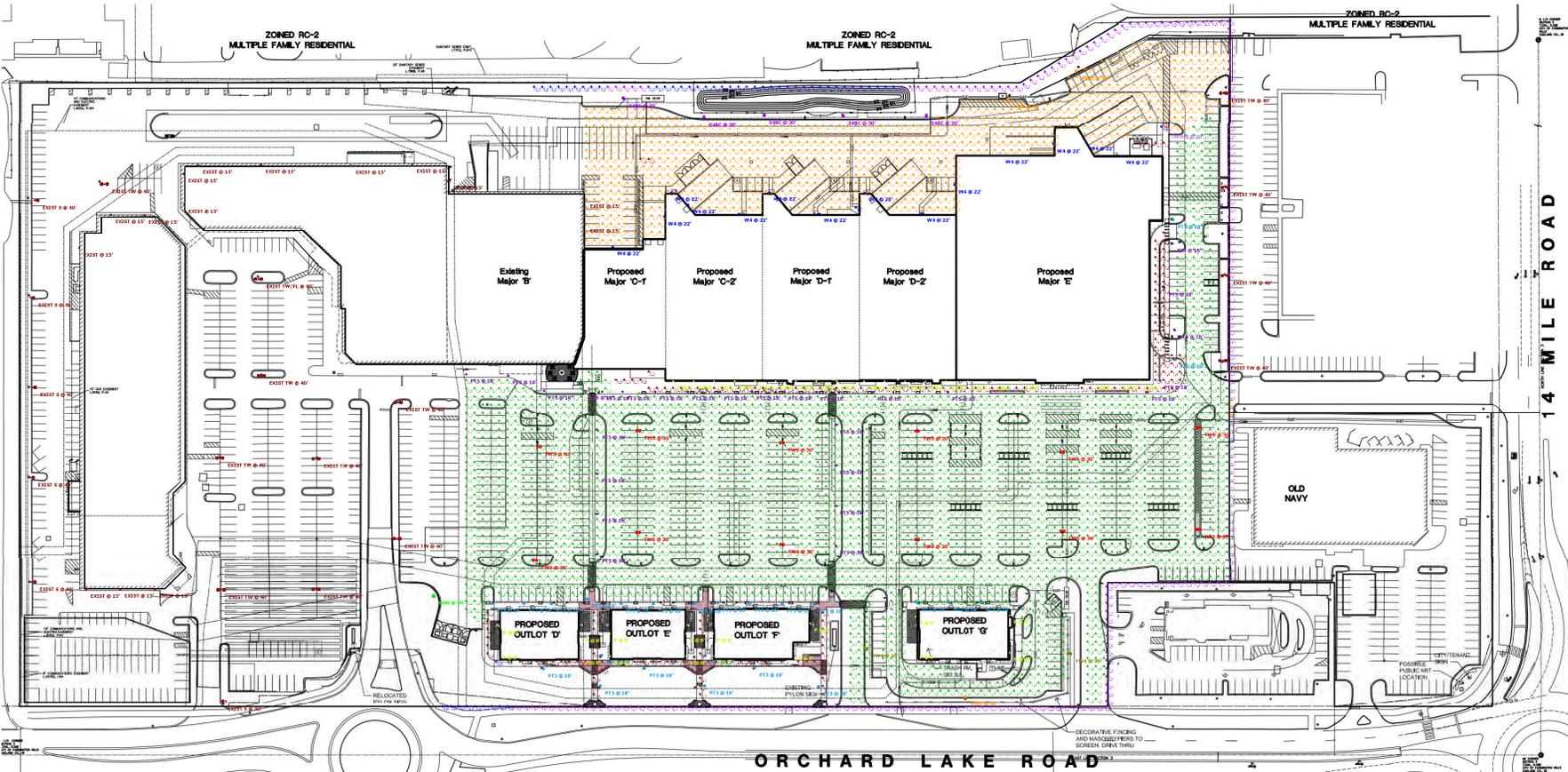
**KEY**  
 OVERALL RANK OF 16 OR MORE, TREE MUST BE REPLACED  
 S = EXISTING TREE TO REMAIN  
 R = EXISTING TREE TO BE REMOVED  
 LNE WITH STRIKE OUT = EXISTING TREE TO BE REMOVED  
 REFER TO SHEET T-1.4 FOR ADDITIONAL EXISTING TREE LIST  
 REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

| TAG NO. | CODE | DBH | COMMON NAME     | LATIN NAME       | EXTRA TRUNKS | CLASS   | trunk | growth rate | structure | insects/diseases | overall tree life exp | OVERALL RANK | SAVE / REMOVE | STATUS | > MIN | REPLACE | ONSITE |
|---------|------|-----|-----------------|------------------|--------------|---------|-------|-------------|-----------|------------------|-----------------------|--------------|---------------|--------|-------|---------|--------|
| 1129    | CA   | 6   | Cornus sp.      | Morus coccinea   | x3.5 x 1.4   | INDICAE | 4     | 5           | 5         | 1                | 1                     | 3            | 21            | S      | PROT  | N       | UN     |
| 1130    | BP   | 5   | Elm-leafy maple | Morus coccinea   |              | INDICAE | 3     | 1           | 3         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1131    | NM   | 13  | Noway Maple     | Acer platanoides |              | INDICAE | 1     | 4           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1132    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 4     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1133    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1134    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1135    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1136    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1137    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1138    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1139    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1140    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1141    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1142    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1143    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1144    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1145    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1146    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1147    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1148    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1149    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1150    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1151    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1152    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1153    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1154    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1155    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1156    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1157    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1158    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1159    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1160    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1161    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1162    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1163    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1164    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1165    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1166    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1167    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1168    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1169    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1170    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1171    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1172    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1173    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1174    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1175    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1176    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1177    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1178    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1179    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1180    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1181    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1182    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1183    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1184    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1185    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1186    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1187    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1188    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1189    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1190    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1191    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1192    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1193    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1194    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1195    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1196    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1197    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1198    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1199    | BP   | 4   | Redbud tree     | Flax caroliniana |              | INDICAE | 3     | 1           | 1         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |

| TAG NO. | CODE | DBH | COMMON NAME    | LATIN NAME       | EXTRA TRUNKS | CLASS   | trunk | growth rate | structure | insects/diseases | overall tree life exp | OVERALL RANK | SAVE / REMOVE | STATUS | > MIN | REPLACE | ONSITE |
|---------|------|-----|----------------|------------------|--------------|---------|-------|-------------|-----------|------------------|-----------------------|--------------|---------------|--------|-------|---------|--------|
| 1200    | CA   | 4   | Cornus sp.     | Morus coccinea   |              | WOOLAND | 3     | 2           | 2         | 1                | 1                     | 2            | 11            | S      | PROT  | N       | UN     |
| 1201    | CA   | 7   | Cornus sp.     | Morus coccinea   |              | WOOLAND | 3     | 2           | 2         | 1                | 1                     | 2            | 11            | S      | PROT  | N       | UN     |
| 1202    | NM   | 12  | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1203    | CA   | 5   | Cornus sp.     | Morus coccinea   |              | WOOLAND | 4     | 4           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1204    | NM   | 13  | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1205    | LM   | 12  | Lowland Linden | Tilia cordata    |              | WOOLAND | 4     | 5           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1206    | LM   | 10  | Lowland Linden | Tilia cordata    |              | WOOLAND | 5     | 5           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1207    | LM   | 9   | Lowland Linden | Tilia cordata    |              | WOOLAND | 5     | 5           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1208    | LM   | 7   | Lowland Linden | Tilia cordata    |              | WOOLAND | 5     | 5           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1209    | LM   | 9   | Lowland Linden | Tilia cordata    |              | WOOLAND | 5     | 4           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1210    | BP   | 5   | Redbud tree    | Flax caroliniana |              | WOOLAND | 5     | 4           | 4         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1211    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1212    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1213    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1214    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1215    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1216    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND | 5     | 5           | 5         | 1                | 1                     | 1            | 21            | S      | PROT  | N       | UN     |
| 1217    | NM   | 5   | Noway Maple    | Acer platanoides |              | WOOLAND |       |             |           |                  |                       |              |               |        |       |         |        |

**Note**

1. CCT of Existing Luminaires Unknown, New Fixtures = 3500K - 80CRI
2. Site Fixtures within 50' of a Residential Property Line or Public Right-of-Way to have External or Optic Mounted Backlight Shielding to meet City Ordinances.
3. Site Fixtures near public roadways to be aimed/directed to minimize light spill - per City Ordinances
4. All fixtures to be full cut-off - any adjustable arm fixtures to be mounted at 90deg.



**Statistics**

| Description                       | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|-----------------------------------|--------|--------|---------|--------|---------|---------|
| Loading and Unloading             | +      | 2,5 fc | 5,3 fc  | 0,7 fc | 7,6:1   | 3,6:1   |
| Parking Lot(Copy)                 | +      | 2,7 fc | 8,4 fc  | 0,9 fc | 9,3:1   | 3,0:1   |
| Property Line(Copy)               | +      | 0,9 fc | 2,8 fc  | 0,0 fc | N/A     | N/A     |
| Walkways - Proposed Outlets(Copy) | +      | 3,5 fc | 8,0 fc  | 0,9 fc | 8,9:1   | 3,9:1   |
| Walkways Major C-E(Copy)          | +      | 5,3 fc | 11,0 fc | 1,1 fc | 10,0:1  | 4,8:1   |

**Site Plan**

SCALE: 1" = 60'-0"

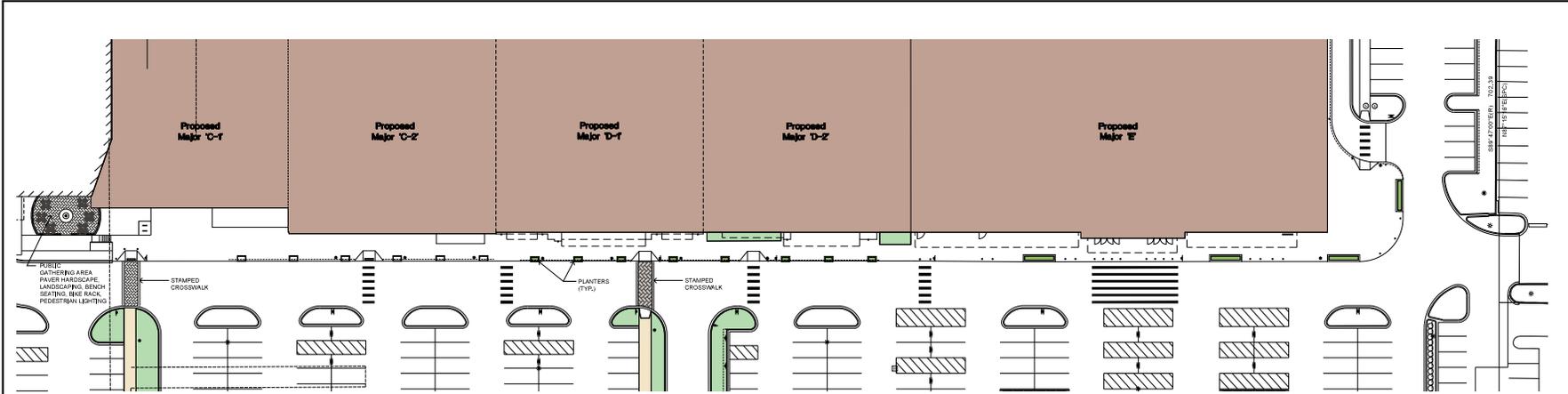
Plan View



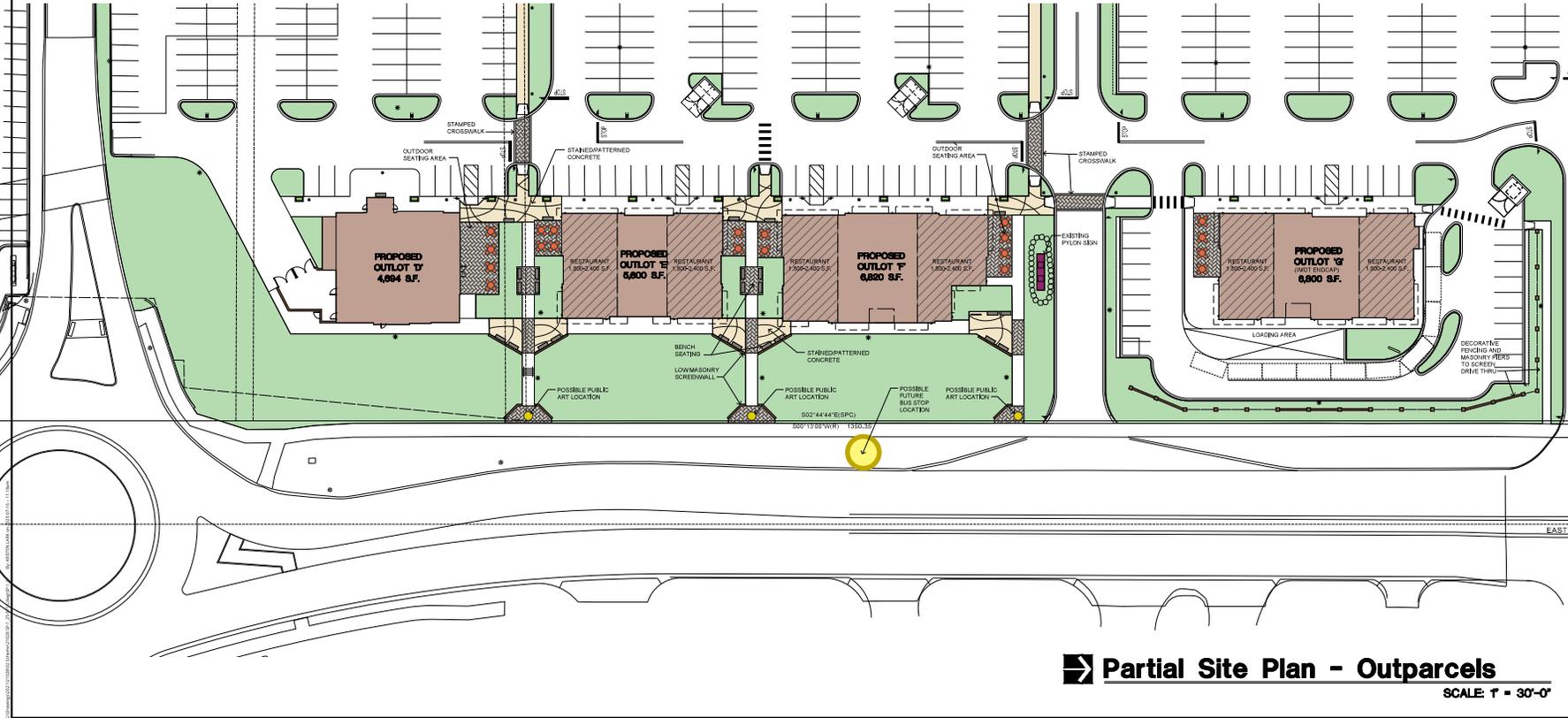
Hunters Square Shopping Center  
 14 Mile Road  
 Farmington Hills, MI

Designer: EIG  
 Date: 7/10/2025  
 Scale: Not to Scale  
 Drawing No.: 001-REV5  
 Summary





**Partial Site Plan - Major C, D & E**  
SCALE 1" = 30'-0"



**Partial Site Plan - Outparcels**  
SCALE 1" = 30'-0"



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Formerly Known as **SOB**

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 001 | 09/08/23 | REVISED     |

**Hunter's Square Shopping Center**  
SVC Orchard Lake Rd. & 14 Mile Rd.  
Farmington Hills, MI

**Colliers**  
Engineering & Design  
SOUTHFIELD  
20750 Civic Center Dr.,  
Suite 305  
Southfield, MI 48075  
PHONE: 248.540.7700  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
SURVEYING, E.T.C.

| SCALE        | DRAWN BY:       |
|--------------|-----------------|
| AS SHOWN     | BDB             |
| DESIGNED BY: | REVIEWED BY:    |
| BDB          | MD              |
| DATE ISSUED: | PROJECT NUMBER: |
| 09/08/23     | 21028-OD        |
| SHEET NAME:  |                 |

Site Plan Amenities

DRAWING NUMBER: **SP-1.1**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



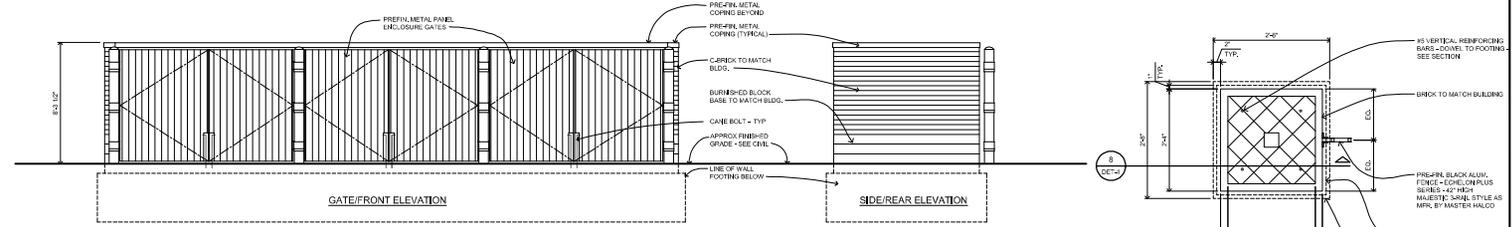
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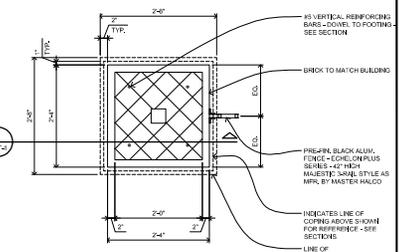
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Formerly known as

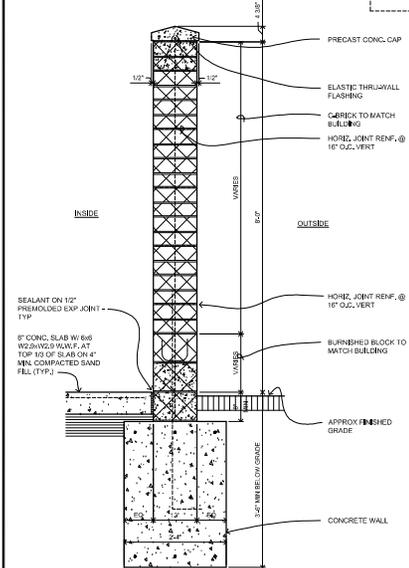
| REV      | DATE   | DESCRIPTION |
|----------|--------|-------------|
| 09/08/23 | REVIEW |             |



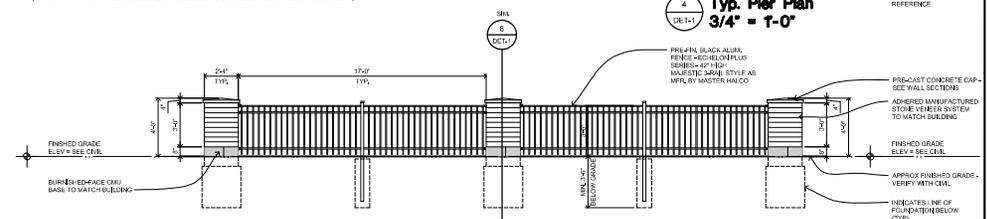
1 Dumpster Enclosure Elevations  
1/4" = 1'-0"  
(TYP. FOR SINGLE/DOUBLE/TRIPLE ENCLOSURES)



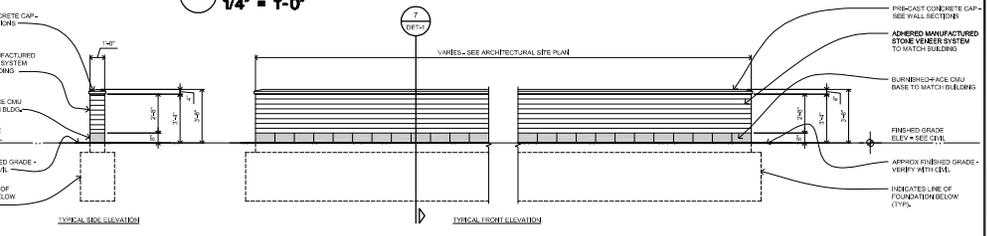
4 Typ. Pier Plan  
3/4" = 1'-0"



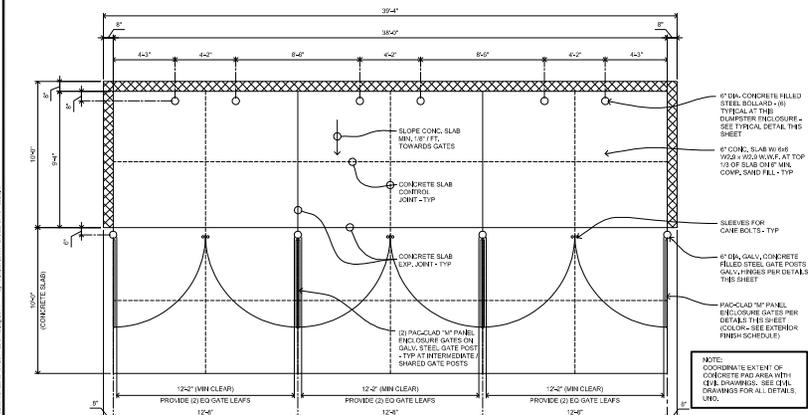
3 Dumpster Enclosure Wall Section  
3/4" = 1'-0"



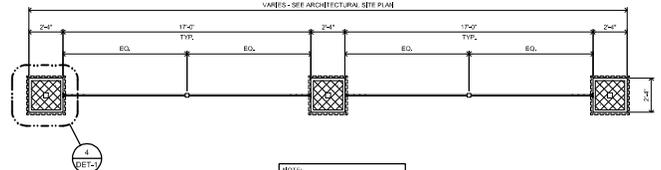
9 Fencing Screen Wall Elevation  
1/4" = 1'-0"



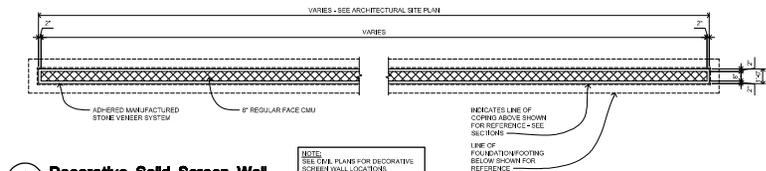
5 Decorative Screen Wall Elevation  
1/4" = 1'-0"



6 Dumpster Enclosure Plan - Triple  
1/4" = 1'-0"



2 Fencing Screen Wall Plan  
1/4" = 1'-0"



1 Decorative Solid Screen Wall Plan  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Hunter's Square Shopping Center  
SWC Orchard Lake Rd. & 14 Mile Rd  
Farmington Hills, MI

SOUTHFIELD  
20750 Civic Center Dr.,  
Suite 205  
Southfield, MI 48076  
Phone: 248-340-7700  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURAL, LANDSCAPE ARCHITECTURE,  
INTERIORS, CIVIL

SCALE: AS SHOWN DRAWN BY: BDB  
DESIGNED BY: BDB REVIEWED BY: MD  
DATE ISSUED: 09/08/23 PROJECT NUMBER: 21028-OD  
SHEET NAME:

Architectural Site Details

DRAWING NUMBER: DET-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

|          |         |  |
|----------|---------|--|
| 02/27/23 | 1745171 |  |
| 09/06/23 | 1814510 |  |
| 09/07/23 | 1814510 |  |

**Hunter's Square Shopping Center**

SWC Orchard Lake Rd. & 14 Mile Rd.  
Farmington Hills, MI

**SOUTHFIELD**

20750 Civic Center Dr.,  
Suite 305  
Southfield, MI 48076  
Phone: 248-540-7700  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
SURVEYING, C.T.P.C.

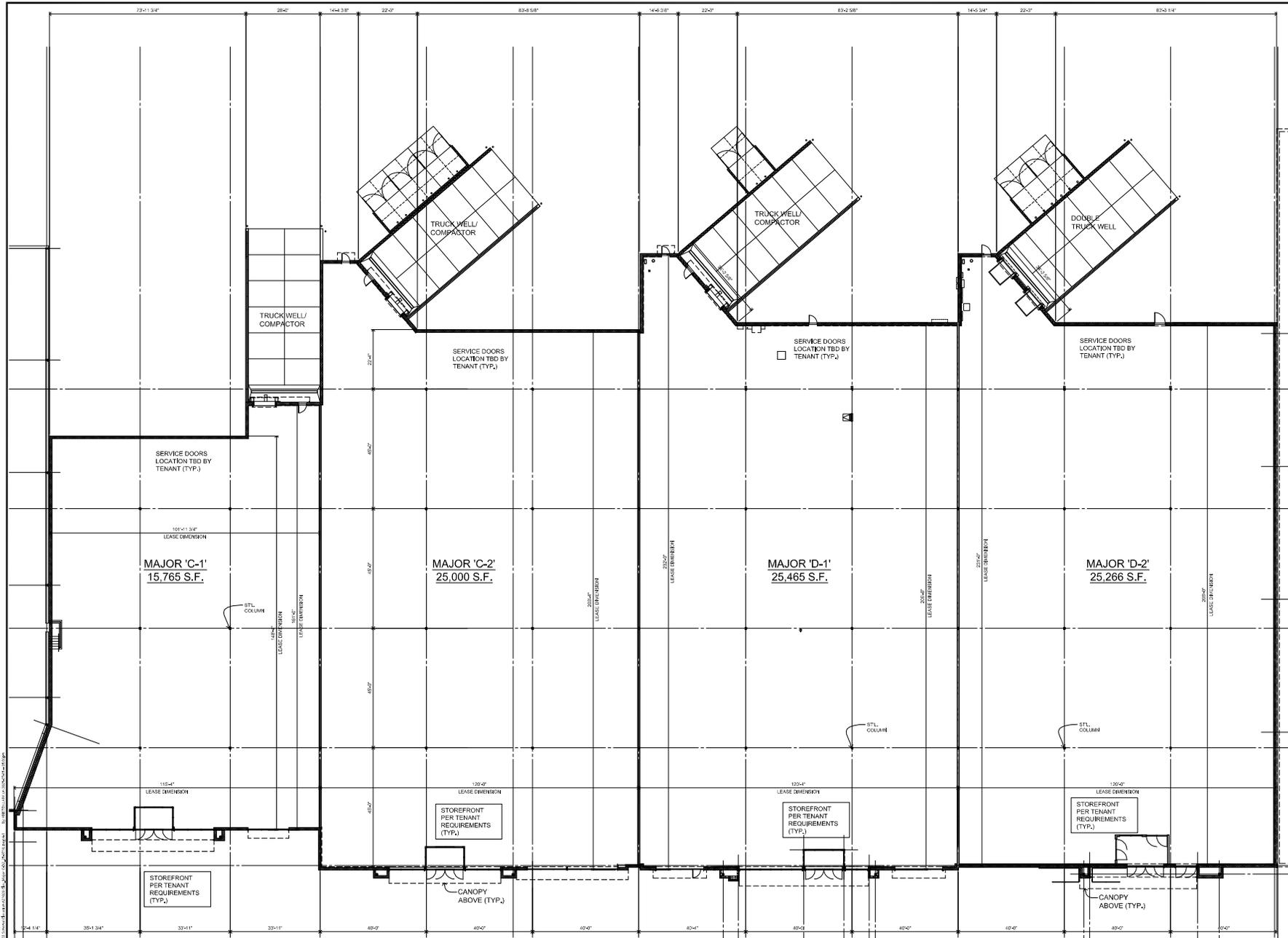
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| SCALE:       | AS SHOWN | DRAWN BY:       | KL    |
| DESIGNED BY: | KL       | REVIEWED BY:    | MD    |
| DATE ISSUED: |          | PROJECT NUMBER: | 21028 |

SHEET NAME:

Conceptual Floor Plan

DRAWING NUMBER:

A-1



**Floor Plan**

Scale: 1/16"=1'-0"



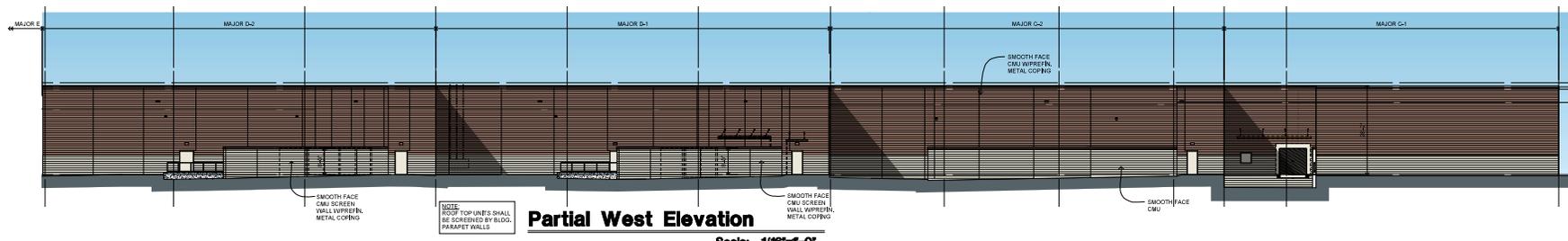
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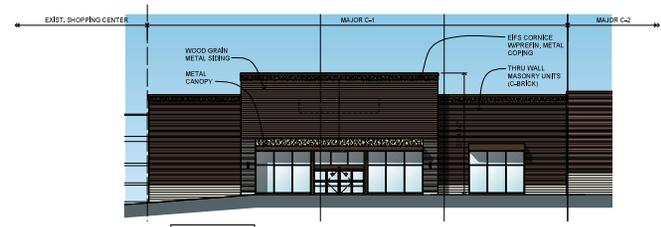
Formerly Known as **SWC**

| REV | DATE     | DESCRIPTION  |
|-----|----------|--------------|
| 01  | 01/15/23 | OWNER REVIEW |
| 02  | 02/29/23 | REVISION     |
| 03  | 12/05/23 | REVISION     |
| 04  |          |              |
| 05  |          |              |
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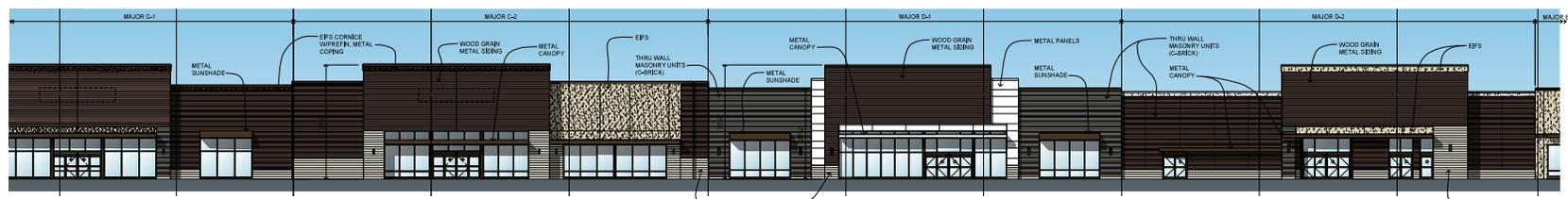
Partial West Elevation

Scale: 1/16"=1'-0"



Partial East Elevation

Scale: 1/16"=1'-0"



Partial East Elevation

Scale: 1/16"=1'-0"

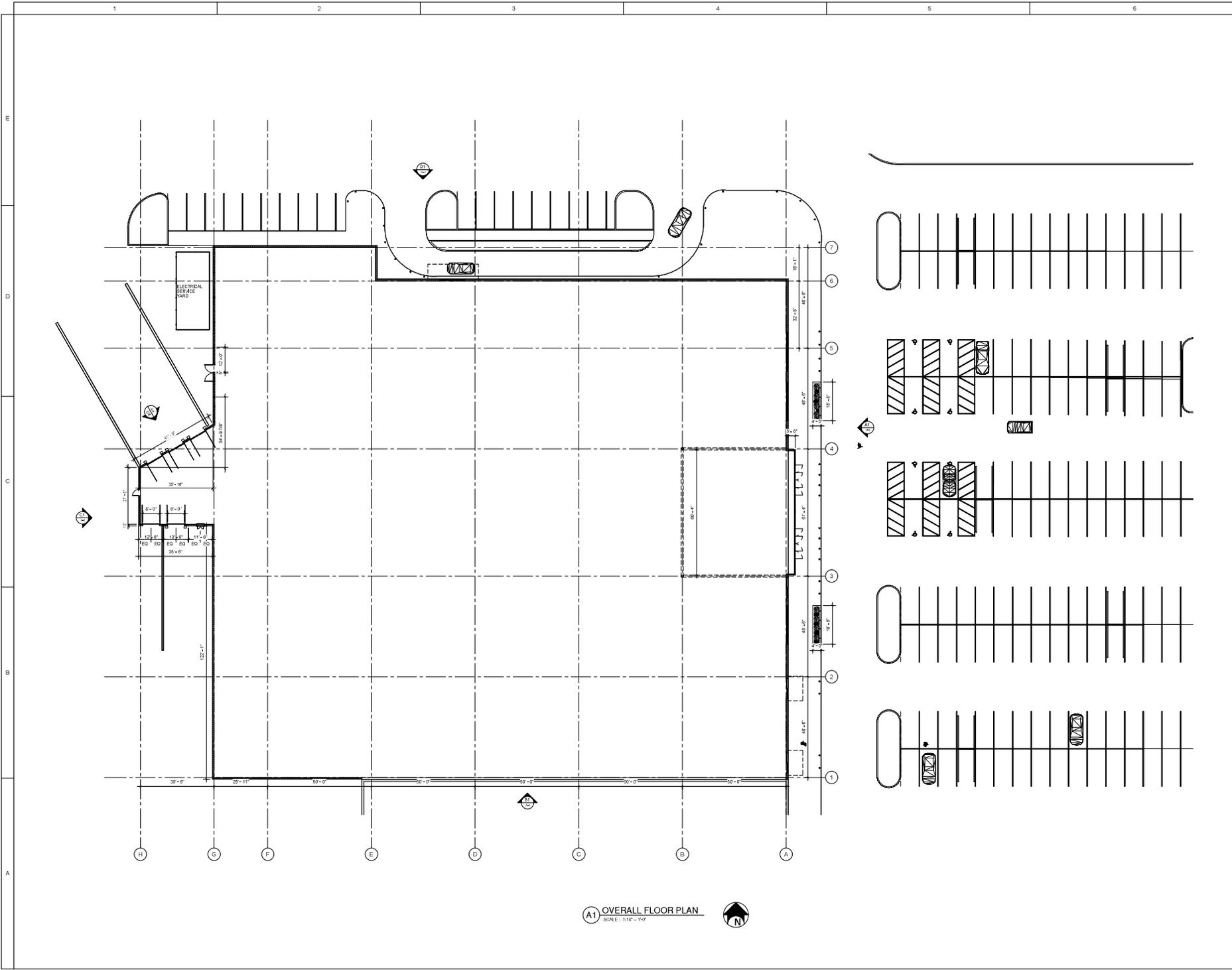
### Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.  
Farmington Hills, MI

**Colliers** SOUTHFIELD  
20750 Civic Center Dr., Suite 300  
Southfield, MI 48076  
Phone: 248-240-7700  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, ET P.C.

|       |          |              |    |                 |                                |
|-------|----------|--------------|----|-----------------|--------------------------------|
| SCALE | AS SHOWN | DESIGNED BY: | KL | DRAWN BY:       | KL                             |
|       |          | REVIEWED BY: | MD |                 |                                |
|       |          | DATE ISSUED: |    | PROJECT NUMBER: | 21028                          |
|       |          |              |    | SHEET NAME:     | Conceptual Building Elevations |
|       |          |              |    | DRAWING NUMBER: | A-2                            |

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



**A1 OVERALL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



| REV. | DATE | DESCRIPTION |
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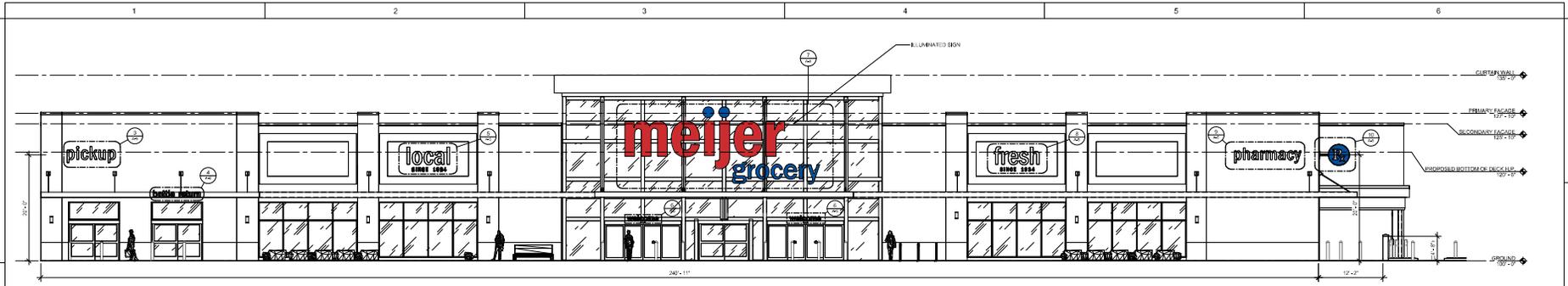
DESIGNED FOR:  
**FARMINGTON HILLS, MICHIGAN**  
 15500 W. 11TH AVE.  
 FARMINGTON HILLS, MICHIGAN

**OVERALL FLOOR PLAN**

| DISCIPLINE | DESIGNER |
|------------|----------|
| TRR        | KJH      |

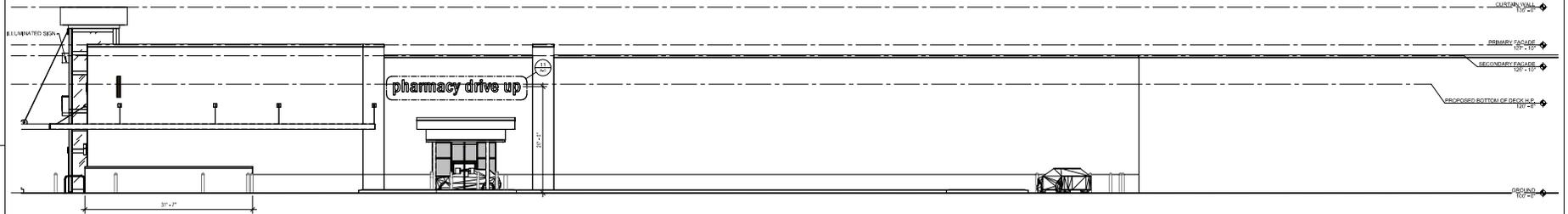
PROJECT NO:  
**23010786A**

**A-3**



EAST ELEVATION - SIGNAGE

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - SIGNAGE

SCALE: 1/8" = 1'-0"



**EAST ELEVATION SIGNAGE**

TOTAL SIGNAGE: 675.49 S.F.  
 TOTAL ELEVATION: 6,981.69 S.F.  
 SIGNAGE PERCENTAGE OF ELEVATION: 9.68%

**NORTH ELEVATION SIGNAGE**

TOTAL SIGNAGE: 41.53 S.F.  
 TOTAL ELEVATION: 6,968.71 S.F.  
 SIGNAGE PERCENTAGE OF ELEVATION: 0.60%

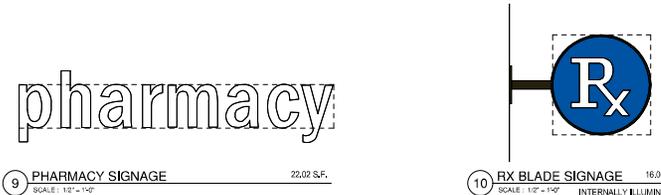


7 MEIJER GROCERY SIGNAGE

SCALE: 1/2" = 1'-0"

531.67 S.F.

INTERNALLY ILLUMINATED



9 PHARMACY SIGNAGE

SCALE: 1/2" = 1'-0"

22.02 S.F.

10 RX BLADE SIGNAGE

SCALE: 1/2" = 1'-0"

16.00 S.F.

INTERNALLY ILLUMINATED

11 PHARMACY DRIVE UP SIGNAGE

SCALE: 1/2" = 1'-0"

41.93 S.F.

| REV. | DATE | DESCRIPTION |
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|      |      |             |

FARMINGTON HILLS, MICHIGAN  
 230110766A  
 SIGNAGE

|               |     |
|---------------|-----|
| ISSUED FOR:   |     |
| DATE:         |     |
| BY:           |     |
| CONSTRUCTION: |     |
| DATE:         |     |
| TRR:          | KJH |

230110766A



REV. DATE DESCRIPTION

| REV. | DATE | DESCRIPTION |
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FARMINGTON HILLS, MICHIGAN  
PROJECT NO. 23010786A  
PHARMISTRY IN LES ANLISES

3D VIEWS

|               |     |
|---------------|-----|
| DESIGNED FOR: |     |
| DATE:         |     |
| BY:           |     |
| CONSTRUCTION: |     |
| TRR           | KJH |

23010786A



**B** BERGMANN  
 ARCHITECTS, DANIELA PLANETA  
 10000 W. BROADWAY SUITE 500  
 FARMINGTON HILLS, MI 48334  
 TEL: 248.222.8888

**meijer**

| REV. | DATE | DESCRIPTION |
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|      |      |             |
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DESIGNED FOR:  
 FARMINGTON HILLS, MICHIGAN  
 PROJECT NO.:  
 FARMINGTON HILLS PHARMACY  
 EVENING AND PHARMACY 3D VIEWS

| CONSTRUCTION | DATE |
|--------------|------|
| TRR          | KJH  |

23010766A

A-7



| REV#     | DATE | DESCRIPTION |
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| 06/28/23 |      | REVIEW      |
| 09/27/23 |      | REVIEW      |
| 12/05/23 |      | REVIEW      |
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|   |   |
|---|---|
| <b>WEST ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br>PROVIDED: 75.9% (452 S.F.)  | <b>EAST ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br>PROVIDED: 49.1% (290.75 S.F.) |
| <b>NORTH ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br>PROVIDED: 46.1% (166 S.F.) | <b>SOUTH ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br>PROVIDED: 46.1% (166 S.F.)   |
| <b>OVERALL TRANSPARENCY PERCENTAGE: 56.3% (1,074.75 S.F.)</b>   |   |



Proposed Outlot Building 'D' at  
**Hunter's Square Shopping Center**  
SWC Orchard Lake Rd. & 14 Mile Rd.  
Farmington Hills, MI

|  |  |
|--|--|
|  | SOUTHFIELD<br>20750 Civic Center Dr.,<br>Suite 305<br>Southfield, MI 48075<br>Phone: 248-540-7700<br>COLLIERS ENGINEERING & DESIGN<br>MANUFACTURING ARCHITECTURAL<br>SURVEYING, L.P.A. |
|  | SCALE: AS SHOWN<br>DRAWN BY: BDB<br>DESIGNED BY: BDB<br>REVIEWED BY: MD<br>DATE REVISION: 06/28/2023<br>PROJECT NUMBER: 21028-OD<br>SHEET NAME:  |

Conceptual Building Elevations  
DRAWING NUMBER: A-6



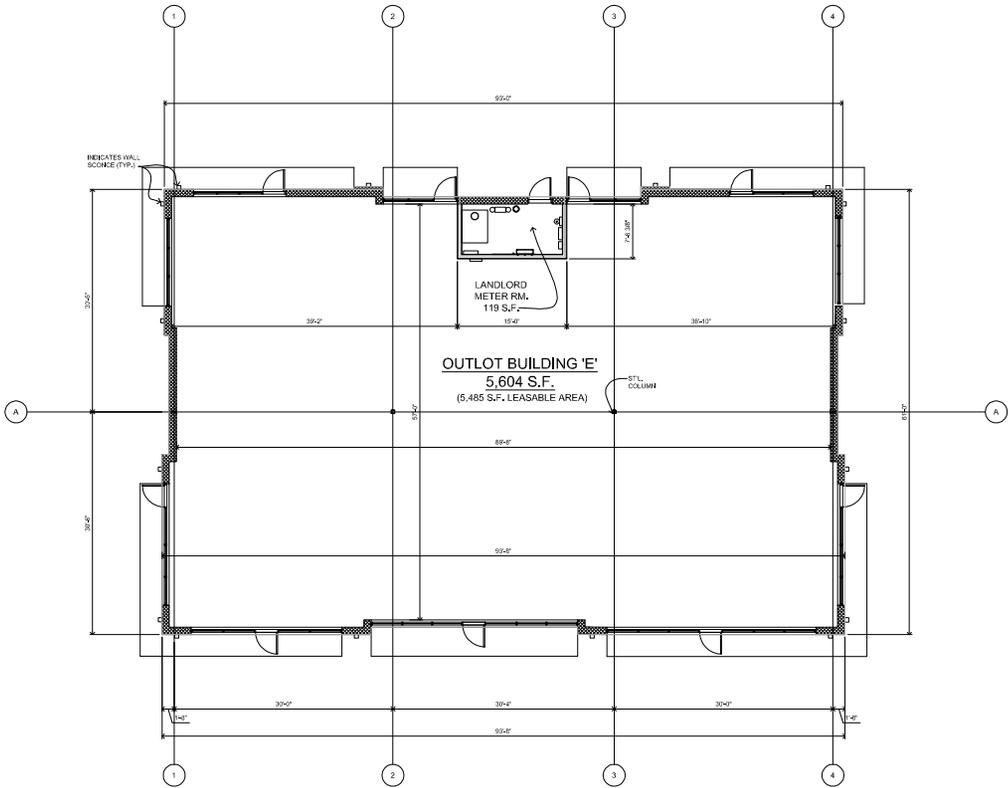
# Engineering & Design

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Formerly known as

| REV    | DATE | DESCRIPTION |
|--------|------|-------------|
| 062723 |      | REVIEW      |
| 090723 |      | REVIEW      |
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Proposed Outlot Building 'E' at  
**Hunter's Square Shopping Center**  
 SWC Orchard Lake Rd. & 14 Mile Rd.  
 Farmington Hills, MI

**Colliers**  
 Engineering & Design

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 20750 Civic Center Dr.,  
 Suite 205  
 Southfield, MI 48076  
 Phone: 248-540-7700  
 colliers-engineering.com  
 ARCHITECTURE, INTERIOR ARCHITECTURE,  
 INTERIORS, C.F.A.

|              |          |                 |          |
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| SCALE:       | AS SHOWN | DRAWN BY:       | BDB      |
| DESIGNED BY: | BDB      | REVIEWED BY:    | MD       |
| DATE ISSUED: | 06/27/23 | PROJECT NUMBER: | 21028-OE |
| SHEET NAME:  |          |                 |          |

Conceptual Floor Plan

DRAWING NUMBER: A-7

**Floor Plan - Outlot Building 'E'**  
 5,604 S.F. Scale: 1/8"=1'-0"

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\jdoyle\OneDrive\Documents\21028-OE\21028-OE-Floor Plan - Outlot Building 'E'.dwg 11/15/2023 10:40:00 AM

|   |   |
|---|---|
| <b>WEST ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-0" A.F.F.)<br><br><b>PROVIDED:</b> 82.9% (466 S.F.) | <b>EAST ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-0" A.F.F.)<br><br><b>PROVIDED:</b> 47.8% (267 S.F.) |
| <b>NORTH ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-0" A.F.F.)<br><br><b>PROVIDED:</b> 47% (172 S.F.)  | <b>SOUTH ELEVATION<br/>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-0" A.F.F.)<br><br><b>PROVIDED:</b> 47% (172 S.F.)  |
| <b>OVERALL TRANSPARENCY PERCENTAGE: 58.1% (1,077 S.F.)</b>  |   |

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| REV      | DATE    | DESCRIPTION |
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| 06/28/23 | REVISED |             |
| 08/07/23 | REVISED |             |
| 12/05/23 | REVISED |             |

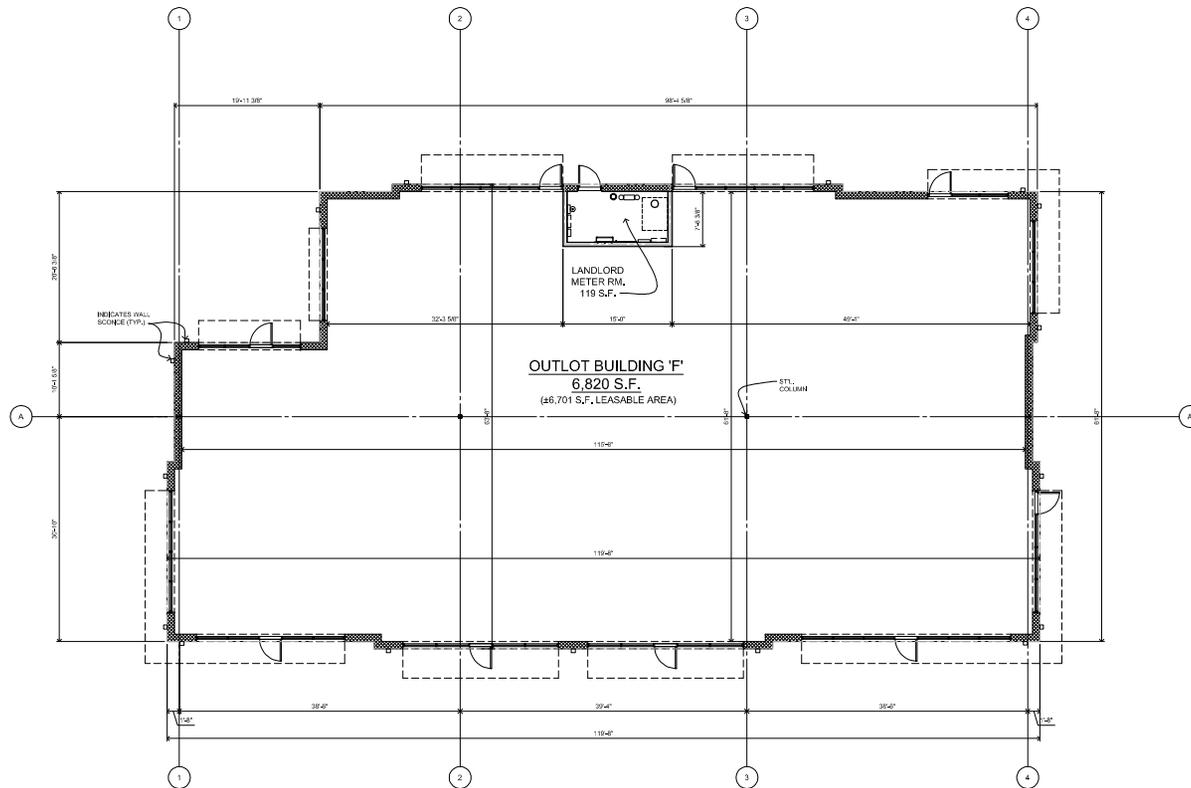


Proposed Outlot Building 'E' at  
**Hunter's Square Shopping Center**  
 SWC Orchard Lake Rd. & 14 Mile Rd.  
 Farmington Hills, MI

|  |  |
|--|--|
|  | <b>SOUTHFIELD</b><br>20750 Civic Center Dr., Suite 305<br>Southfield, MI 48076<br>Phone: 248-548-7700<br>COLLIER ENGINEERING & DESIGN ARCHITECTURE, LANDSCAPE ARCHITECTURE, INTERIORS, ETC. P.C. |
|  | DRAWN BY: BDB<br>DESIGNED BY: BDB<br>DATE REVISED: 05/28/23<br>SHEET NUMBER: 2102B-OE<br>PROJECT NUMBER:   |

Conceptual Building Elevations  
 DRAWING NUMBER:  
 A-8

| REV | DATE     | DESCRIPTION |
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| 1   | 06/27/23 | REVIEW      |
| 2   | 09/07/23 | REVISION    |
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Proposed Outlot Building 'F' at  
**Hunter's Square Shopping Center**  
SWC Orchard Lake Rd. & 14 Mile Rd.  
Farmington Hills, MI

**Colliers**  
Engineering & Design

**SOUTHFIELD**  
20750 Civic Center Dr.,  
Suite 205  
Southfield, MI 48076  
Phone: 248-540-7700  
[colliers-engineering.com](http://colliers-engineering.com)  
ARCHITECTURE, INTERIOR ARCHITECTURE,  
INTERIORS, ETC.

|              |            |                 |          |
|--------------|------------|-----------------|----------|
| SCALE:       | AS SHOWN   | DRAWN BY:       | BDB      |
| DESIGNED BY: | BDB        | REVIEWED BY:    | MD       |
| DATE ISSUED: | 06/27/2023 | PROJECT NUMBER: | 21028-OF |
| SHEET NAME:  |            |                 |          |

Conceptual Floor Plan

DRAWING NUMBER: **A-9**

**Floor Plan - Outlot Building 'F'**  
±1-6,820 S.F. Scale: 1/8"=1'-0"

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

| REV      | DATE   | DESCRIPTION |
|----------|--------|-------------|
| 06/28/23 | RIV/BD |             |
| 08/01/23 | RIV/BD |             |
| 12/05/23 | RIV/BD |             |

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| <b>WEST ELEVATION</b><br><b>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br><b>PROVIDED:</b> 76.6% (500 S.F.)  | <b>EAST ELEVATION</b><br><b>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br><b>PROVIDED:</b> 53.5% (382.6 S.F.) |
| <b>NORTH ELEVATION</b><br><b>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br><b>PROVIDED:</b> 46.5% (175 S.F.) | <b>SOUTH ELEVATION</b><br><b>TRANSPARENCY PERCENTAGES:</b><br>(MEASURED BETWEEN 2'-8" A.F.F.)<br><br><b>PROVIDED:</b> 46.5% (175 S.F.)  |
| <b>OVERALL TRANSPARENCY PERCENTAGE:</b> 59.1% (1,284.6 S.F.)   |   |



Proposed Outlot Building  
"I" at  
**Hunter's Square Shopping Center**  
SWC Orchard Lake Rd. & 14 Mile Rd.  
Farmington Hills, MI

|                                      |                                |   |          |
|--------------------------------------|--------------------------------|---|----------|
| <b>Colliers</b> Engineering & Design |                                | <b>SOUTHFIELD</b><br>20750 Civic Center Dr., Suite 300<br>Southfield, MI 48076<br>Phone: 248-540-7700<br>colliersengineering.com<br>ARCHITECT: LINDSAY ARCHITECTURE, SOUTHFIELD, MI |          |
| SCALE:                               | AS SHOWN                       | DRAWN BY:   | BDB      |
| DESIGNED BY:                         | BDB                            | REVIEWED BY:  | MD       |
| DATE ISSUED:                         | 06/29/2023                     | PROJECT NUMBER:   | 21028-01 |
| SHEET NAME:                          | Conceptual Building Elevations |   |          |

Conceptual Building Elevations  
DRAWING NUMBER: A-10









(SEE SHEET SP-RV FOR LOCATION) **VIEW-1**



(SEE SHEET SP-RV FOR LOCATION)

**VIEW-2**



(SEE SHEET SP-RV FOR LOCATION) **VIEW-3**



(SEE SHEET SP-RV FOR LOCATION) **VIEW-4**



(SEE SHEET SP-RV FOR LOCATION) **VIEW-5**



(SEE SHEET SP-RV FOR LOCATION)

VIEW-6



(SEE SHEET SP-RV FOR LOCATION)

**VIEW-7**

August 11, 2025

Revised 10/8/2025

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

# PUD Amendment

Case: PUD 2, 2023/67-9-2023  
Site: 30825 and 31361 Orchard Lake Road (Parcel ID 22-23-03-226-028 & -027)  
Applicant: Timothy Collier  
Plan Date: Approved 5/31/2024; Revised 7/14/2025  
Zoning: B-2 Community Business

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



**Project Summary – Changes to Approved PUD**

The applicant proposes reconfiguration of an existing large shopping center, including a revamp of several larger tenant units, the addition of outlots, and some accompanying changes to the parking lot. The use will remain solely commercial. This is an amendment to an approved PUD. The portions of the site plan that have changed are follows:

1. A 503 sf addition to the building on the south side of the property for a cooler to accommodate the relocation of Buffalo Wild Wings. This addition results in an additional 13.85’ of building that projects into the southern side yard setback.
2. In the southeast corner of the site, 82 parking spaces previously labeled as “landbanked parking within greenbelt” are now presented as parking spaces to be constructed, with no greenbelt. Identification of the condominium unit boundary lines described in the PUD agreement
3. The northernmost tenant space (E) has been altered to place its loading docks indoors, rather than reserving an outdoor loading space behind the building.
4. The next two tenant spaces (D-1 and D-2) have minimal changes to the layout in the rear.
5. The third tenant space (C-2) has been reduced in size, and the loading dock configuration now matches that of the two spaces to the north. A dumpster enclosure has been added abutting the loading dock, and the tenant space to the north’s dumpster enclosure has been reduced from a double enclosure to a single enclosure.
6. There is now a fourth tenant space (C-1), and the area between the redeveloped buildings and the buildings to remain unaltered has been eliminated; parking between the buildings has been reconfigured from one row into a small double-row lot behind the building.
7. Other minor changes:
  - a. Pavement replacement extents due to additional detention, per engineering (does not affect layout)
  - b. Pavement replacement modifications due to new electrical lines (does not affect layout).

In addition, since approval of the plans, the City of Farmington Hills adopted a new Master Plan.

**Existing Conditions**

1. **Zoning.** The site is currently zoned B-2 Community Business.
2. **Existing site.** The site is 28.82 acres and developed with the Hunter’s Square shopping center. The site has no wetlands or other notable natural features apart from trees.
3. **Adjacent Properties.**

| Direction | Zoning                          | Land Use     |
|-----------|---------------------------------|--------------|
| North     | B-2/ West Bloomfield Commercial | Commercial   |
| RA-1      | B-3/B-2                         | Commercial   |
| South     | RC-2                            | Multi-Family |
| West      | RC-2                            | Multi-Family |

4. **Site configuration and access.** The site is accessed from five driveways onto Orchard Lake Road, with an additional access point to 14 Mile Road via an easement over a neighboring property.

**PUD Qualification**

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. On August 17, 2024 the Planning Commission approved the following motion:

“MOTION by Brickner, support by Varga, that the Planning Commission makes a preliminary finding that PUD 2, 2023, received July 18, 2023, submitted by Timothy Collier, qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34- 3.20.2.E.i. thru viii., specifically objectives i, ii, v, vi, vii., and that it be made clear to the applicant that final granting of the PUD plan and contract requires approval by City Council, after recommendation by the Planning Commission”

*It should be noted that there was a reduction in landscaping on the southwestern side of the site; the landscaping areas were a consideration in the original qualification and consideration of community benefits. With that, this portion of the site was always proposed for landbanked parking.*

**Final determination.**

The Planning Commission held a public hearing on the final PUD plan on November 16, 2023. Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

|   |          |
|---|----------|
| a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).   | <b>√</b> |
| b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet). | <b>√</b> |
| c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):   | <b>√</b> |
| (1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.  | <b>√</b> |
| (2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.  | <b>√</b> |
| (3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.  | <b>√</b> |
| (4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.   | <b>√</b> |
| (5) The general location of residential unit types and densities and lot sizes by area.   | <b>√</b> |

|  |   |
|--|---|
| (6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.  | ✓ |
| (7) The location of all wetlands, water and watercourses and proposed water detention areas.   | ✓ |
| (8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.  | ✓ |
| (9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.  | ✓ |
| d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.   | ✓ |
| e. An indication of the contemplated water distribution, storm and sanitary sewer plan.  | ✓ |
| f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development. | ✓ |

The PUD plan was **approved** by Farmington Hills City Council on February 12, 2023 with the following motion:

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the application for approval of PUD Plan 2, 2023, including granting Site Plan 67-9-2023, dated September 15, 2023, as revised, subject to the following conditions:

- (1) Any conditions and requirements of the Planning Commission’s November 16, 2023, motion recommending approval of the PUD plan and Giffels Webster’s review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department
- (2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshall;
- (3) Proponents must work with the City Manager’s Office and Planning and Community Development Department to approve funding for public art to be installed on site or adjacent thereto;

**PUD Agreement**

**As of this writing, there is no final PUD agreement governing this property, as no final agreement between the applicant and city has been signed. Elements of this plan that change approved deviations from ordinance standards will have to be approved by City Council and reflected in a final PUD agreement. This is summarized at the end of this letter.**

## Site Plan & Use:

1. **Summary of Proposed Use.** The applicant has submitted a site plan. The plan proposes four new “Major” tenant spaces for uses consistent with a commercial shopping center with corresponding site improvements. The tenant spaces, comprising 159,564 square feet, will replace a single structure that includes 190,155 square feet of space. The plans also propose four new outlots along Orchard Lake Road, one of which includes a drive-in business. Four existing buildings are to be maintained in their current condition. The total floor area of the site with the proposed improvements will be 353,217 square feet, an overall reduction of 7,264 square feet.

Uses in a shopping center are consistent with principal permitted uses listed in the B-2 District, including retail businesses, personal service establishments which perform services on the premises, fast food or carry out restaurants, and sit-down restaurants. However, drive-in businesses, or establishments that serve patrons while in a motor vehicle, are not permitted in the B-2 District. Beyond what is permitted in the B-2 district, the City Council approved the following additional uses as a part of the original PUD approval.

- Drive-in restaurant
- Pharmacy pick-up window
- Sidewalk sales
- Indoor recreation facilities
- Veterinary hospital or clinic

2. **Density.** The plans include 353,217 square feet of floor area. The lot size is 1,241,024 square feet (net). The lot coverage is 28.5%.
3. **Master Plan.** The 2009 Future Land Use Map in the City of Farmington Hills Master Plan for Future Land Use designated this site as Shopping Center Type Business. This classification was used in the original consideration of the PUD request. However, this amendment should be consistent with the current Master Plan, adopted January 2024. The new Master Plan identified this site as “Commercial.” Areas identified as “Commercial” are intended to be compatible with the B-1, B-2, B-3 and B-4 Zoning districts.

Across the street from the site, the City established a new 14 Mile Mixed Use Future Land Use District, which may include a mix of commercial and residential uses, as well as enhancements for greater pedestrian and non-motorized access.

4. **Dimensional Standards of the B-2 District (34-3.1.24.E).** **The following setback relief was granted to the applicant. This request includes additional relief for the south side setback, as described below.** *Note: The 503 sf addition should be added to the total size of the southern existing building, the total square footage was unchanged from previous submittals of these plans.*
  - a. 34-3.1.24.E- Setback relief for front setback (reduction from 75’ to 58.49’)
  - b. 34-3.1.24.E- Setback relief for rear setback (reduction from 75’ to 69.33’ **REVISED: reduction from 75’ to 69.59’**)
  - c. 34-3.1.24.E- Setback relief for south side setback (reduction from 75’ to 74.88’—existing setback **REVISED: reduction from 75’ to 61.03’- it should be clear that if this relief is granted, relief should only apply to the minor building addition and not the entire side yard**)

- d. 34-3.5.2.E- Relief from parking setback (SE corner of site) (reduction from 10’ to 4.96’—existing setback)

| Standard                          | B-2 Requirement           | Proposed                               |
|-----------------------------------|---------------------------|--|
| Lot Size                          | Not Specified             | 28.85 acres (gross)/ 28.49 acres (net) |
| Lot width                         | Not Specified             | Not Specified                          |
| Lot coverage                      | Not Specified             | 28.5% <sup>3</sup>                     |
| Front setback                     | 75 ft                     | 58.49 ft                               |
| Rear setback <sup>1</sup>         | 75 ft                     | 69.59 ft                               |
| Side setback (north)              | 20 ft                     | 83.24 ft                               |
| Side setback (south) <sup>2</sup> | 75 ft                     | 61.03 ft                               |
| Building height                   | 50 ft/ 3 stories          | 33.375 ft                              |
| Front Yard Open Space             | 20% of Front Yard, or 15’ | 37%                                    |

Footnotes:

<sup>1</sup>The rear setback for the B-2 District is 20 feet; however, when adjacent to residential, the required setback is 75 feet.

<sup>2</sup>The side yard setback for the B-2 District is 20 feet; however, when adjacent to residential, the required setback is 75 feet.

<sup>3</sup>*The total sf of buildings is 354,984.*

**5. Notes to Schedule of Regulations (34-35)**

- a. Landscaping for all yards abutting a street shall be provided.
- j. Parking in the front yard setback. Parking may be permitted in the front yard setback provided that the parking is set back not less than 10 feet and an area within the front yard, including that 10’, remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. *This standard is met, except in the southeastern portion of the site, where the existing nonconforming setback will remain (this is included in the list of requested relief from ordinance standards).*
- n. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/ unloading.*
- o. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*
- v. Required landscaped area. In any yard abutting a street or freeway, a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback. All proposed improvements appear compliant with this standard, but existing parking on the southeast corner of the site does not. *In all areas of the site where changes are proposed, this standard is met. Areas in the southeastern portion of the site that are currently nonconforming with this standard are not proposed to change.*

6. **B-2 and B-4 District Required Conditions (34-3.10).** The uses in the B-2 District shall require review and approval of the site plan by the planning commission. The conceptual PUD plans do not indicate the types of uses included as proposed tenants. *The City Council approved the original PUD application with the following uses which are not typically permitted in the B-2 District. This amendment does not include any changes to the uses listed.*

- *Drive-in restaurant*

- *Pharmacy pick-up window*
- *Sidewalk sales*
- *Indoor recreation facilities*
- *Veterinary hospital or clinic*

7. **Pedestrian Access. (34-3.24).** Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels.

- *The site plans show where pedestrian access is proposed to be included.*
- *Pedestrian access is included along the frontage of the proposed “Major” buildings, as well as the North side of Major Building E.*
- *Pedestrian access between the rear parking and loading areas and the main parking lot that was previously located between the existing 35,950 SF Building and proposed Major-C was eliminated in the revised set of plans.*
- *Marked crossings are provided between the “Major” buildings and parking areas.*
- *Outlots D, E, and F include paved pedestrian access along all frontages, marked crossings to the parking lot, and connections to the sidewalk on Orchard Lake Road.*
- *No pedestrian improvements are considered for portions of the site where existing structures are maintained as-is, except for enhanced crosswalk striping.*
- *Sidewalks are included in the right-of-way on Orchard Lake Road and Fourteen Mile, but no sidewalks are included along Hunter Lane. This is an existing condition and no changes are proposed to the buildings or parking areas adjacent to Hunter Lane.*

8. **Fast food or Carry-out Restaurants (34-4.27).** The ordinance requires that all fast food or carry out restaurants in the B-2 District are located in a building which includes at least one other principal use. *The structure for the drive-in restaurant is intended for up to four tenants and meets this standard.*

9. **Drive-in Restaurants (4.35).** The use standards for drive-in restaurants are specific to the B-3 and LI-1 district, where drive-in restaurants are allowed to be located. *However, since the applicant has included a drive-in as a part of a PUD application, the commission and City Council reviewed and considered these standards as part of this PUD review.*

The drive-in standards include the following requirements. (The plans do not comply with the regulations listed under a. and d.).

- a. Drive-in restaurants shall provide a building setback of at least 60 feet from any street right-of-way. Signs and other structures shall provide setbacks required in Section 34-3.1.

*The plans propose the drive-in restaurant to be located 58.92’ from the Right-of-Way, within the front yard setback and less than 60’ from the Right-of-Way.) The Planning Commission and City Council accepted this relief during the original PUD review, however the deviation has changed slightly from 58.59’ to 58.92’. This means that it is closer to compliance than previous plans.*

- b. No space set aside for the stacking of vehicles waiting to be served from a drive-in window shall be closer than thirty-five (35) feet to any adjacent residential zoning lot, except when such lot is occupied by use other than residential.

*The proposed drive-in restaurant is not within 35' of adjacent residential.*

- c. The zoning lot occupied by such use shall not abut an RA District unless the district is separated from the lot by a major or secondary thoroughfare.

*The subject site is not abutting any property zoned RA.*

- d. Vehicular access drives to a drive-in restaurant shall be located at least sixty (60) feet from the Right-of-Way of any Intersecting street.

*Vehicular access drives are less than 60' from the right-of-way. The Planning Commission and City Council accepted this relief during the original PUD review*

- 10. **Off Street Parking (34-5.2)** The applicant has not submitted detailed floor plans, and instead estimated usable floor area as 75% of the total floor area of the development. Based on the Usable Floor Area provided by the applicant, the proposed parking does not meet the parking requirements for a Commercial Shopping Center use. *The usable floor area was modified as a part of this amendment request. The total floor area used in the parking calculations is inconsistent with the floor area shown on the plans. The applicant should revise the parking calculations in accordance with the correct usable floor area. Total SF= 354,563 UFA= 266,238*

| Standard  | Required Parking    | Proposed  |
|---|---------------------|---|
| Commercial Shopping Center- First 15,000 SF             | 1 Space/ 150 SF UFA | 15,000SF/150 SF= 100 Spaces   |
| Commercial Shopping Center- Next 15,0001-100,000 SF     | 1 space/ 175 SF UFA | 84,999/175= 486 Spaces  |
| Commercial Shopping Center- UFA in excess of 100,001 SF | 1 space/ 200 SF UFA | 166,238/200= 831 Spaces   |
| Total   | 1,417 Spaces        | <p><b>1,401 Spaces</b></p> <p><i>The applicant did not count the addition of 2 new spaces west of Existing Building</i></p> <p><i>Although the plan notes describe 18 land-banked spaces, these are not identified on the plans.</i></p> <p><i>The plan provides 9 fewer spaces than before, requiring a different deviation.</i></p> |

- 11. **Parking requirements for Drive-In uses. (34.-5.2.12).** *The plans include a proposed vehicle drive lane for waiting and stacking in the front yard of the drive-in use, but vehicle drive lanes for waiting and stacking are not allowed to be located in a front yard. The applicant was granted approval of this arrangement as part of the PUD agreement.*

12. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3).** The applicant included the following minimum parking space layout dimensions. *Parking space dimensions shall be labeled on the plans. Previous plans had the dimensions and showed compliance.*

| <b>34-5.3.3.A Minimum Off Street Parking Dimensions</b>  |          |          |
|--|----------|----------|
|  | Required | Provided |
| Maneuvering Lane Width   | 20 ft    | 20 ft    |
| Parking Space Width  | 9 ft     | 9 ft     |
| Parking Space Length   | 20 ft*   | 20 ft    |
| *May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space |          |          |

13. **Off-Street Loading and Unloading (34-5.4).** The applicant provides 15 loading spaces on the plans, including 4 temporary off-hours spaces to serve the outlots. The B-2 loading calculation is derived from total building frontage as follows:

|   | Frontage | Total SF of Loading |
|---|----------|---------------------|
| Major Building C-1                                | 101.98   | 1,019.80            |
| Major Building C-2                                | 120.33   | 1,203.30            |
| Major Building D-1                                | 120.33   | 1,203.30            |
| Major Building D-2                                | 119.83   | 1,198.30            |
| Major Building E                                  | 241.09   | 2,410.90            |
| Outlot D  | 98.67    | 986.70              |
| Outlot E  | 93.00    | 930.00              |
| Outlot F  | 98.33    | 983.30              |
| Outlot G  | 113.00   | 1,130.00            |
| Total   | 1,106.56 | 11,065.60           |
| Number of Loading Spaces at 500 SF/ Loading Space |          | 22 Spaces           |

**The applicant provided the incorrect calculation and this number should be revised. Although the original approval included a reduction from 20 to 15 loading spaces, the changes in usable floor area require reconsideration of this relief. In the updated plans, there appears to be 15 loading spaces (although this was labeled as 17 in the site data chart). 4 spaces are after-hours only loading spaces serving the outlots. This requires a reduction from 22 spaces to 15 spaces.**

14. **Landscaping (34-5.14) and Screening (34-5.15).** On portions of the site that are proposed to change, proposed landscaping meets or exceeds ordinance requirements. The untouched portion of the site will continue to be nonconforming.

15. **Exterior Lighting (34-5.16).** The applicant provided ten different fixture types, including four different luminaires. All fixtures are mounted at a mounting height that is below (or meets) the 30' height requirement. The plan notes that lights within 50 feet of residential property will be fitted with house-side shielding refractors, and that all fixtures will be mounted at the 90-degree cut-off angle.

**On portions of the site not proposed for redevelopment, the applicant is not proposing to change any lighting, but has shown that lighting on the plans.**

**Proposed lighting exceeds the required 4:1 uniformity ratio, but the previously approved plans were more noncompliant than as proposed.**

**The site includes 1,620,504 lumens (excluding entrance lighting) for 209,018 SF of pavement area. The maximum illumination is 2.5 lumens per sf of pavement area and these plans result in 7.75 lumens per.**

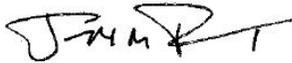
**Lighting exceeds .3 footcandles at the property line in many locations, including along the western boundary adjacent to multi-family residential. This is a revision from the previously approved plans.**

16. **Rooftop Screening (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. The applicant's response letter indicates that all mechanical equipment will be screened per ordinance requirements.
17. **Tree Removal (34-5.18).** A tree inventory was provided as required and appears to be accurate, with replacement calculations indicating that 35 standard trees will be replaced on a 1:1 basis, and no landmark trees will be removed from the site.
18. **Pedestrian access and connectivity from public rights of way (34-5.19).** Pedestrian access across the site is generally improved by the plan.
19. **Dumpster Enclosures. (34-5.1.3).** The applicant has provided several new dumpster enclosures. There is one behind Major Building E, one with each truckwell behind Major Buildings D-1 and D-2 and C-2, several enclosures and an exterior smoking shelter along the rear access lane behind Building E, one behind the drive-in lane near Outlot G, and one between the primary access drive and Outlot D. The dumpster enclosure proposed near outlot G is located in the front yard setback, which is not allowed. *The City Council approved the front yard dumpster location as a part of the PUD approval.*
20. **Relief Previously Approved by City Council, with Changes in Bold Green and strikethroughs.**
- a. 34-3.1.24- Permit uses not permitted in the B-2 district:
    - Drive-in restaurant
    - Pharmacy pick-up window
    - Sidewalk sales
    - Indoor recreation facilities
    - Veterinary hospital or clinic
  - b. 34-3.1.24.E- Setback relief for front setback (reduction from 75' to 58.49')
  - c. 34-3.1.24.E- Setback relief for rear setback (reduction from 75' to ~~69.33'~~ **now 69.59'**)
  - d. 34-3.1.24.E- Setback relief for south side setback (reduction from 75' to 74.88'—existing setback), **with additional relief for 503-sq-ft freezer to encroach within 61.03 feet**

- e. 34-3.5.2.E- Relief from parking setback (reduction from 10' to 4.96'—existing setback)
- f. 34-4.35- Relief from requirement that a drive-in use be set back a minimum of 60 feet from the right-of-way (building is set back ~~58.59 ft~~ **58.92 ft**, and the drive-through lane is about 25 ft from the front property line)
- g. 34-5.2.12- Stacking/waiting lane for drive-in located in front yard
- h. 34-5.1.3- Dumpster enclosure located in front yard setback
- i. 34-5.4- Relief from loading space requirements (reduction from ~~20~~ **22** to 15)
- j. 34-5.5.5.A- Relief from nonconforming sign standards to allow re-use/re-location of currently existing nonconforming signs
- k. 34-5.5.3.B.ii.a(2)- Relief from wall sign standards to allow more signs than permitted (increase from 2 to 5 on the Meijer storefront)
- l. **Relief from parking requirements to permit 1,401 spaces in lieu of the required 1,417**

We are available to answer questions.

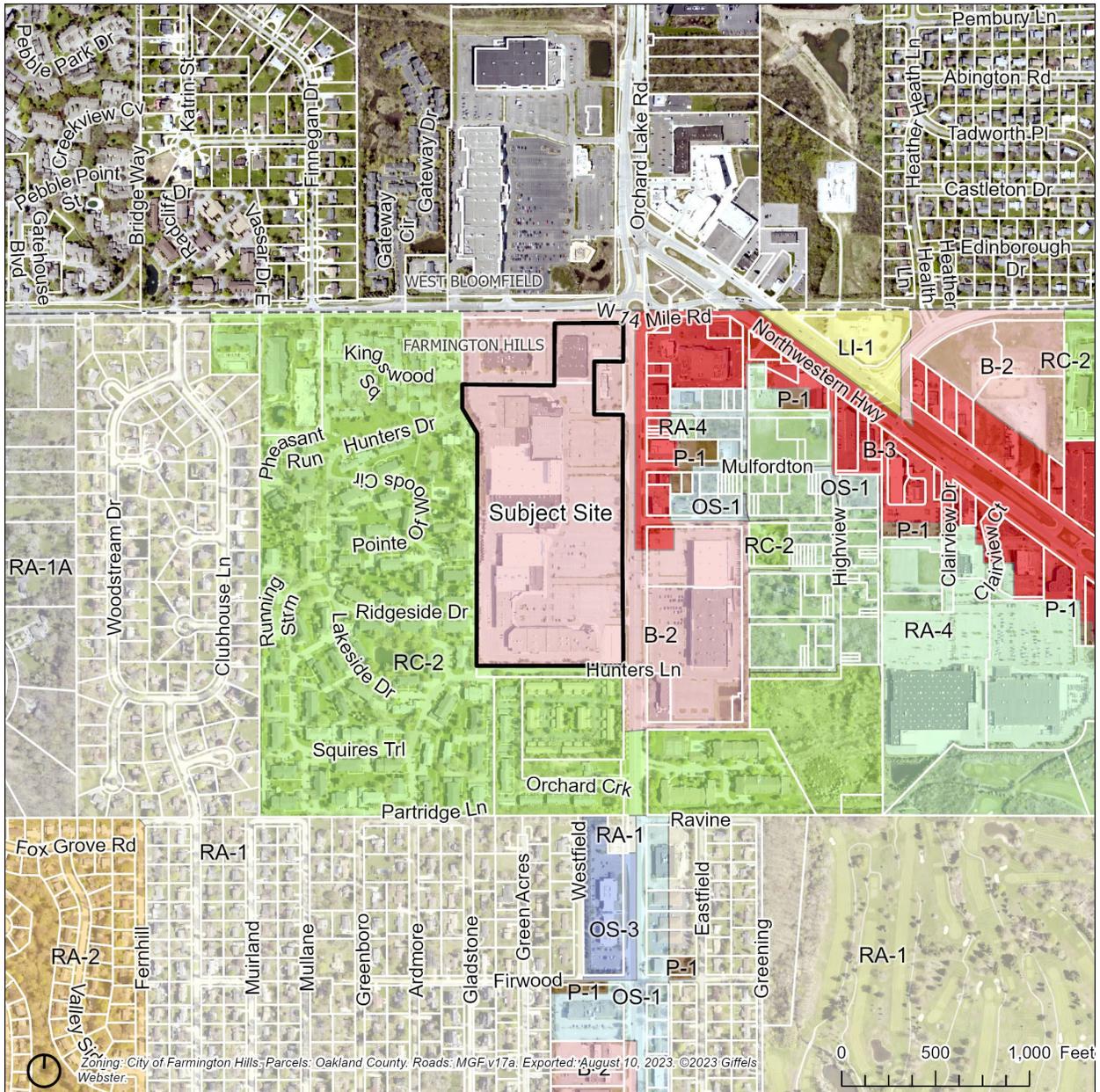
Respectfully,  
**Giffels Webster**



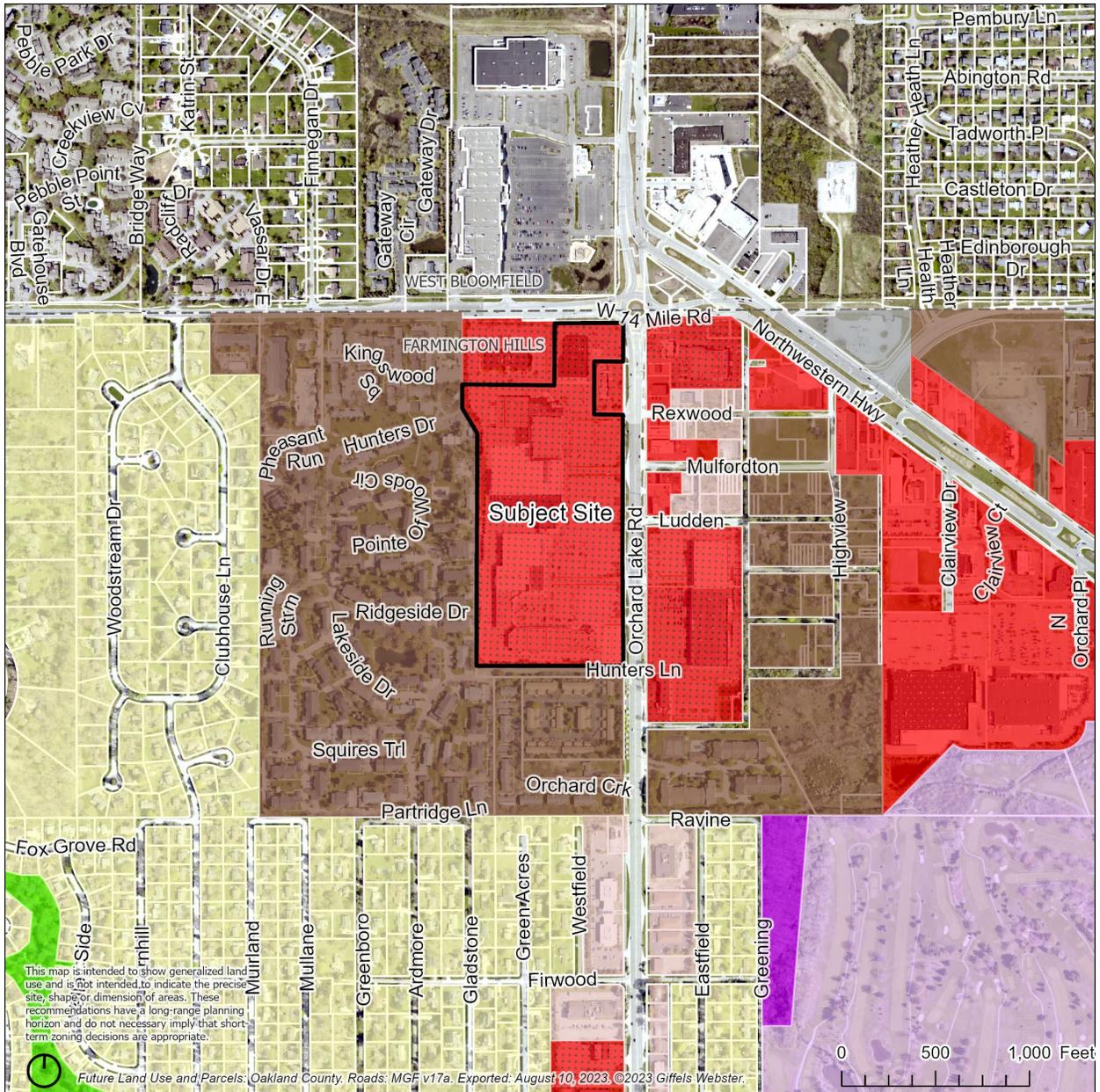
Joe Tangari, AICP  
Principal Planner



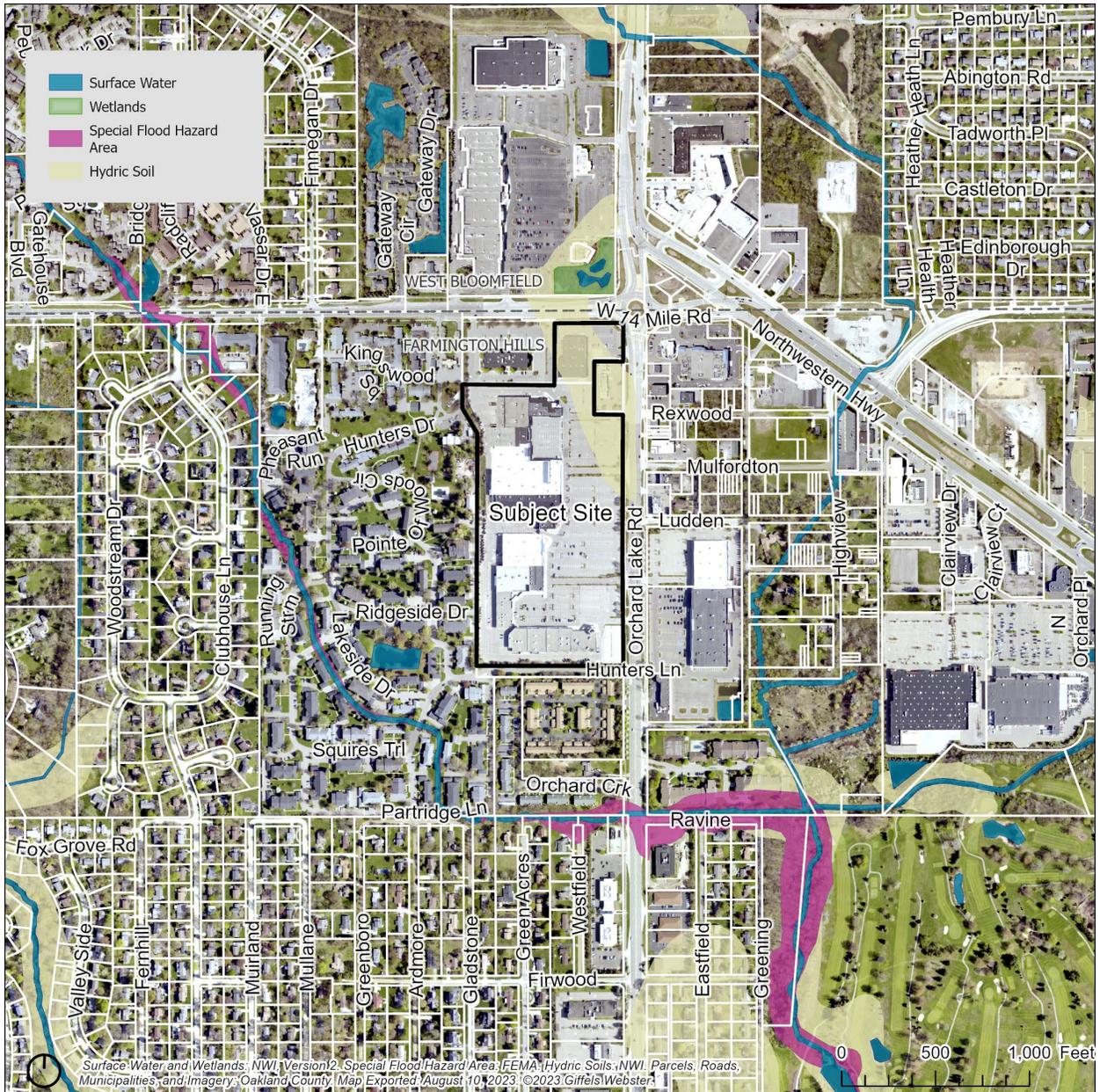
Julia Upfal, AICP  
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.





DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

**DATE:** October 8, 2025

**TO:** Charmaine Kettler-Schmult, Director of Planning & Community Development

**FROM:** Mirandi Alexander, Civil Engineer II *us for WA*

**SUBJECT:** Hunter's Square Redevelopment  
REVISED PUD Plan 2, 2023  
PJ#: 3-23-77  
SP #67-9-2023  
22-23-03-226-027 & 028

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This office has performed a preliminary review of the above referenced revised PUD plans submitted to the Planning Department on July 23, 2025. Our preliminary comments remain as per our memo of June 20, 2024, with the following notations.

1. Engineering comments remain consistent with the memo of June 20, 2024.
2. The plan now shows a new building for Building C-1 connecting to the existing building to the south. It eliminates the aisleway that extends to the back of the building complex and will necessitate the relocation of an existing public sanitary sewer and will require a public utility vacation. The proponent must identify the new route of the sewer and plan for an easement vacation. Please note easement vacations require City Council action prior to construction approval.
3. As with all developments that involve lot splits proper access and use agreements must be in place for traffic access, storm water detention/restriction and utilities. This will be necessary as well as all utility extensions to the resultant parcels prior to any lot split approval.
4. With the previous plan the Engineering Division was willing to defer the installation of some stormwater treatment measures until the next phase was redeveloped. This additional building expansion constitutes redevelopment work, and all storm water quality improvements must be installed as part of this site plan. Storm water requirements have been reviewed with the proponent.



**INTEROFFICE CORRESPONDENCE**

Date: August 7, 2025  
To: Planning Commission  
From: Jason Baloga, Fire Marshal  
Subject: 4<sup>th</sup> Revised PUD 2-2023; SP# 67-9-2023 (Hunter's Square Development)

The Fire Department has no objection to approval contingent upon compliance with the following requirements:

1. Hydrant coverage shall be in accordance with Chapter 12 Section 12-11(2) of the City Code. This ordinance was discussed with the proponent and clarification was provided that distance is measured as fire hose is laid from an apparatus.
  - a. Chapter 12 Section 12-11(2) e. In those occupancies which have a fire suppression system with a fire department connection, the maximum distance between the connection and the closest hydrant shall not exceed one hundred fifty (150) feet.
  - b. The FDC shall be a 5" Storz with a 30-degree downturn.
2. Buildings shall adhere to the Michigan Building Code and International Fire Code requirements.
3. Fire Suppression shall be designed and installed according to NFPA 13. Individual Isolation valves and flow switches shall be provided for each individual tenant. It appears that the individual buildings along Orchard Lake Road will have fire suppression.
4. There has been a reduction in drive width in the rear to 24'. Please increase the width to 26' according to IFC Aerial Fire Apparatus Access Road Requirements.
5. The site must be designed to accommodate fire apparatus with a fifty-foot turning radius in accordance with Chapter 12, Section 12-11(1){a} of the City Code.
6. Emergency Responder Radio system shall be required if signal is not adequate.
7. Fire lanes shall be posted and strictly enforced. Existing faded signs shall be replaced.
8. The building(s) and site shall be maintained in accordance with minimum Fire Prevention Code requirements.

Jason Baloga, Fire Marshal

**CONSIDERATION OF APPROVAL TO PERMIT THE PARTIAL REDEVELOPMENT OF THE HUNTER'S SQUARE SHOPPING CENTER, PUD PLAN 2, 2023, INCLUDING SITE PLAN 67-9-2023. (POSTPONED FROM 1-8-24)**

Director of Planning and Community Development Kettler-Schmult gave the background for this request for PUD in order to permit the partial redevelopment of the Hunter's Square Shopping Center, including site plan approval. This item was postponed at the January 8, 2024 City Council meeting. Tonight's packet included the original submission from January 8, a letter response from the applicant, and new plans that have been submitted, in addition to comments from the public that were at the January 8 meeting. Planning Consultant Tangari (Giffels Webster) was also present this evening to answer any questions.

Mayor Rich directed Council's attention to the response letter from the PEA group that was in tonight's packets.

David Ortner, RPT Realty, was present tonight on behalf of the owner of Hunter's Square. Rachel Smith, PEA group, was also present, as was Mark Drane, Rogvov Architects and Matt Levitt, Real Estate Manager for Meijer.

Utilizing a PowerPoint presentation, the development team reviewed in detail the response letter from the PEA group. The letter addressed points and issues brought up at the January 8, 2024 City Council meeting, as well as follow-up meetings with City staff, including:

1. Better define the public art (locations, details, etc.)  
The public art will be in areas that provide connectivity to the sidewalk along Orchard Lake Road, in common areas that can be activated for public use.
2. Bus stop with shelter  
Location identified on Orchard Lake Road for a covered bus shelter if and when the SMART bus is reactivated for this area, or a public bus service of any line is activated that could service the Center.
3. Architectural quality (materials) and signage clutter (numbers of signs) on Meijer.
  - The general design, brick color, and additional awning are in alignment with the Royal Oak Corner Store.
  - Ancillary signage is reduced by 10%, and is now backlit with halo lighting (as opposed to channel lighting), mimicking the Royal Oak store.
  - Glass tower now at the front of the store.
  - The Royal Oak store is about 35,000sf, and presents as a market. The Meijer grocery branding for Farmington Hills is specific to this proposed store, which will be about 70,000sf, with a full service grocery throughout. Interior photos from Lake Orion and Macomb – which just opened within the last year – are indicative of what the interior of this store will look like.
4. Pedestrian connection to the residential to the west
5. Bicycle parking

The aerial view from the east showed the pedestrian sidewalk connections throughout the redeveloped area, as well as a pocket park on the corner next to one of the junior anchor stores. Bike parking racks are being provided at 3 locations.

An existing pedestrian access to the southern multifamily development will remain, providing safe pedestrian passage that leads to an existing pedestrian pathway into the shopping center. This access could potentially be enhanced with wayfinding signage.

6. Pedestrian markings across drive-thru lanes  
Crosswalks were added across the drive-thru lanes. Other crosswalks will be added throughout the Center.
7. No dumpsters in front yard  
The front yard dumpster has been moved and is heavily screened with landscaping, with no visibility from the street, providing an improvement over the original location.
8. Concern with drive-thru restaurant use  
An aerial view showed the potential drive-thru pick-up window building, which is designed to be a multi-tenant building with 3-4 tenants. The tenant using the drive-thru will be a fast casual restaurant occupying 2,000 – 3,000 square feet, such as a Cava Grill, Panera, Sweet Green, etc.

The other three out parcels provide flexible spaces that can be used as single or multi-tenant spaces, including sit-down restaurants that offer privatized outdoor dining spaces. The leasing team has been speaking to several such restaurants, including a steakhouse, an Italian restaurant, Cooper's Hawk, and others.

9. Photometrics – revisions to uniformity ratio and color temp  
The plans were revised to meet the 4:1 ratio as requested, and to show the change in color temperature, also as requested.
10. Additional landscaping along Hunter's Lane  
The applicant's landscaping was already right up against the property wall along Hunter's Lane; there was not an opportunity for additional buffering on the development side of the property. Photographs showed Hunter's Lane to already be significantly buffered, with about 15' on both sides of the road.

Renderings showed various views of the proposed development. The buildings are designed to be four-sided, interacting with the public on all sides, with common open air seating provided.

**Public comment:**

Pam Gerald, Farmington Hills resident, addressed concerns regarding crime prevention, especially as pedestrian connections from the abutting residential areas offered a convenient escape route. The shrubbery/landscaping offered convenient hiding places for criminals. How many parking spaces are required for this development? The design of this Meijer looked too much like other stores, such as a Whole Foods. What will the lighting do to adjoining residential areas? Would this Meijer offer covid safety protocols? This development so close to a roundabout was not walkable.

**Council discussion:**

Mayor Rich said she and Economic Development Director Brockway visited Marvin's Marvelous Mechanical Museum last Friday afternoon, and Mayor Rich later chatted with owner Jeremy Yagoda. Mr. Yagoda authorized Mayor Rich to speak publicly about their conversation.

Right now Marvin's had about 5,500sf; Mr. Yagoda would like to find a new 10,000sf space, in order to add birthday rooms, etc. He would like to stay within the complex, perhaps in the old buybuy Baby location. While it had been previously put forward that Mr. Yagoda's lease was up in January 2025, a copy of the lease clearly stated the lease was up in July 2024. Mayor Rich would like to see something worked out with Marvin's, if possible.

Mayor Rich opened the meeting to Council questions and discussion.

In response to questions, the development team gave the following further information:

- The redevelopment is focused on the northern half of the property; there are no plans for façade changes to the southern portion, where the tenants have long-term leases. The redevelopment is being designed so as to avoid the appearance of two separate centers. The southern facades could be updated as tenants changed, but it was difficult to do quality façade upgrades and not disrupt current profitable businesses.
- Full brick will be used on the Meijer façade. A material board for the development was available this evening.
- Hours of operation will be 6am to midnight, with the pharmacy being open to 7 or 8pm. Counters such as bakery, meat, and deli typically closed around the same time, 7 or 8pm. Late night shoppers usually congregate at the front of the store, away from residences.

Director Kettler-Schmult advised that the City doesn't have a limitation on operating hours for any retail in Farmington Hills.

- Deliveries were received 24 hours/day. The City had required sound studies, which showed that a semi that backs up does not create additional noise that is audible from the living spaces behind the Center. The Center met City standards, and there would be no additional noise over what the residents were experiencing now.
- The drive-thru building could not be converted to a single-tenant drive thru use without further site plan review/amendment, including coming back to the City for approvals, which approvals would be unlikely. The intent was to broaden the possibilities of fast casual restaurants that might locate there, but the space was not meant to be a heavily used fast food drive-thru operation, and the building itself was intended to house 3 to 4 tenants, only one of which would utilize the drive-thru use.
- The developer will fund the public art, with the specifics negotiated and drafted into the PUD agreement.
- The developer was aware that a new noise ordinance was making its way through city processes. As part of the PUD discussions they had committed to abiding by the new noise regulations, should the new ordinance pass.

Council discussion:

- Council Member Knol liked the changes to the Meijer façade, in terms of quality materials, design, and changes to the signage.
- Mayor Pro-Tem Bridges thanked the development team for their comprehensive response to questions and concerns put forward in the January 8 meeting.
- While acknowledging the different format, Council Member Aldred pointed out that the Royal Oak Corner Store closes at 10pm. He supported attracting some larger sit-down restaurants in the outlot spaces.
- Council Member Boleware remained concerned that the facades on the southern portion of this development were not being upgraded in any way.

- In response to comments, Director Kettler-Schmult said that decibel levels of idling trucks next to residential areas could be measured by code enforcement. City Attorney Joppich added that a potential new ordinance currently being evaluated would regulate truck time spent idling as well as decibel levels. The new ordinance would say that regardless of sound level, if a truck is idling for more than 20 minutes, it has to be shut off.

Mayor Rich noted that the plan brought forward tonight was a marked improvement over the previous plan, and she thanked the developer for their continued investment in Farmington. She encouraged the developer to continue to think about the south side of the development and how that would appear as this project moved forward. She also encouraged the developer to consider how to best include placemaking activities in the outdoor public spaces.

After discussion and amendment, the following motion was offered:

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the application for approval of PUD Plan 2, 2023, including granting Site Plan 67-9-2023, dated September 15, 2023, as revised, subject to the following conditions:

- (1) Any conditions and requirements of the Planning Commission's November 16, 2023, motion recommending approval of the PUD plan and Giffels Webster's review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
- (2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;
- (3) Proponents must work with the City Manager's Office and Planning and Community Development Department to approve funding for public art to be installed on site or adjacent thereto;

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

MOTION CARRIED 7-0.

### **NEW BUSINESS**

#### **CONSIDERATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT 4, 2021 AGREEMENT FOR THE CONSTRUCTION OF TWO NEW APARTMENT BUILDINGS.**

Utilizing a PowerPoint presentation, City Planner Perdonik gave the background for this request for approval of Planned Unit Development 4, 2021 Agreement for the construction of two new apartment buildings:

- On January 24, 2022 City Council approved a PUD plan for PUD 4, 2021, aka The Emerson PUD. Tonight the associated PUD agreement is before Council for consideration.
- The PUD plan approved in 2022 permits the construction of two new apartment buildings on several parcels to be developed and/or redeveloped as part of the project, which is located on the south side of Northwestern Highway between Greening Street and Highview Avenue.

confirming qualification. They had since obtained an EGLE (Michigan Department of Environment, Great Lakes, and Energy) wetland permit, after more than a year of review and negotiation. The plan presented this evening had addressed all wetlands issues to EGLE's satisfaction, and the applicant was now seeking Planning Commission approval to proceed to public hearing for the project itself.

**Commissioner discussion and action**

Chair Trafelet clarified that the Commission's task was limited to scheduling a public hearing, anticipated to be on September 18, 2025.

Commissioner Mantey described difficulties locating property lines and buffer lines during a recent site visit, due to tree tags from the tree survey being obscured by bark, raising questions about the survey's age and validity. He also pointed out potential discrepancies between resident fence locations and property lines, which could complicate enforcement of the proposed 35-foot preserve/buffer. He cautioned that some residents might claim encroachment rights based on historic fence placement. Mr. Michaelson responded that their survey confirmed property boundaries and would identify any encroachments.

**MOTION by Aspinall, supported by Ware, that the application for Cluster Site Plan Approval 54-4-2025, dated February 25, 2025, as revised, submitted by Forest at Riverwalk Development, LLC, be set for public hearing at the Planning Commission's next available regular meeting.**

**Motion passed unanimously by voice vote.**

The Chair called a short recess at 8:51pm and reconvened the meeting at 8:54pm.

**E. AMEND PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING SITE PLAN 67-9-2023**

|                          |   |
|--------------------------|---|
| <b>LOCATION:</b>         | <b>30825 and 31361 Orchard Lake Road</b>                                    |
| <b>PARCEL I.D.:</b>      | <b>22-23-03-226-027 and 028</b>   |
| <b>PROPOSAL:</b>         | <b>Redevelop shopping center in B-2, Community Business Zoning District</b> |
| <b>ACTION REQUESTED:</b> | <b>Set for Planning Commission Public Hearing</b>                           |
| <b>APPLICANT:</b>        | <b>Frank Jarbou (formerly Timothy Collier)</b>                              |
| <b>OWNER:</b>            | <b>Hunter's Square Development, LLC</b>                                     |

**Consultant comments**

Referencing the August 11, 2025 Giffels Webster memorandum, Planning Consultant Tangari provided the background and review for this request to set a requested amendment for PUD 2, 2023, including Site Plan 67-9-2023, for public hearing.

Page 2 of the August 11 memorandum included the summary of changes made to the approved PUD. The applicant is before the Planning Commission to get the revised plans approved before the final development agreement between the city and the applicant is adopted.

Staff had concluded that the revisions were significant enough to qualify as a major amendment, which requires Planning Commission and City Council action, as the amendments affected previously approved deviations from ordinance standards, meaning they must be formally approved and incorporated into the final PUD development agreement. He recommended setting a public hearing for the amendment.

**Applicant presentation**

Frank Jarbou, Signature Management, described the five proposed changes to the previously approved plan that they felt were most significant. He stated that the development agreement was nearly finalized and that the modifications were necessary to respond to evolving tenant and site needs. Mr. Jarbou characterized the changes as minor, although he acknowledged final determination was up to the Planning Commission:

- Construction of an outdoor cooler for Buffalo Wild Wings due to unit size constraints.
- Conversion of a small northern greenbelt area behind TJ Maxx to parking, previously land-banked.
- Minimal revisions to the rear layout of tenant spaces D-1 and D-2
- Significant revision to building C-1, originally a single 40,000 square foot structure, now divided into two tenant spaces of 25,000 square feet and 15,000 square feet, to reflect market demand. Total square footage remains unchanged.
- Adjustment to parking calculations, with land-banked spaces near truck wells available to meet standards if required.

**Commission action**

**Motion by Ware, support by Stimson, that the proposed Amendment to PUD 2, 2023, and revised Site Plan 67-9-2023, submitted by Frank Jarbou (formerly Timothy Collier), be set for public hearing for the Planning Commission’s next available regular meeting agenda.**

**Motion passed unanimously by voice vote.**

**F. AMEND PLANNED UNIT DEVELOPMENT 4, 2000**

|                          |   |
|--------------------------|---|
| <b>LOCATION:</b>         | <b>32555 Northwestern Hwy</b>   |
| <b>PARCEL I.D.:</b>      | <b>22-23-02-176-068</b>   |
| <b>PROPOSAL:</b>         | <b>Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.</b> |
| <b>ACTION REQUESTED:</b> | <b>Set for Planning Commission Public Hearing</b>   |
| <b>APPLICANT:</b>        | <b>Zack Sklar</b>   |
| <b>OWNER:</b>            | <b>CEC Farmington, LLC</b>  |

**Consultant comments**

Referencing the August 11, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided the background and review for this application to set a proposed amendment to Planned Unit Development 4, 2000 for a public hearing. The site, located at the corner of Orchard Lake Road and Northwestern Highway, has B-3 underlying zoning.

The applicant proposed to repurpose the building for a catering business, storage, and private event space, with the addition of new building space and modifications to landscaping. Key issues included:

- The existing PUD agreement lists specific permitted uses; catering is not among them and would need to be added.
- The current PUD agreement restricts assembly halls to indoor use; outdoor event use would require amendment. The application describes using some of the outdoor space to the west of the building.

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
SEPTEMBER 18, 2025, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

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

Commissioners Absent: Aspinall, Mantey

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

**APPROVAL OF THE AGENDA**

**MOTION by Grant, support by Stimson, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. AMEND PLANNED UNIT DEVELOPMENT 2, 2023,**

**INCLUDING SITE PLAN 67-9-2023**

**LOCATION: 30825 and 31361 Orchard Lake Road**  
**PARCEL I.D.: 22-23-03-226-027 and 028**  
**PROPOSAL: Redevelop shopping center in B-2, Community Business Zoning District**  
**ACTION REQUESTED: Recommend to City Council**  
**APPLICANT: Frank Jarbou (formerly Timothy Collier)**  
**OWNER: Hunter's Square Development, LLC**

**Applicant presentation**

Frank Jarbou, Symmetry Management, was present on behalf of this proposed amendment to PUD 2, 2023, including Site Plan 67-9-2023. He explained that large-scale developments require extensive planning, and in this case, modifications were made after discussions with tenants. These revisions triggered classification as a major amendment to the PUD:

- A large retail box was reconfigured into smaller spaces without changing the total building footprint or square footage.
- Buffalo Wild Wings requested to remain on site but required a 5,000 sq. ft. space with additional cooler capacity at the rear of the building.
- Parking calculations remain consistent, though circulation and accessibility have been improved.

**Planning Consultant report**

Referencing the Giffels Webster August 11, 2025 memorandum, Planning Consultant Upfal provided background and review for this requested amendment to the existing Hunter's Square PUD development. The development was reviewed by the Planning Commission and approved by City Council in 2024, but the development agreement was never recorded for this site.

Requested changes to the development agreement are:

- Building addition: A 503 sq. ft. cooler addition proposed to the building on the south side of the property (Buffalo Wild Wings).
- Tenant Space configurations: Tenant Space E has been redesigned with indoor loading docks. Tenant Spaces D1 and D2 have minimal changes to the rear layout. C2 has been reduced in size, with new fourth Tenant Space C1 added. A dumpster enclosure was added abutting the loading dock, and the tenant space to the north's dumpster enclosure was reduced from a double to a single enclosure.
- Setbacks:
  - South side setback reduced from 75 ft. to 61.03 ft. (relief applies only to the cooler addition).
  - Rear setback changed from 75 ft. to 69.59 ft.
  - Front yard deviation adjusted from 58.59 ft. to 58.92 ft., moving slightly closer to compliance.
- Parking:
  - 82 land-banked spaces (southeast corner) now proposed as constructed parking. The plan provides 1,401 spaces, 16 fewer than the required 1,417. The deviation request is for the 16-space shortfall, which is 9 fewer than the previous plan.
  - Parking between the two redevelopment buildings has been reconfigured from one row into a small double row lot behind the buildings.
  - Off-street parking spaces need to be verified.
- Other changes:
  - Minor pavement replacement for detention and electrical work.
  - Landscaping along Five Below remains nonconforming, with no changes proposed.
  - Lighting calculations exceed ordinance limits (4.5 lumens vs. 2.5 required).

The PUD agreement should be updated to reflect all changes before being recorded.

#### **Commission Discussion**

- Most changes are minimal.
- Buffalo Wild Wings' cooler addition requires use of space designated for parking/loading but is not expected to impact operations.

Consultant Upfal explained that the changes qualify as a major amendment because the changes affect previously granted relief.

City Attorney Schultz confirmed that the PUD plan was approved subject to the PUD agreement, but the agreement was never executed. This amendment will require finalization of the PUD agreement.

#### **Public Hearing**

John Clarahan, Highview, expressed concern about light pollution from Hunters Square and urged the Commission to ensure compliance with ordinance standards. He also addressed pedestrian safety crossing Orchard Lake Road.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

**Commission deliberation**

Commissioners generally supported the proposed changes, citing improved design, appropriate parking reduction, and economic investment.

After discussion, which included clarifying questions from the Commission regarding potential tenants as well as signed leases, the following motion was offered:

**MOTION by Countegan, support by Stimson, to RECOMMEND TO CITY COUNCIL that the applications to amend Planned Unit Development Plan 2, 2023 and revise Site Plan 67-9-2023, both dated September 15, 2023, as revised July 14, 2025, submitted by Frank Jarbou (formerly Timothy Collier), BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO the following findings and conditions:**

**FINDING:**

The Planning Commission has no objections to the proposed relief from ordinance standards which will be addressed in conjunction with the final PUD Plan and the PUD Agreement.

**CONDITIONS:**

1. **Modifications of Zoning Ordinance requirements as identified on the proposed plan and in Giffels Webster’s August 11, 2025, review; and**
  - A. **All outstanding issues identified in Giffels Webster’s August 11, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
  - B. **All outstanding issues identified in the City Engineer’s August 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
  - C. **All outstanding issues identified in the Fire Marshal’s August 7, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

**B. AMEND PLANNED UNIT DEVELOPMENT 4, 2000**

**LOCATION:** 32555 Northwestern Hwy  
**PARCEL I.D.:** 22-23-02-176-068  
**PROPOSAL:** Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.  
**ACTION REQUESTED:** Recommend to City Council  
**APPLICANT:** Zack Sklar  
**OWNER:** CEC Farmington, LLC

**Applicant presentation**

Zack Sklar, owner, explained that his proposal includes a small addition to the existing building and replacement of the man-made pond with landscaping.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** OCTOBER 13, 2025

**DEPT:** PLANNING AND COMMUNITY DEVELOPMENT

**RE:** DRAFT ZONING TEXT AMENDMENT ("ZTA") 1, 2025 - AMEND ZONING ORDINANCE TO ADD DEFINITIONS AND PUBLIC ART REQUIREMENTS; AND CITY CODE AMENDMENT 3, 2025 - AMEND CITY CODE TO DESIGNATE THE FARMINGTON AREA ARTS COMMISSION AS THE AUTHORITY RESPONSIBLE FOR REVIEWING AND APPROVING PUBLIC ART.

### ADMINISTRATIVE SUMMARY

The City Council first expressed an interest in developing a public art program in Farmington Hills at their January 2024 goals session. Support for Public Art and its' relationship to placemaking in the community was reinforced with the adoption of the Master Plan for Future Land Use that was adopted in August 2024. The topic was further discussed during City Council and Planning Commission study sessions and at a joint meeting between City Council and Planning Commission.

The following is a brief procedural history of the Public Arts Ordinance:

|                     |  |
|---------------------|--|
| July 8, 2024-       | City Council Study Session   |
| October 28, 2024-   | City Council Study Session   |
| May 15, 2025 -      | Planning Commission Study Session                                  |
| June 19, 2025 -     | Planning Commission Study Session                                  |
| July 21, 2025 -     | Joint Meeting of City Council and Planning Commission              |
| August 21, 2025 -   | Planning Commission Set for Public Hearing (6-0)                   |
| September 18, 2025- | Planning Commission Public Hearing/Recommendation to Council (6-0) |

The draft ZTA 1, 2025, Public Arts Ordinance is intended to integrate visual arts into the built environment by requiring the inclusion of public art in significant private development projects. The proposed text amendment outlines thresholds for applicability and reflects best practices from other communities. The draft takes inspiration from other public art in private development ordinances from around the U.S. By way of example, it is similar to the arts ordinance in the City of Southfield.

The companion text is City Code Amendment 3, 2025 which adds language to designate the Farmington Area Arts Commission as the authority responsible for reviewing and approving public art installations required from the implementation of ZTA 1, 2025.

Please see Giffels Webster's review attached for a detailed accounting of the zoning text amendment and city code amendment.

## ATTACHMENTS

- Draft ZTA 1, 2025
- City Code Amendment 3, 2025
- Giffels Webster Draft Arts Ordinance Memo dated April 9, 2025
- July 8, 2024- City Council study session meeting minutes
- October 28, 2024- City Council study session meeting minutes
- May 15, 2025 - Planning Commission study session meeting minutes
- June 19, 2025 - Planning Commission study session meeting minutes
- July 21, 2025 - Joint Meeting of City Council and Planning Commission meeting minutes
- August 21, 2025 - Planning Commission regular meeting minutes
- September 18, 2025- Planning Commission public hearing meeting minutes

###

Reviewed by: Charmaine Kettler-Schmult, Director of Planning and Community Development

Approved by: Karen Mondora, P.E., Assistant City Manager

ORDINANCE NO. C-\_\_\_\_\_ -2025

CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, “ZONING,” ARTICLE 2.0, “DEFINITIONS,” IN ORDER TO ADD NEW DEFINITIONS, AND ARTICLE 5.0, “SITE STANDARDS,” IN ORDER TO ADD A NEW SECTION 34-5.20, “PUBLIC ART REQUIREMENT” RELATING TO THE INCLUSION OF ART WITH CERTAIN NEW DEVELOPMENT APPROVALS.

THE CITY OF FARMINGTON HILLS ORDAINS:

*Section 1 of Ordinance. Ordinance Amendment.*

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 2.0, “Definitions,” Section 34-2.2, “Definitions,” is amended to add the following definitions:

**Artist** means an individual generally recognized by critics and peers as a professional practitioner of the visual arts, as judged by the quality of that professional practitioner’s body of work, educational background, experience, past public commissions, exhibition record, publications, receipt of honors and awards, training in the arts, and production of artwork.

**Construction Cost** means the total cost of a construction or renovation project, as determined by the Building Official for purposes of issuing a building permit for such construction or renovation.

**Public Art** means a tangible creation by an artist that is located within or highly visible from a public area and that exhibits the highest quality of skill and aesthetic principles, including paintings, sculptures, stained glass, projections, light pieces, statues, bas reliefs, engravings, carvings, frescoes, mobiles, collages, mosaics, tapestries, photographs, drawings, monuments, environmental artwork, and fountains or combinations thereof, and that are one-of-a-kind or part of an original, numbered series. Public art may include functional items such as bike racks, light fixtures, benches. Public art does not include items manufactured in large quantities by means of industrial machines and/or reproductions. Architectural enhancements and design elements may be considered public art, when it is determined by the Farmington Area Arts Commission that it is demonstrably conveying ideas, meaning, cultural significance, or conceptual complexity with extremely high artistic merit. It should be more expressive than mere utilitarian architecture and quality building materials.

*Section 2 of Ordinance. Ordinance Amendment.*

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 5.0, “Site Standards,” to add a new Section 34-5.20, “Public Art Requirement,” to read as follows in its entirety:

**34-5.20 PUBLIC ART REQUIREMENT**

1. **Intent.** The City of Farmington Hills finds that the visual and aesthetic quality of development projects has a significant positive impact on property values, the local

economy, and the character and vitality of the city. The meaningful and intentional inclusion of public art throughout the city can illuminate, nurture, and celebrate the diversity and history of the city, as well as foster the economic development of the community. To achieve these goals, public art should be integrated into development projects citywide.

As envisioned in the 2024 Farmington Hills Master Plan, public art is a placemaking strategy that provides benefits to the developed property on which it is located and the public, including, without limitation, enhancement of the character and aesthetics of developed property, surrounding properties, and the community in general. The purpose of this section is to enhance the City's livability by encouraging works of art throughout the city, **focusing on important commercial corridors**, and requiring the use and incorporation of publicly accessible art into significant development projects.

## 2. **Public Art Required.**

A. The installation of public art in accordance with this Section is required for any non-public construction or renovation project with a construction cost of two million dollars (\$2,000,000.00) or more, **in the Special Planning Areas described in the 2024 Master Plan, except as provided in subsection B, below. These include:**

- i. **Orchard Lake Road between 12 Mile and 13 ½ Mile Roads;**
- ii. **14 Mile/Northwestern/Orchard Lake Road;**
- iii. **Grand River Corridor/M-5 Interchange;**
- iv. **Grand River and Drake**
- v. **M-5 Corridor**
- vi. **8 Mile Corridor**
- vii. **12 Mile Corridor**
- viii. **Freeway Redevelopment Areas**
- ix. **Any projects developed using the Planned Unit Development process.**

B. The following projects are exempt from this requirement: **single-family residential** construction projects and projects completely funded by legally established non-profit entities.

C. The applicant shall establish and submit to the City a budget for the public art required by this section based on the allocation of one-half (0.5) percent of the total project construction cost up to fifty thousand dollars (\$50,000.00) for applicable projects. For each year subsequent to the effective date of the Zoning Ordinance amendment adding this Section, the applicable construction cost threshold stated in

the preceding sentence shall be increased in accordance with the Consumer Price Index for **All Urban Consumers (CPI-U)** to reflect the rising costs of goods and materials.

3. **Public Art Requirements.** When public art is required per subsection 2 above, the subject site shall be designed and developed to include public art, as defined in Section 34-2.2, for placement in a public place, publicly accessible private space, and/or integrated into the underlying architecture, landscape design or site, which shall be included as part of the site plan, and such public art shall comply with this Section and the following requirements:

- A. An applicant for site plan approval for projects where public art is required per Section 34-5.20.2 may proceed through site plan review before the selection of artwork is finalized, although involvement of the designer or artist is encouraged through the site design phase. For site plan review purposes, the area intended for the public art shall be noted on the site plan to demonstrate how the location for the art meets the requirements of Section 34-5.20.4 below. The final location, installation, footings, etc. are subject to review and approval by the city planner and building official.
- B. Following site plan approval, in conjunction with the application for building permits, the applicant shall furnish the City with an updated budget reflective of the project's construction costs.
- C. The public art shall be submitted for approval to the Farmington Area Arts Commission (established under Chapter 2, Article IV, Division 8 of the City Code) prior to site plan approval. The Farmington Area Arts Commission shall not unreasonably withhold approval.

4. **Placement.**

- A In addition to other placement and locational requirements in this ordinance, public art shall be placed:
  - i. In locations that are visible from public streets, rights-of-ways, parks, or plazas, taking into consideration the circulation patterns for vehicles and pedestrians on-site and on adjacent public streets and sidewalks; and
  - ii. (2) Out of the corner clearance area as provided in Section 34-5.10.
- B. Public art may be permitted in required front setbacks, if the Planning Commission finds that no other location meeting the requirements of this ordinance is feasible and such placement is approved by the Director of Public Services.

5. **Guidelines.** At a minimum, works of public art shall:

- A. Be created by an artist, as defined in Section 2.2;
- B. Demonstrate excellence in aesthetic quality, workmanship, innovation and creativity;

- C. Be appropriate in size, scale, and form, and of materials or a media suitable for the site;
  - D. Demonstrate feasibility in terms of budget, timeline, safety, durability, operation, maintenance, conservation, security, storage, and siting;
  - E. Bring diversity to the existing collection of public art in the City, in terms of media, artistic discipline, or artistic approach;
  - F. Reinforce the City's placemaking goals by reflecting and promoting the City's identity or the identity of individual neighborhoods or business districts within the City; and
  - G. Be consistent with public art guidelines as may be adopted by the City of Farmington Hills.
6. **Exemptions.** The Planning Commission may waive, or partially waive, the public art requirement upon finding one or more of the following conditions apply:
- A. There is no feasible location on the subject property from which a work of art can be plainly and wholly seen by the public;
  - B. The present or any planned land use of the subject property is such that placement of a work of art, in any media, on the property would be destructive to the work of art due to the activities related to the land use;
  - C. The property is already fully developed in such a way that there is no location on the site for public art;
  - D. Projects where the applicant donates funds equivalent to the amount required in Section 34-5.20.3 to a public art fund established by City Council;
  - E. Projects where the applicant chooses to partially exempt a project from the public art requirement of this section to the extent the applicant chooses to donate funds less than the amount required in Section 34-5.20.3 to a public art fund established by City Council, in which case the budget required for public art shall be reduced by a corresponding amount; or
  - F. Projects where all of the residential dwellings are non-subsidized and affordable for rent or purchase to residents earning less than 120% of area median income, based on current US Census data, and as agreed to in a development agreement between the applicant and the City of Farmington Hills.
  - G. Projects where the application of this requirement would constitute a governmental taking or otherwise be contrary to law under the particular facts and circumstances of that case, as determined by the Planning Commission, under the particular facts and circumstances of that case as explained in detail by the applicant as part of its application for site plan approval. The Planning Commission may request additional information from the applicant or property

owner, if it determines that insufficient information is provided by them to make a determination. The applicant and property owner have all appeal rights as would otherwise be applicable to the determination of the Planning Commission.

**7. Installation and Maintenance.**

- A. The total allocation as established pursuant to subsection in Section 34-5.2.3.A. may be held as a Guarantee for Improvements as provided in Section 34-7.2. In addition:
  - i. Maintenance shall be the responsibility of the owner of the property in addition to the established allocation.
  - ii. Failure to install the public art as required by this subparagraph and in accordance with the approved site plan shall result in denial of a certificate of occupancy.
  - iii. In instances where circumstances beyond the reasonable control of the property owner or developer impede timely installment of the public art (including, without limitation, weather, delay in creation or fabrication of the public art, or delivery of the public art), the guarantee for improvements referenced above shall be deposited with the City and held to ensure installation and compliance with this section in accordance with a schedule established by the City Planner.
  - iv. In the event the public art is not fully installed within the period of time as established by the City Planner, the public art guarantee shall be forfeited to the City.
  - v. Failure to properly maintain the public art in accordance with the approved site plan is a violation of the zoning code and subject to enforcement pursuant to provisions of section 7.13 of this chapter.
- B. Public art required by this section shall be kept in good repair, free from refuse and debris. If public art becomes damaged or falls into disrepair, it shall be cleaned, repaired, or replaced with public art that complies with this section and is approved as an amendment to the site plan, within thirty (30) days after written notice from the city or within an extended reasonable time period as specified on such notice if necessary to accommodate replacement of the public art.
- C. In the event the owner of the property wishes to remove the on-site public art, the City must be notified in writing prior to its removal. The property owner will be required to replace the public art with public art of equal or greater value. The replacement artwork will follow the process outlined in this section.

**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 twenty-one (21) days after enactment.

**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 the \_\_\_\_ day of \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025, 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 2, “ADMINISTRATION,” ARTICLE  
IV, “BOARDS, COMMISSIONS AND COUNCILS,” DIVISION 8,  
“FARMINGTON AREA ARTS COMMISSION,” IN ORDER TO AMEND  
SECTION 2-222, “PURPOSES, AUTHORITY AND DUTIES.”**

**THE CITY OF FARMINGTON HILLS ORDAINS:**

**Section 1 of Ordinance.**

The Farmington Hills City Code, Chapter 2, “Administration,” Article IV, “Boards, Commissions and Councils,” Division 8, “Farmington Area Arts Commission,” Section 2-222, “Purposes, Authority and Duties,” is hereby amended to read as follows in its entirety:

**Sec. 2-222 – Purposes, authority and duties.**

The FAAC is charged with the authority and responsibility of supporting the cities of Farmington and Farmington Hills in efforts to ensure the arts and cultural heritage are integral components of daily life in our communities. FAAC is committed to arts advocacy by serving as a conduit between local government and arts organizations, artists, educators, and the community at large. The FAAC shall also be responsible for reviewing and approving public art under and in accordance with Section 34-5.20 of the City Zoning Ordinance.

**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.



# Memorandum

**DATE:** April 9, 2025  
**TO:** Farmington Hills City Council  
**FROM:** Jill Bahm, AICP, Partner - Giffels Webster  
**SUBJECT:** Draft Arts Ordinance

---

This memo introduces a proposed Public Art in Private Development Ordinance for the City of Farmington Hills. The ordinance is intended to integrate visual art into the built environment by requiring the inclusion of public art in significant private development projects. By encouraging creative expression in new construction and site improvements, the ordinance aims to enhance the community's identity, support local artists, and contribute to a more vibrant and engaging public realm.

The proposed ordinance outlines thresholds for applicability, which are based on City Council direction, and procedures for review and approval. It reflects best practices from other communities and aligns with the City's goals to promote cultural vitality, quality design, and placemaking as articulated in the 2024 Master Plan. This draft aims to work within the existing structures available within the City, including the Farmington Area Arts Commission, and related zoning code site standards and processes. Should the structure require modification and/or refinement, those steps may be taken at any time.

The draft takes inspiration from public art in private development ordinances from around the US. Similar to the arts ordinance in the City of Southfield, provisions to require public art in private development is proposed to be added to the City's Zoning Ordinance. As such, the following sections are proposed:

- **Definitions.** The amendment includes terms that should be clearly defined by the ordinance and are proposed for Article 2.2
- **Site Standards.** Similar to landscaping, parking, lighting, and other zoning requirements related to the development of a site, a new section is proposed to be added to Article 5 as a new section. This is structured in a manner consistent with other site standards:
  - **Intent:** it is important to provide the intent and purpose of the arts requirement. Here, we speak to the relationship between the ordinance and the Master Plan, as well as for the justification for the inclusion of art in projects.
  - **Public Art Required:** This section places the threshold for projects and provides a rate at which that threshold will escalate over time. This provision will eliminate the need to amend the ordinance to change this threshold.
  - **Public Art Requirement:** This section sets forward the art requirement and structure for process.
  - **Placement:** This section regulates the placement of art such that it is visible to the public, without causing any conflicts or safety issues.
  - **Guidelines:** These guidelines are the minimum needed to establish the framework for the art, without being overly regulatory. The idea is to provide enough guidance to what the city expects (e.g., high quality workmanship, appropriate scale, artistic diversity, placemaking, etc.). In addition, it refers to Public Art guidelines, which we intend to be a separate document that provides examples, recommendations, and strategies for public art. This may be created as a next step following the adoption of this ordinance.
  - **Exemptions:** This section is to permit Planning Commission to waive the arts requirement under certain, very limited, situations.

- **Installation and Maintenance:** This section is similar to the landscaping ordinance (34-5.14) with respect to the performance guarantee and maintenance requirements.
- The final amendment is to Division 8 of the City's municipal code that creates the Farmington Area Arts Commission, to enable this body as the approving authority for public art. This falls in line with having the approving authority as the "arts experts," similar to how a historic district commission would be an approving authority where historic guidelines are required as part of a development project.

## Next Steps

The zoning amendments may need some refinement and will require a review and a public hearing with the Planning Commission before returning to City Council for final approval and adoption. The amendment to Division 8 can be handled by City Council at any time.

MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
CITY HALL – COMMUNITY ROOM  
JULY 8, 2024 – 5:30PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:30pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol (arrived at 5:33pm), and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, Police Chief King, and City Attorney Joppich and Berger

**CLOSED SESSION**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASE OF GLENN V FARMINGTON HILLS (OAKLAND COUNTY CIRCUIT COURT; CASE NO. 2023-204484-NI). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).**

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves entering into a closed session to consider and discuss attorney client written communications from the City Attorney under Section 8(1)(h) of the Open Meetings Act and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the case of Glenn v Farmington Hills (Oakland County Circuit Court; Case No. 2023-204484-NI).

Roll Call Vote:

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

MOTION CARRIED 7-0.

**Council entered into open session immediately following the closed session at 6:29pm.**

**STUDY SESSION ITEMS**

**CITY COUNCIL TRAVEL AND ATTENDANCE AT CONFERENCES, AND MML DELEGATE DISCUSSION**

City Manager Mekjian explained that as part of the budget adoption process, the City council agrees on a budgeted amount for City Council to attend Conferences and Workshops. This year’s City Council Conference budget includes:

- MML Convention (Fall, 3 people)
- Elected Officials Academy (Twice annually, 6 people)
- National League of Cities (Spring, 3 people)
- MML Capital Conference (Spring, 2 people)
- Michigan Association of Mayors (1 person)
- Mayor's Innovation Project (1 person Twice Annually, Winter & Summer)
- Mackinac Policy Conference (TBD)
- U.S. Conference of Mayors (1 person, Twice Annually)

At the conclusion of this year's City Council budget discussion on this topic, there was lack of clarity as to the consensus of City Council; City Administration is seeking clarity and consensus from Council on the following items:

- What conferences would City Council like to attend?
- What is the maximum number of City Councilmembers to attend these conferences?
- How would City Council prefer to address attendance at future conferences that are not budgeted?
- Who are the voting delegates for the fall MML convention?

The new budget will be amended to reflect any changes made.

#### Council discussion

Council discussion focused on past practice, which varied depending on available funding. There was some support for staying within the budgeted amount, and not continually increasing it. On the other hand, some councilmembers strongly supported allowing attendance at conferences where attendance will benefit the Council and the City and increasing the budget to make attendance possible for more members.

After discussion, consensus of Council appeared to support the following changes:

- Budget for 5 members to attend NLC, and 7 members to attend MML. As a practical matter, any Councilmember who wanted to attend NLC or MML meetings should be able to go; it is unlikely that the schedules of all Councilmembers will allow them all to attend the same conference at the same time.
- A Councilmember who is serving on a special committee at NLC or MML should be able to attend meetings related to that responsibility.
- The budgeted amount for NLC attendance is too low and should be raised.
- Meal allowances should be increased; allowed meal amounts have not changed since 2004.

Other discussion:

- The amount budgeted for the Mackinac Policy Conference will not cover the cost of attending that conference, which is very expensive. In any event, it is too late to register for this year's conference.
- The Elected Officials Academy is offering a hybrid version of their courses, with some attendance online.

- Regarding attendance at the fall MML conference, it was consensus of Council to have Mayor Rich as voting delegate, with Boleware as alternate. Councilmember Boleware will be honored at the first woman to go through the Women's Elected Leadership Intensive program.

### **DISCUSSION ON OPTIONS FOR PUBLIC ART FUNDING**

City Manager Mekjian explained that City Council identified researching funding options for public art during its January 2024 goal session. Mekjian's July 8, 2024 memo provided information on how a variety of other communities fund, define, select, place, and decommission public art:

- Southfield, funding source: Zoning Ordinance. Oversight: Public Arts Commission/CC
- Marquette, funding source: \$30,000 General Fund Annually. Oversight: Public Arts Commission/CC
- Sterling Heights, funding source: \$100,000 General Fund Annually. Oversight: Arts Commission / Community Relations Dept.
- East Lansing, funding source: 1% of Public Facilities or Capital Improvements and 1% as part of site plan approvals up to \$25,000. Oversight: Public Arts Commission/CC

### **Council discussion**

#### **Art Funding and Public Appeal**

- If public funds are utilized for art, the result should be broadly appealing, reflecting the interests of the general population who pay property taxes. Public money should not be invested in obscure art that fails to resonate with the majority of residents. Public art reflects a community's soul and enhances quality of life.
- Council discussed collaborating with the Arts Commission and/or hiring a consultant to create an art master plan, ensuring a cohesive strategy that aligns with the City's branding and financial considerations.
- Council stressed the importance of continued support for artists in Farmington and Farmington Hills.

#### **Funding Strategies**

- Council discussed developing a hybrid funding program, using both public and private funds. Public art is an investment in the community, and enhances quality of life.
- Southfield's model – capping contributions based on project value – was cited as a potential framework. This model had shown success, resulting in the integration of public art in Southfield, with positive reception from the business community there.
- In Sterling Heights the business community fought funding for public art via a percentage of development costs, and Sterling Heights ended up using General Fund money, with significant public art installed.
- Charging developers for public art increases the cost of doing business in a community. As an older community, Farmington Hills should do everything it can to make the community a desirable place for redevelopment. If the entire community wants public art, the entire community should pay for it.
- Mayor Rich said that at the Mayor's Conference, which was for cities with greater than 30,000 population, some mayors shared that in their cities 1/10 of 1% of development costs go toward public art. While sometimes this met initial resistance, eventually the public art enhanced the community so significantly that the business community came to fully support this effort.
- There appeared to be consensus that PUD agreements provided opportunities for integrating art as part of the public benefit of the agreement. PUDs allow for discretionary approval which could

include funding mechanisms like a percentage of project costs. This seemed like a fair exchange for getting certain zoning requirements waived.

- The new Hunter Square development is an appropriate place for art integration via the PUD tool, as has already been discussed during PUD approval. The new owner of that development has indicated they want to honor the discussions about a public art component.
- Other PUDs coming forward should be asked to have a public art component.
- Locations for public art funded via the General Fund or other dedicated budgets might include key intersections such as the 696 Interchange, 12 and Orchard Lake, Grand River and Halsted, Grand River and 8 Mile, the roundabout at Orchard Lake, etc.
  - Council will see a rendering of the gateway sign at Orchard Lake/696 at the August study session, proposed to be funded via the General Fund.
- Add public art to the 12-Mile Corridor, Orchard Lake Corridor and Grand River Corridor studies.

### **Legal Considerations**

Art is speech. It is important to respect artists' and property owners' rights under the First Amendment. Public art initiatives must comply with legal standards while fostering artistic expression.

### **UPDATE FROM DTE REPRESENTATIVES**

DTE representatives present this evening included:

- Jennifer Whittaker, DTE Government Affairs Liaison
- Brian Calka, Vice President, Distribution Operations
- Maria Arpino, Manager, Distribution Operations Strategy
- Dan Mahoney, Director of Policy and Regional Affairs and Corporate Affairs

Utilizing a PowerPoint presentation, DTE representatives led by Brian Calka focused on the following:

- Improvements in Farmington Hills since summer 2021.
- Description of how electrical service is delivered to Farmington Hills via 10 substations.
- In recent years, reliability performance in Farmington Hills has been driven by severe weather events, and DTE has invested \$50M in Farmington Hills in the past 5 years, split 50/50 between tree trimming and infrastructure improvements. An additional \$50M will be invested over the next 5 years.
- Based on nationally-accepted metrics, reliability in the City has improved, with residents experiencing as a whole 1.6 outages per year. If the rest of 2024 holds with what has been experienced so far, residents on average will experience .8 outages for the year.
- Absent severe weather, outages generally last no longer than 2 hours. Severe weather will extend outage time. For example, 80% of the outages in 2024 so far were a result of the June 19 storm.
- Any outage of 5 minutes or longer is considered an official outage.
- The system is designed to create very short outages should a fault occur – these are the outages that cause minor annoyances such as resetting clocks, etc.

In response to questions, the DTE representatives provided the following:

- Tree trimming strategies reduce outages related to trees by 50%.
- Retrofitting existing infrastructure from aboveground to underground is four to five times more expensive than constructing aboveground infrastructure, and is not the panacea many people think it will be.

- DTE knows where the most frequent outages occur in the City, and tries to address those areas by infrastructure investment and tree trimming.
- There is a new tool on the DTE website where a resident can see the most recent reliability performance information for their area: <https://www.dteenergy.com/us/en/residential/service-request/system-improvements/system-improvements/power-improvements-map.html>
- Transformers do not typically fail on clear summer days. If and when that happens, and if an address can be provided, DTE can provide information as to what caused that transformer to fail.
- All reliability numbers are backed by verifiable data.
- DTE will follow up with the City and HOA representative who has complained about DTE maintenance/upgrades being done with no notice to the neighborhood, including use of excavators with holes being left open.

#### Council discussion

- In some areas of the City residents have so many outages that they invest in expensive generators. Council is very aware of these areas because they receive calls from the residents.
- Council said that the reliability numbers cited by DTE do not reflect the experience of people on the ground, including in council member neighborhoods. Electricity goes out much more often than 1.6 times a year in many neighborhoods in the City. Every year the outages seem to increase, and the same neighborhoods have experienced a greater number of outages for many years, without apparent improvement.
- Farmington Hills has an aging population, some of whom depend on electricity to power live-supporting equipment.

#### DTE response

- Every utility in the country is dealing with an increase in severe weather events. DTE, and other utilities nationwide, are working to harden their grids, and to do what it takes to restore power much more quickly than has been historically done.
- DTE will be investing \$9B across the region in the next 5 years, with another \$50M spent in Farmington Hills. DTE is utilizing a 4-point plan:
  1. Accelerate the transition to a smart grid, in order to restore power more quickly and efficiently.
  2. Upgrade existing infrastructure.
  3. Rebuild the grid in some areas.
  4. Complete tree trim surge and remain on cycle.

#### Discussion of June 19, 2024, storm event

- Microbursts created significant havoc in this area; it was a devastating and extraordinary event with winds over 60mph resulting in heavy tree and equipment damage.
- As shown on the PowerPoint, over 110,000 customers were out of power. DTE replaced thousands of assets in the field, using manual processes (not a quick restoration activity).
- For this type of event, every DTE employee fulfills a storm role.
- DTE brought in 200 crews from outside the state; in hindsight they should have brought in more.
- The goal is to restore power for all residents within 48 hours. 92% of outage locations were restored within 48 hours. 99.8% were restored in 72 hours. Farmington Hills estimate accuracy was 49%; DTE is working to improve its estimate accuracy.

Closing discussion

- Council continued to be concerned about the number of City residents who complain about having unreliable power, with frequent outages. The reliability statistics presented by DTE did not seem accurate in light of the number of complaints received.
- Council asked for more frequent updates.
- Council asked about tree trimming that shaved an area out of the center of the tree, with branches above and below the DTE lines.

In response, DTE representatives explained that they will offer to remove trees, but homeowners typically don't want to have the tree removed, so the trimming as just described occurs. The tree has to be trimmed in a way that give clearance that will last 5 years, until the next tree trimming cycle occurs in the area.

Council suggested that DTE offer a stipend for tree replacement, if permission is given for tree removal.

Council thanked the DTE team for their attendance this evening.

**ADJOURNMENT**

The study session meeting adjourned at 7:23pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
CITY HALL – COMMUNITY ROOM  
OCTOBER 28, 2024 – 6:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Brockway, Kettler-Schmult, Rushlow and Schnackel, and City Attorney Joppich

**DISCUSSION ON ZONING TEXT AMENDMENTS**

Council Member Rich introduced this agenda item, and City Manager Mekjian provided a brief overview, noting that Draft Zoning Text Amendment 2, 2024 had been discussed at the September 16, 2024 joint meeting with the Planning Commission.

**Background**

Referencing her October 28, 2024 memorandum, Director of Planning and Community Development Kettler-Schmult outlined the purpose of ZTE 2, 2024, emphasizing that the text amendments will help the Planning Commission consider opportunity cost, and provide the Commission with tools to be more selective and require higher quality development, to pressure the market to redevelop vacant or underutilized property, reduce blight, enhance community appearance, and provide a stronger basis for zoning enforcement.

The zoning text amendments primarily affect B-3 zoning classifications, transitioning several uses—such as automotive repair, drive-in restaurants, gasoline service stations, vehicle rental spaces, and car washes—from principal uses to those requiring special approval.

On October 17, the Planning Commission moved to recommend approval of the zoning text amendment with two changes:

- 1) To reduce the minimum number of outdoor seats for drive-through restaurants from eight to six.
- 2) Add language that would allow the Planning Commission to waive the outdoor seating requirement under certain limited circumstances.

The text amendment is part of a series of forthcoming updates to the Zoning Ordinance, to bring the ordinance more in line with the newly adopted Master Plan.

**Council discussion**

In response to questions, Director Kettler-Schmult gave the following information:

- Businesses legally operating under current zoning would maintain their legal conforming use status. Any new development will have to conform to the updated zoning ordinance.

- The term “drive-in restaurant” traditionally applies to both drive-in and drive-through establishments, such as A&W and McDonald’s. The definition is being updated to better reflect the intent of the ordinance. For instance, the definition should not include every restaurant that offers carry-out services.
- There were only two drive-in restaurants in the City.
- Regarding potential redundancy in the ordinance relative to the classification of coin-operated amusement devices, Director Kettler-Schmult clarified that the separate regulations reflected that such uses could serve as either primary or accessory functions, depending on the establishment.
- Regarding those uses that are transitioning to special uses, the change is designed to provide higher scrutiny while allowing existing businesses to continue operating under their current approvals. The Special Approval process ensures public notification and evaluation of impacts on neighboring properties.
- The intent behind limiting certain land uses, such as gas stations and repair shops, is to promote diverse, vibrant businesses while avoiding saturation of specific uses at key locations.
- Staff had conducted a study of the number of gas stations and car washes in nearby communities as well as in Farmington Hills; this information will be provided to Council.
- Opportunity cost is a way of explaining trade-offs in decision making. Filling prominent locations with certain businesses limits opportunities for other potential developments, impacting the city’s ability to attract new businesses.
- Design standards are still to be determined. The standards will be incorporated directly into the zoning ordinance.

City Attorney Joppich provided context on the broader process of implementing the Master Plan through incremental zoning amendments. The current amendments are the initial step, with additional amendments expected to follow, providing a phased implementation of the Master Plan.

#### **DISCUSSION ON PUBLIC ART FUNDING**

City Manager Mekjian summarized prior discussions and the City’s current contributions, including:

- Public art projects funded through the general fund, including the planned public art installation at 696 and Orchard Lake Road, and landscaping at the roundabout between 13 Mile and 14 Mile Roads (~\$350K project), which will prep that area for public art.
- Collaboration with developers to incorporate public art in new developments, particularly Planned Unit Developments.

#### **Background - Director Kettler-Schmult**

Director Kettler-Schmult provided an overview of positive community feedback during the recent Master Plan update process and research on funding mechanisms, noting various approaches used by other municipalities:

- Public funding through general funds or capital improvement projects.
- Private investment, including donations and grants.
- Rental/loan agreements with artists.
- Hybrid models, such as dedicated public art funds supported by developer contributions.

#### **Public Art Examples and Case Studies – Planning Consultant Bahm, Giffels Webster**

Utilizing a PowerPoint presentation, Planning Consultant Bahm elaborated on public art funding models from across the U.S. In 2023, \$4.4 billion of public art was commissioned by corporations, cities, airports, hospitals, churches, and other organizations.

- Benefit of percent for art programs
  - Provides a stream of funding, assuring public art projects will be planned each year.
  - Leverages private investment
- Michigan Programs
  - Southfield: CIP and private development, per formula
  - Marquette: General Fund \$30,000
  - Sterling Heights, General fund \$100,000
  - East Lansing: 1% of CIP, 1% site plan approvals
  - Ann Arbor: Allocates a percentage of its CIP budget per project.
  - Traverse City: Operates through its Downtown Development Authority with general funds, grants, and mini-grant programs.
- Programs throughout US – variety of funding methods:
  - Washington DC, Charlotte NC, Oklahoma City OK: 1% of CIP
  - States of Florida, Illinois, Minnesota: a percentage of construction/capital costs for state buildings
  - Tampa FL, Nashville Metro Area TN: percentage of CIP
  - Houston TX: Hotel/motel tax
  - Phoenix AZ: General Fund, public art funds, lottery revenue, regional and federal grants
  - Napa CA and Tampa FL: % of private development costs committed to art installation or contribution to public art fund
- Incentives and Zoning Tools
  - Density bonuses.
  - Overlay districts that support mixed-use development, specifically provide bonuses to developments that provide artist live/work space (Lowell MA).
  - Artist overlay districts and relocation programs to revitalize certain districts (Nashville TN & Paducah KY used this to revitalize historic districts).
  - Provide flexibility in land uses through Arts, Culture, and Small Business Overlay (Phoenix AZ).

**Takeaway:** There are different models of funding. As Council thinks about the kind of program you want to create, start to think about what you want, and what you don't want.

**Takeaway:** Who will approve and oversee the installation of public art? A formalized process could ensure consistency and equity in public art approvals.

**Takeaway:** Think about zoning tools and incentives that can be used in Farmington Hills

**Council discussion:**

Council Member Boleware shared her experience of repeat visits to Paducah, Kentucky, noting the success of its artist residency program in revitalizing the historic district.

Discussion focused on funding possibilities:

- CIP Contribution: Farmington Hills' CIP could allocate approximately \$50,000 annually to public art at 1%.
- Private Sector Involvement: Businesses like Mercedes-Benz are contributing to public art voluntarily.

- PUD Public Art Requirements: Council supports including public art in PUDs with a formalized evaluation process.
- Public art ordinances and/or policy could consider decommissioning or rotating some art to maintain vibrancy.
- Arts Commission Role: Emphasis on involving the Arts Commission and community members in public art decisions. Guidelines should be developed, such as no political advocacy.
- Southfield Case Study: Southfield's public art program has shown economic and community benefits.
- Council requested more information on how the City of Farmington funds its public art (Riley Park, the Raven), specifically whether it uses DDA funds or CIP allocations.
- What kind of art is Council looking for? Murals? Paint? Space? Sculpture?
- Can Tax Increment Financing (TIF) funds be used?

### Guest Comments

Economic Development Director Brockway introduced guests from the development community and local DDAs, including Tony Antone, Kojaian Company; Gavin Beckford, Canton DDA; Matt Schiffman, CEO of PA Commercial; and Scott Elliott, Signature Associates.

Comments included:

- Developers need to know upfront what is important to a community. Requiring participation in public art is not a deterrent as long as costs are reasonable, and would not keep businesses from investing in Farmington Hills, but developers need clear guidelines and focused implementation, similar to understanding that trees are important to the City and there are rules about that.
- Businesses need to retain some control over the type of art installed so that it aligns with their business character.
- It is important to have landmarks in the City. Planning where public art is wanted, on what corridors, is important.
- ArtPrize in Grand Rapids has been immensely successful and has brought a lot of attention and business to that city.
- Developers partner with the communities where they operate. Being a partner for public art aligns with that philosophy.

**Takeaway:** Public art is generally supported by developers if guidelines are clear and costs reasonable.

Gavin Beckford, Economic Development and Downtown Development Authority Manager for Canton Township:

- Described Canton's partnership with the Midwest Sculpture Initiative, which rotates sculptures annually, funded by the DDA.
- Stressed the importance of a strategic, fair, and well-communicated plan for public art to avoid deterring businesses.
- Highlighted the need for comprehensive agreements with businesses, including provisions for maintenance of the art.

### Equity and Small Business Concerns

There was a need for fairness when considering contributions from small businesses, which may operate on tighter budgets compared to larger corporations. A framework for private developer contributions could consider small and large businesses differently.

**Next steps**

City Manager Mekjian will come back with a recommendation:

- City's contribution to be based on public facility improvement.
- Develop a private contributions framework, acknowledging that private art contributions should be balanced, considering the financial capacity of small businesses.

On the question of offering incentives for developers contributing public art, City Attorney Joppich emphasized caution when using public art as a trade-off for zoning concessions like density or setback reductions, as this could undermine zoning regulations that are in place for a purpose.

Attorney Joppich also highlighted the importance of equity. Businesses must be treated fairly under any public art funding policy. He referred to Southfield's ordinance, which sets a \$1 million threshold for construction projects, with 1% of the project cost allocated to public art, capped at \$25,000. Projects below the threshold are exempt, providing a fair and balanced approach.

**Planning for Public Art**

- A Master Plan for Public Art, specifically to identify locations for art installations, could be considered.
- The Arts Commission should be involved in selecting art for designated locations. The Corridor Improvement Authority (CIA) could create its own plans for specific areas.
- Tax Increment Financing (TIF) funds could potentially be used for public art in the Grand River Corridor.
- Planning Consultant Bahm suggested starting with a pilot project on public properties and expanding based on the success of initial installations.

Mayor Rich thanked the participants, staff and Council for their contribution.

**ADJOURNMENT**

The Study Session meeting was adjourned at 7:18pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
May 15, 2025, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:05pm.

**ROLL CALL**

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

Commissioners Absent:           None

Others Present:                   City Planner Perdonik, City Attorney Schultz, Planning Consultants Bahm, Tangari, and Upfal

**APPROVAL OF AGENDA**

**MOTION by Aspinall, support by Stimson, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**SPECIAL MEETING**

**A. DISCUSSION OF DRAFT ZONING TEXT AMENDMENT 6, 2024, TO INTRODUCE PROVISIONS REGARDING PUBLIC ART**

**Background**

Planning Consultant Bahm led this discussion of draft Zoning Text Amendment 6, 2024, based on her April 9, 2025 memorandum *Draft Arts Ordinance*, and utilizing a PowerPoint presentation *2025 Public Art Ordinance Introduction*. The information in the PowerPoint had originally been presented to City Council, and included the following topics:

- Benefits of Percent for Art Programs – provides a stream of funding, assures public arts projects will be planned each year, leverages private investment
- Provided examples in Michigan of diverse ways for public funding of art, including funding from general fund, percentage of CIP, percentage of development costs, use of trust funds, TIF funds, grants, donations, and tiered systems using multiple sources of funds.
- Provided nationwide examples of public percent for art programs, including at the state and city levels.
- Provided examples of zoning districts and ordinances that encourage public art – overlay districts, ordinance incentives (density, reduced parking requirements, updated home occupation standards), “artist relocation” programs, artisan manufacturing amendments.

**Master Plan visioning**

- Create an identity for Farmington Hills, making it more welcoming, attractive and interesting.
- City Hall showcases a vibrant collection of art, but there is nothing outside in the City that follows through with what is inside City Hall.
- Developers are willing to include public art but need direction.

- Getting the participation of the development community is critical to a public arts program's success. Expectations and requirements must be applied consistently across the business community.

#### **City Council direction**

Direction from City Council includes:

- Be a leader in placemaking through public art
- Pursue development of a Public Art in Private Development ordinance
  - Integrate visual art into the built environment by requiring the inclusion of public art in significant private development projects
  - Encourage creative expression in new construction and site improvements: enhance the community's identity, support local artists, and contribute to a more vibrant and engaging public realm
  - Prioritize redevelopment areas for public art installations, such as the Grand River Corridor, 12 Mile Corridor, and Orchard Lake Corridor.

#### **Draft amendment**

The draft amendment has been reviewed by City Council, and they have asked for the Planning Commission to review the amendment and follow the process for potential adoption.

- The draft takes inspiration from public art in private development ordinances from around the US.
- Similar to the arts ordinance in the City of Southfield
- Provisions to require public art in private development.
- Start within existing ordinance frameworks, including similar standards on landscaping.

Zoning Amendment to add Section 34-5.20 Public Art Requirement, which includes the following:

1. Intent
2. Public Art Required
3. Public Art Requirements
4. Placement
5. Guidelines
6. Exemptions
7. Installation and Maintenance

#### **Commission discussion focused on:**

##### **Policy Framework and Implementation Process**

- General support for the concept of extending the City's internal art culture to external spaces across the City.
- A public art fund could be established, following the model of the tree fund, to correspond to the requirement in 6.E.
- Fairness in enforcing the ordinance is critical. By establishing a consistent policy, developers can be assured they are being treated the same as others making significant investments in the community.
- Will requiring art approval before site plan approval delay project timelines? Current language requires approval prior to final site plan approval, but this could be adjusted to requiring

installation before issuance of a certificate of occupancy. Public art approvals could take place concurrent with engineering reviews.

- Regarding process, it was important to communicate early with applicants, such as during the pre-app meeting.
- The Arts Commission (under the Department of Special Services) will be responsible for reviewing the merit and appropriateness of proposed art installations (see draft definition of Public Art under Section 2.2).
- Another community used a 20-page best-practices guide regarding public art.

#### **Scope, Thresholds, and Applicability**

- New projects often exceed the \$2M investment threshold proposed in the ordinance. For projects below the \$2M threshold, participation in the public art ordinance could be voluntary. Some developers might choose to participate because they find public art to be worthwhile.
- The ordinance would apply to some new residential development. Cluster housing and PUDs often contain shared open space appropriate for art installations. Some developers have included art near entrances.
- High architectural quality and uniquely designed commercial and industrial buildings might sometimes meet the intent of the ordinance.

#### **Artistic Criteria and Definitions**

- How will public art be defined as opposed to commercial branding, such as the Mercedes-Benz emblem? Public art is generally defined as one-of-a-kind work, and the Mercedes-Benz emblem—though attractive—is primarily a branding element. It is important to apply standards equally, regardless of how visually appealing the brand image might be.
- Diverse forms of public art should be encouraged – sculptures, murals, fountains, light installations, etc.
- Commissioners suggested finding a way to highlight indoor art installations in commercial buildings that might be available for public viewing.
- Decorated bike racks are a low cost, but impactful, form of public art. Medians and rights-of-way are potential public art sites.

#### **Safety, Liability, and Practical Concerns**

- There were safety concerns about including public art in public/shared residential spaces where children play. In such cases the art would need to be child-targeted, with safety top of mind. Insurance liability would need to be considered.
- Who will assess the monetary value of public art? Staff suggested that developers could provide valuations through insurance documentation or appraisals, and that this would likely be handled administratively rather than codified in the ordinance.

#### **Equity, Artist Selection, and Oversight**

- Commissioners questioned whether the ordinance should include credits or incentives for using local artists. While some favored promoting local talent, others cautioned that it could unintentionally limit artistic diversity.
- Questions were raised about the scope of the ordinance and whether developers could install artwork that would not be required and therefore not reviewed. (Currently outdoor art is treated as signage.) While zoning regulations such as height and location would apply, the lack

of a review process could potentially create unintended consequences, depending on the art involved.

- This raised the broader question of how art in general should be regulated – whether through the zoning ordinance, the Arts Commission, or some other mechanism.

As discussion wound down, staff said the next step would be to set a public hearing for the zoning amendment and then make a recommendation to City Council. However, the draft text amendment might first be discussed at the Joint City Council/Planning Commission meeting scheduled for July 21.

**PUBLIC COMMENT**

None.

**COMMISSIONER COMMENTS**

None.

**ADJOURNMENT**

**MOTION by Aspinall, support by Stimson, to adjourn.  
Motion carried unanimously by voice vote.**

The meeting adjourned at 7:07pm.

Respectfully Submitted,  
Kristen Aspinall  
Planning Commission Secretary

/cem

**MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
June 19, 2025, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:10pm.

**ROLL CALL**

Commissioners present:           Brickner, Countegan, Mantey, Stimson, Trafelet, Varga, Ware

Commissioners Absent:           Aspinall, Grant

Others Present:                   Staff Planner II Mulville-Friel, City Attorney Schultz, Planning Consultants Bahm, and Upfal

**APPROVAL OF AGENDA**

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

**Motion passed unanimously by voice vote.**

**SPECIAL MEETING**

**A. CONTINUED DISCUSSION OF DRAFT ZONING TEXT AMENDMENT 6, 2024, TO ADD PROVISIONS REGARDING PUBLIC ART**

**Background**

Planning Consultant Bahm led this continued discussion of draft Zoning Text Amendment 6, 2024, based on her April 9, 2025 memorandum *Draft Arts Ordinance*, the revised draft of the Zoning Text Amendment distributed this evening, and referencing the May session where initial comments and questions were raised about the draft amendment.

Consultant Bahm identified several key revisions and considerations in the revised draft:

- Clarified how the site plan review process intersects with public art requirements, and emphasizing that the process not slow down the overall approval process.
- Added examples of acceptable artistic elements including environmental artworks, functional items (bike racks, benches, light fixtures).
- Edited portions of the ordinance for clarity and consistency.
- Explained that applicants may proceed through site plan review before finalizing art selection, but must show proposed art placement on the plan to ensure it meets location requirements.
- Final placement and installation details are to be reviewed by the City Planner and Building Official.
- Updated procedures will require applicants to submit an updated project construction budget when applying for building permits, which will then determine the public art contribution.

Planning Consultant Bahm also suggested a potential exemption for fully residential projects that are non-subsidized and priced affordably for residents earning less than 120% of the area median income. Commissioner Mantey questioned whether such projects currently exist and what their market value would be. Bahm estimated the average income to be around \$100,000, equating to an approximate home price of \$300,000–\$360,000. However, both Commissioners Mantey and

Stimson noted that most recent residential developments were priced above \$500,000 and would thus not qualify for exemption.

**Commission discussion**

Planning Commission discussion focused on geographic targeting, practical implementation, and proportionality based on parcel size and redevelopment scale.

Commissioner Stimson pointed out that Section 3.C. mentions review by the Arts Commission prior to site plan approval, but this conflicts with Section 3.B.'s timeline, which places the budget update after approval. Bahm clarified that Arts Commission review should occur after site plan approval; this would be corrected.

Commissioner Mantey compared the proposed arts ordinance to the tree ordinance, where developers either replace trees or contribute to a fund. He asked if exemptions should be eliminated in favor of always requiring a payment into an art fund.

It was pointed out that unlike the tree fund, the art requirement is not tied to replacing a removed asset, making the justification for the fund different.

Commissioner Ware raised concerns about the affordability and feasibility of requiring public art in residential projects, especially those initiated by individual property owners rather than large-scale developers. She emphasized the financial burden this might place on smaller building or renovating projects, especially in less affluent contexts.

Planning Consultant Bahm responded that the threshold in the current draft targets projects over \$2 million, and whether undertaken by a resident or developer, the financial investment would be equivalent. Ware said that the source of funding—personal versus corporate—matters significantly for individual developers. Also, art in subdivisions would ultimately become the responsibility of the homeowners association, and HOAs currently struggled with accumulating enough funding to deal with basic maintenance projects.

Commissioner Mantey estimated the added cost of compliance might be relatively minor in large projects, but emphasized the importance of fairness in who bears the cost. Commissioner Stimson clarified that the ordinance applies to developments with four or more residential units, not single-family homes.

Commissioner Brickner was opposed to applying the public art requirement in residential areas, including both small and large subdivisions. Subdivisions often have limited space for public art and such requirements could reduce housing density. He supported limiting requirements to commercial, office, or large-scale multi-family projects where placement of art in public or visible spaces is more appropriate.

Consultant Upfal asked whether subdivision recreation areas could host art installations, but Commissioners Brickner and Ware emphasized that not all subdivisions have such areas or the financial capacity to maintain them. Imposing art requirements adds costs that may not align with community priorities.

Commissioner Countegan said that any new ordinance that imposes additional costs will ultimately affect future residents and developers. He urged the Commission to consider whether these costs translate into real community value. He favored incentivizing public art—via density bonuses or landscaping trade-offs—rather than mandates, and emphasized the importance of maintaining essential services to attract desirable development.

Commissioner Countegan pointed out that the Planning Commission’s role was to establish a thorough record of deliberation and provide a well-considered recommendation to City Council.

Commissioner Varga summarized two unresolved issues: the treatment of residential projects and the broader question of exemptions. She suggested tailoring the ordinance to distinguish between large-scale residential developers and smaller residential builders, possibly using density or size as the determining metric rather than a flat \$2 million threshold.

Commissioner Countegan was concerned that requiring art in residential areas could conflict with residents’ desire for privacy, and again advocated for incentivizing rather than mandating public art in these contexts. Public art could be tied to other ordinance provisions, such as landscaping trade-offs, or offered as a negotiated benefit in Planned Unit Developments (PUDs). Commissioner Countegan emphasized that the art requirement should apply only in areas where public interaction was likely.

Commissioner Ware emphasized that the original intent behind public art provisions during the master planning process was to place art in public areas, such as major roads or parks, not in residential neighborhoods. She supported having developers contribute to a city-managed public art fund instead of installing art within subdivisions, thereby allowing the City to determine appropriate, high-impact locations for public art. When part of a PUD, public art could be negotiated as part of the public benefit package.

Discussion focused on exemptions (Section 6). Should projects that fall under exemptions be required to contribute a lesser amount rather than nothing at all? Planning Consultant Bahm noted that the proposed structure mirrors Southfield’s ordinance, which also uses a four-unit threshold and a half-percent requirement.

Commissioner Countegan supported promoting public art through flexibility and options, such as trading density for landscaping requirements, to avoid discouraging development. He cautioned against rigid financial demands that could prompt developers to seek alternative locations outside of Farmington Hills. Planning Consultant Bahm responded that Farmington Hills is a desirable community and should consider adopting public art as part of its identity, especially in prominent commercial corridors. She pointed to PUDs such as Hunter Square as examples where the city could consider public art installations alongside other amenities like bus shelters and high-quality design features.

Commissioner Varga supported requiring contributions to an art fund when developers receive increased density through PUDs. Public art requirements should be viewed as a way for developers to invest in the community when receiving extra allowances or being allowed to deviate from

ordinance requirements.

City Attorney Schultz suggested including public art contributions as one of several potential public benefits in PUDs, rather than as a mandatory provision.

Commissioner Stimson asked how often Southfield's ordinance results in contributions to a fund versus onsite installations.

Commissioner Countegan emphasized aligning the ordinance with the Master Plan by identifying specific areas—rather than entire zoning districts—as appropriate for public art. He supported focusing investment and installations along corridors such as 12 Mile Road, Orchard Lake Road, and within redevelopment zones designated in the Master Plan, including right-of-way areas where visibility is high and traffic counts are significant. He reiterated that incentivizing art, rather than mandating it universally, would be more effective. Mandated payments might burden small business owners with limited budgets. He encouraged the Commission to consider flexibility and fairness.

Planning Consultant Bahm summarized that multiple commissioners supported focusing installations along high-profile corridors such as Orchard Lake Road, 12 Mile Road, Northwestern Highway, and possibly Grand River and 8 Mile Road. Commissioner Brickner suggested starting with these target corridors before considering broader implementation. Commissioner Stimson expressed support for extending the art requirement beyond the main corridors.

Planning Consultant Bahm noted that some of these areas, particularly Grand River and 8 Mile, are made up of smaller parcels, making it more difficult for individual owners to meet public art requirements. She suggested these areas should be prioritized for fund expenditure rather than required to host art directly. Commissioner Countegan advocated for creating thematic installations based on corridor characteristics (e.g., automotive themes on 8 Mile).

The Commission discussed adjusting the threshold or contribution rate based on location and investment size, suggesting a lower rate for smaller-scale developments on Grand River and 8 Mile, or a higher threshold, before triggering the requirement. Discussion reinforced the need for a flexible approach, including developing policies that reflects where art makes sense within the city's broader vision.

Commissioner Mantey pointed out the reference to the Consumer Price Index (CPI). He recommended that the ordinance specify the "CPI for All Urban Consumers" and suggested use of an annual CPI from a known base year (e.g., 2004) to avoid ambiguity in future calculations.

Planning Consultant Bahm clarified that the request for the ordinance originated with City Council, which supports the public art provision and initially focused on PUDs before broadening the scope.

There appeared to be consensus to retain flexibility to approve exemptions on a case-by-case basis.

Commissioner Countegan supported a centralized approach to placing public art, emphasizing strategic investment in focal points accessible to the public. He expressed concern that scattered installations could become maintenance burdens and fail to create meaningful impact.

Commissioner Stimson responded that where on-site installation was impractical, payments into the art fund would allow the City to place artwork in appropriate public spaces. He also noted that if contributions were limited to major corridors, the art fund would remain underfunded. Including areas like Middlebelt would increase fund revenue, enabling placement of public art in preferred locations.

Planning Consultant Bahm said she would revise the draft ordinance based on tonight's discussion, and the Planning Commission would have another study session on this issue.

**PUBLIC COMMENT**

None.

**COMMISSIONER COMMENTS**

Commissioner Mantey shared that he had attended a strategic branding session and appreciated the inter-commission collaboration it provided. He recommended future cross-commission exchanges to promote city-wide coordination.

Commissioner Brickner spoke to the ongoing work on Orchard Lake Road between 12 Mile and 13 Mile Roads.

**ADJOURNMENT**

**MOTION by Mantey, support by Ware, to adjourn.  
Motion carried unanimously by voice vote.**

The meeting adjourned at 7:20pm.

Respectfully Submitted,  
Kristen Aspinall  
Planning Commission Secretary

/cem

MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL AND PLANNING COMMISSION  
SPECIAL JOINT MEETING – STUDY SESSION  
JULY 21, 2025 - 5:00 P.M.  
THE HAWK – MEDIA CENTER

The special joint study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:04pm.

Councilmembers Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Councilmembers Absent: None

Planning Commission Members Present: Brickner, Countegan, Grant, Mantey, Stimson, Trafelet and Ware

Planning Commission Members Absent: Aspinall and Varga

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Brockway and Kettler-Schmult and City Attorney Joppich

City Manager Mekjian said that considerable progress had been made by City Council and the Planning Commission since the adoption of the Master Plan in 2024. Tonight staff was seeking consensus on two key topics: 1) the proposed Public Art Ordinance and 2) a memorandum from the City Attorney regarding procedural clarity in making motions. These items needed consensus from both bodies.

Director Kettler-Schmult overviewed the items that would be discussed in tonight’s meeting.

**MASTER PLAN IMPLEMENTATION**

**a) COMPLETED: DRIVE-IN DEFINITION AND UPDATE TO CAR SALES, GAS STATIONS AND CAR WASH LOCATIONS.**

The zoning text amendments relative to drive-in definition and update to car sales, gas stations, and car wash locations were enacted in January 2025 and marked the beginning of a series of zoning amendments following the adoption of the Master Plan.

**b) IN-PROGRESS: ZONING TEXT AMENDMENT FOR OS-4 AND PARKING, DESIGN STANDARDS FOR COMMERCIAL BUILDINGS, PUBLIC ART ORDINANCE AND PLANNED UNIT DEVELOPMENT.**

The OS-4 amendment currently in progress relates to large office uses and parking. This amendment has completed its first reading at City Council, with the second reading scheduled for August. Modifications during the first reading include height adjustments, and the addition of new uses such as fitness centers and private schools.

Director Kettler-Schmult noted that design standards for commercial buildings have been finalized by the Planning Commission and are being prepared for City Council study session review. Updates to the Planned Unit Development (PUD) ordinance are under legal review, and

will next be heard by the Planning Commission. The updates will clarify what constitutes minor versus major changes and will define public benefit expectations.

As PUDs have aged, developers' desires to make modifications to bring them in line with current market conditions has grown. However, many of the PUDs currently in place are very specific, and making changes to existing PUDs is an arduous process, deterring redevelopment in some locations.

Mayor Rich added that Farmington Hills was known as an aging, built-out community. It was critical to make changes that will spur additional development.

Planning Consultant Bahm (Giffels Webster) explained that ordinance changes would use clear language to describe what the City wants, and lay out a straightforward path for developers to get there.

### **Public Art Ordinance**

At its 2024 goal session, City Council initiated work on a Public Art Ordinance. The ordinance has undergone multiple reviews by both Council and the Planning Commission.

Planning Consultant Bahm explained that the draft ordinance drew inspiration from Southfield's public art ordinance, and she shared examples of recent installations in that city. She emphasized that Southfield is a relevant and familiar comparison for developers in the region. She also noted that Southfield maintains a public art guide. She suggested that when Farmington Hills creates its own guide, it should be designed for easy annual updates rather than requiring full rewrites.

Planning Consultant Bahm pointed out several changes to the draft Public Art Ordinance that were proposed by the Planning Commission:

- Limit required art installations to designated planning areas as outlined in the Master Plan, rather than citywide. This was suggested to create more cohesive public art corridors and avoid scattered, less visible installations.
- Remove the requirement for public art in single-family residential developments, due to concerns about long-term maintenance responsibilities falling on future homeowners or homeowners' associations (HOAs). The ordinance will still apply to multi-family and commercial developments within the designated planning areas.
- Clarify the use of the Consumer Price Index when determining contribution thresholds, and ensure Planning Commission involvement in evaluating proposed artwork placement for compatibility with traffic flow and site circulation prior to referring the proposal to the Arts Commission. Final approval of the artwork's placement would rest with staff.

### **Discussion:**

- Mayor Rich opposed limiting the public art ordinance to specific geographic areas, for the following reasons:
  - Southfield's ordinance has been successful over a decade, with no reported residential issues.

- Such restrictions are unnecessary and could create confusion. Further, there was no data showing problems with applying the ordinance to residential areas.
- Council has discussed the ordinance thoroughly over several meetings; she disagrees with making major changes after that work.
- Small residential projects can contribute to the public art fund instead of installing art onsite.
- Commissioner Ware cited personal experience with the cost and management burden of HOAs; she did not believe that residents should be obligated to main public art. She also raised concerns about encouraging public traffic through residential neighborhoods.
- Councilmember Knol supported limiting the ordinance to specific districts where art would be more visible and impactful. Concentrating artwork in key areas would build momentum and increase community value, compared to scattering installations across the city. She supported applying the ordinance to apartment complexes with professional management, but not to single-family neighborhoods where maintenance and oversight would be challenging.
- Councilmember Boleware emphasized that public art represents the soul of the City. She emphasized the following:
  - Public Art can serve as a public benefit under Planned Unit Developments. The ordinance would primarily apply to new development rather than established, built-out neighborhoods.
  - SEMCOG (Southeast Michigan Council of Governments) offered a grant that could support the identification of existing public art throughout the City. This in turn can inform future placement in commercial and special planning districts such as Grand River Corridor and 12 Mile Road.
- Councilmember Boleware supported working closely with the Arts Commission and leveraging local creativity to create a more vibrant and forward-thinking community. She referenced past efforts to reimagine Grand River as an arts corridor and believed that public art could serve as a catalyst for redevelopment in blighted areas.
- Commissioner Brickner reiterated concerns previously discussed about safety and practicality when placing art in residential areas. He supported the ordinance's exclusion of single-family neighborhoods and emphasized that public art requirements should apply only to new developments, particularly in multi-family or commercial settings.
- Councilmember Aldred supported the Planning Commission's revisions, agreeing that art installations should align with district character and broader community planning goals.
- Councilmember Bruce was also concerned about requiring HOAs to maintain public art, highlighting difficulties HOAs already faced in collecting dues and maintaining existing amenities. He suggested art in HOAs should remain voluntary, not mandated by ordinance.
- Councilmember Bridges endorsed Councilmember Boleware's suggestion to inventory the city's existing public art, and to pursue SEMCOG grant opportunities relative to this effort.
- Commissioner Brickner recommended establishing a clear implementation date for the ordinance, to avoid retroactively applying requirements to developments that have already received approvals.

Mayor Rich acknowledged a general consensus among Council and Commission members in favor of the suggested Planning Commission revisions.

c) **UPCOMING: 12 MILE/ ORCHARD LAKE AND GRAND RIVER CORRIDORS, REVIEW OF ZONING ORDINANCE NON-RESIDENTIAL DISTRICTS, AND FUTURE REVIEW OF RESIDENTIAL DISTRICTS.**

This was discussed in tandem with the discussion on Update on Corridor Market Studies, below.

**DISCUSSION ON PLANNING COMMISSION AND CITY COUNCIL MOTIONS RELATED TO ZONING ORDINANCE STANDARDS**

Director Kettler-Schmult explained that recently there have been legal decisions in neighboring communities that have reversed the community decision due to weak motions and documentation relating to the findings or basis of the decision made. To that end, the attorney's office has distributed a legal opinion regarding this topic.

City Attorney Joppich provided an overview of relevant legal issues, explaining that courts have recently demonstrated less leniency in reviewing municipal decisions. Both approvals and denials can be subject to challenges from applicants or nearby residents. He highlighted the importance of including specific findings in motions, referencing zoning ordinance standards directly and explaining how each standard is met or not met.

While the courts typically defer to municipal decisions if a 'scintilla of evidence' supports them, incomplete or unsupported findings can and have resulted in remands, delaying projects and potentially harming both the City and the applicant. Joppich advised the use of tools such as motion templates and staff-prepared reports to guide deliberations and motion drafting.

Attorney Joppich emphasized that both approvals and denials can be valid outcomes if properly justified. Planning staff currently provide sheets outlining ordinance criteria, though these are not always incorporated into Council motions. On the other hand, the Planning Commission, which deals with land use and zoning decisions at every meeting, and is more accustomed to making detailed motions, follows templates provided to them for each case.

To summarize:

- Both Council and Planning Commission must make specific findings for zoning ordinance motions.
- Recent court decisions require greater attention to standards and justifications in motions.
- Motions should cite specific ordinance criteria and explain how each is satisfied or not.
- Incomplete findings may result in court-ordered remands and project delays.
- Staff and legal counsel support the use of detailed review sheets and motion templates to strengthen decisions.

City Manager Mekjian suggested scheduling a study session or workshop regarding this topic.

**UPDATE ON CORRIDOR MARKET STUDIES**

Economic Development Director Brockway explained that two market studies have been conducted to inform future zoning text amendments, focusing on the 12 Mile and Orchard Lake corridor, and the Grand River Corridor. These studies were intended to identify economic incentives and redevelopment opportunities. The Grand River Corridor study covers the area from Orchard Lake to Inkster, while the 12 Mile Road/Orchard Lake study spans 12 Mile from Orchard Lake to Haggerty, primarily focusing on the south side including Hills Tech Drive, and Orchard Lake Road from Oakland Community College to 14 Mile, both east and west.

Director Brockway explained that the studies evaluated the city's existing assets, supply and demand conditions, and market trends. The studies will guide future zoning changes and help market the city to developers by identifying the greatest areas of opportunity. The overall goal is to ensure that the City's future planning efforts align with market realities and community needs.

Director Brockway noted that Council and Planning Commission have gone through the master plan, and understand that there will be changes related to the implementation of the master plan's vision for the City.

### **Grand River Corridor Findings**

The study found strong demand in four primary areas:

- Retail (particularly grocery and soft goods): Although the projected demand for retail space has slightly declined from over 100,000 to just over 90,000 square feet due to big box stores' decisions to file Chapter 11, there remains an opportunity to recapture \$30 million currently being spent outside the corridor. The most significant retail need is for grocery stores, accounting for approximately 40,000 square feet of unmet demand. However, chain grocers are hesitant to locate due to their own nearby existing stores, opening opportunities for independent retailers.
- Dining establishments: There is also widespread demand for additional restaurants and dining spaces.
- Multi-family housing: The area's dense population makes it attractive for both commercial and residential development. Housing demand between now and 2030 is projected to be 400–600 new units, with a mix of young professionals, 55+ residents, and workforce housing comprising about 25% of the total. This supports the goal of creating a mixed-use, pedestrian-friendly environment along the corridor. There is limited demand for hotel development, with potential interest in a boutique hotel serving Corwell Health.
- Office space: The office sector has shown surprising demand, particularly for medical office space due to the influence of Corwell Health and its associated staff, residents, and support services.

Day-to-day, 1,600 people work within the Corwell Health area, with approximately 2,600 employees in total. Corwell Health is the major anchor for the area. Those serving residencies seek to live close to the hospital.

### **Discussion:**

- In response to a question from Mayor Pro Tem Dwyer regarding plans to eliminate undesirable businesses, Director Brockway explained that redevelopment would require a domino effect of reinvestment. The Corridor Improvement Authority (CIA) will play a key role, leveraging funds collected through Tax Increment Financing (TIF) to support public realm enhancements such as improved crosswalks, sidewalk upgrades, beautification of medians, and enhancements to bus stops. These improvements signal revitalization and encourage private property owners to invest in their sites.
- The initial phase of corridor improvements will be structured as a five-year plan, with Year 1 focused on design work for landscaping, lighting, sidewalks, and potential public art placements. Full transformation of the corridor will likely take 15 to 20 years to fully implement, as the City balances physical improvements, zoning changes, business retention, and economic development.

- Commissioner Ware asked for clarification on the corridor boundaries and the definition of “undesirable.” Brockway confirmed that the CIA district spans from Eight Mile to Orchard Lake Road. “Undesirable” was defined as vacant buildings, car lots, and underutilized parcels.
- A brief sidebar discussion was held regarding public safety concerns in this area of the city, and the need to balance compassion with public safety as people sought essential housing in low-rent facilities.
- The current TIF fund balance was approximately \$1 million. Spending will be phased over five years, with \$200,000 allocated for landscaping improvements. The Corridor Improvement Authority also has an active façade improvement grant program, offering up to \$30,000 to three businesses annually. Two applications have been received, and one is pending approval.
- Commissioner Mantey highlighted the lack of nearby restaurants and safe pedestrian crossings for Corewell employees. The Corwell Health cafeteria closes at 7pm, further limiting food access. Director Brockway emphasized that food-related development remains a top priority for the corridor.
- Commissioner Brickner shared historical context regarding the Corridor Improvement Authority, explaining that the initial revenue projections were disrupted by the 2008 economic downturn. Property values did not increase as anticipated, delaying revenue collection from the TIF district. The current \$1 million balance marks a turning point for potential investments.
- Councilmember Aldred expressed general support for corridor investment and the potential for restaurants in the Corwell Health area and redevelopment of the parking area in West River Shopping Center. He also raised concerns about overly optimistic market projections. He referenced real estate advisor feedback in the market study suggesting that only one to three small new stores might be feasible. Councilmember Aldred questioned how the City could reconcile optimistic forecasts with market hesitation.

Director Brockway pointed out that the Grand River Corridor generates \$46 million in retail spending—more than any other area in the city—due to its population density and regional access. The optimistic tone of the report was partly a strategic counter to longstanding negative perceptions of the corridor. Real market demand data can be used to market the district to non-local and specialty operators.

- Commissioner Aldred asked what zoning changes might be needed to accelerate redevelopment. Director Brockway described the corridor as a sandbox for creativity and explained that redevelopment will require flexibility to accommodate small lots, tight setbacks, and mixed uses such as townhomes.
- Director Kettler-Schmult noted that the existing overlay district has never been used. It was important to revisit the overlay’s language based on market study findings to improve usability and appeal of properties in the area.
- Planning Consultant Tangari added that deeper setbacks currently conflict with lot dimensions in the area, and revising those standards will be a key focus of zoning updates, to ensure development is physically feasible and flexible.
- Commissioner Grant inquired about efforts to attract restaurants. Director Brockway confirmed that both chains and independents have expressed interest. However, property prices – such as \$2 million for small parcels – remain a barrier for small business owners.
- Commissioner Grant also noted that some restaurants previously located in the corridor failed to survive. Director Brockway explained that several variables contributed to past closures, including

the economic impact of the Great Recession and the presence of long-term property owners who sold to the highest bidder after the death of family members. She cited the example of Farmington Diner, which has persisted due to existing demand but remains an isolated option.

- Commissioner Grant suggested the area could support food trucks.
- Commissioner Ware inquired about the availability of liquor licenses in the City. Clerk Lindahl explained that the city gained five new quota licenses following the most recent census. All have been allocated. Other licenses are in escrow or may be transferred at market cost. Interested parties should contact Clerk Lindahl directly.
- Commissioner Ware also asked about blighted buildings near Orchard Lake and Grand River. Director Brockway confirmed that one of the buildings – the former winery – is located in the City of Farmington, although she can report that the building has a new owner working on remediation. Director Brockway emphasized the importance of cooperation with the City of Farmington, as the two jurisdictions share this corridor.
- Commissioner Brickner recalled state legislation signed during Governor Granholm’s term that allowed for additional liquor licenses in redevelopment districts. While Farmington Hills played a key role in advocating for the law, it had not previously qualified for these licenses. Brickner suggested the city may now have eligible areas and encouraged staff to pursue those opportunities.
- Director Brockway noted that these licenses are difficult to obtain, requiring applicants to exhaust all other licensing options. Farmington Hills has received one such license in the past, which was contingent on demonstrating substantial investment in the redevelopment area—approximately \$7 million.
- Councilmember Boleware expressed strong support for visibly improving the 8 Mile corridor to make it more inviting for businesses and residents. She described the current state as unappealing and potentially unsafe, citing poor lighting and deteriorating conditions. She encouraged the use of the \$1 million in funds for aesthetic upgrades such as lighting, banners, flowerpots, and other streetscape enhancements to signal investment and draw interest. She urged a proactive approach, stating that the corridor needed an initial investment to attract future development and that the time to act is now.
- Councilmember Boleware expressed further concern about the deteriorated conditions along the corridor, noting that many medical professionals now prefer Northwestern Highway due to its proximity to the hospital and more appealing surroundings.
- Commissioner Grant questioned the historically slow pace of progress regarding Grand River improvements. Commissioner Mantey responded that there was no funding for the first decade following the creation of the district. Commissioner Brickner further explained that revenue for the Corridor Improvement Authority (CIA) is derived from increased property value capture, which was not possible until recently due to declining property values. With values now rising, funding is finally becoming available.
- Mayor Rich shared an example involving the Greater Seth Temple’s interest in purchasing the adjacent motel for a senior center, but the high asking price made it unaffordable.

### **12 Mile Road Corridor Findings**

Director Brockway presented findings from the 12 Mile and Orchard Lake Corridor study, highlighting the area's dominant use as office space (49%), with significant Research and Development use. The Hills Tech Drive area was included as part of the corridor study, and includes roughly 10,000 jobs and a high percentage (71%) of in-person workers.

Despite the high employment and the acknowledged great location, there is a significant lack of desired amenities in the 12 Mile Corridor such as walkable food, retail, and service options. This demand aligns with the City's Master Plan goals. Desired improvements include pedestrian connectivity, mixed uses, and local amenities such as restaurants, salons, child care, and places to meet after work .

Zoning changes under OS-4 help address some of these gaps along 12 Mile Road, but Hills Tech Drive is zoned IRO, which may need reevaluation to allow similar improvements.

There is growing interest among long-time property owners – some who have owned their properties for 40 years – to convert aging office properties into housing, particularly using Brownfield Housing TIFs to support development for workforce and market-rate housing. These tools are seen as essential to addressing infrastructure costs and meeting regional housing demands.

Director Brockway stated that the area median income for those who might be targeted by TIF housing is approximately \$70,000 to \$75,000; this figure fluctuates year to year. As demand grows and horizontal development space becomes limited, future development is expected to include more mixed-use and multifamily structures rising to four stories or higher. Heights of 65 to 80 feet are expected to be feasible in the near future; higher than that requires steel structure components. There is strong demand for accessible restaurants, retail, and pedestrian-friendly spaces. Developers are seeking opportunities to integrate mixed-use elements where residents can live, work, and shop along the 12 Mile corridor.

#### **OCC Hockey Arena and New Development Opportunities**

Mayor Rich noted that the market study was conducted prior to the announcement of the Little Caesars Junior Hockey Arena coming to the OCC campus. Director Brockway confirmed that the arena is expected to increase demand for housing, retail, and temporary lodging. Property owners are already exploring how to attract visitors and students to lease residential units. Retail demand is expected to grow substantially due to tournament traffic and increased foot traffic from the arena and OCC uses, including medical uses.

#### **Orchard Lake Road Corridor and International District**

Director Brockway highlighted that Orchard Lake Road is the city's busiest retail corridor, and the redevelopment of Hunter Square has triggered new interest in the area generally. Orchard Lake Road also features a growing international district between 12½ Mile and 13½ Mile Roads. This district includes a concentration of businesses operated by Syrian, Pakistani, Indian, and Georgian entrepreneurs. Based on mobile device data, over the past three years an estimated 800,000 visitors have been drawn to the area, representing a 9% increase during that time period.

Challenges include property setbacks and reluctance from some owners to invest in redevelopment. The city is considering options such as pocket parks, outdoor markets, and food trucks to bring retail visibility closer to the street. Restaurant and retail demand in the corridor is high, with interest in quick-serve, healthy food, traditional diners, and upscale dining options.

#### **Survey Responses and Mixed-Use Zoning Considerations**

Director Brockway described the extensive survey process, with door-to-door outreach with materials in five languages, and which had resulted in 1,000 responses. Respondents expressed a strong desire for

more late evening dining options, especially for takeout and casual dining. Post-pandemic takeout trends have solidified, further strengthening this demand.

Residents also called for increased mixed-use development. The City is reviewing the OS-2 zoning district, which currently allow only office uses. The potential addition of appropriate mixed-use options—like coffee shops, delis, and other compatible amenities—could help revitalize these corridors without compromising their existing office functions.

Commissioner Mantey suggested that the Orchard Lake Road study/planning area should reach as far south as 11 Mile Road, given the rise in activity on the OCC campus.

Commissioner Grant referenced development at 14 Mile and Orchard Lake in West Bloomfield as a model of mixed-use design, citing a mix of homes, businesses, and retail spaces.

Director Brockway noted that Farmington Hills' median age is approximately 47, with the majority of corridor users aged 30 to 65. Many residents in this age range are looking for first homes, rental units, or downsizing options, increasing demand for accessible housing and restaurant options, particularly carryout.

Commissioner Grant added that some elderly residents now prefer to rent rather than buy. She cited a specific case in which a resident planning to sell a condo could not find a rental in Farmington Hills within her \$1,900 budget and was considering relocating to West Bloomfield. Director Brockway confirmed that this trend toward rental housing among the 55+ population is a key finding in the corridor market study.

Mayor Rich asked what specific actions were being requested of Council and the Commission. Director Brockway replied that both the Grand River and 12 Mile/Orchard Lake studies were nearing completion. While there were no immediate action items, she asked both bodies to review the materials thoroughly in preparation for future zoning and policy discussions.

Mayor Rich invited final comments from those present. Comments included:

- City Manager Mekjian provided a final update regarding OCC's community engagement meetings and everyone to attend. He also encouraged everyone to be open-minded regarding the redevelopment of the corridors as discussed this evening.
- Councilmember Aldred expressed support for accelerating zoning changes to support redevelopment.
- Councilmember Bruce thanked staff and looked forward to next steps.
- Councilmember Bridges emphasized the importance of equipping the City's Economic Development Director with the tools and flexibility needed to attract reinvestment.
- Commissioner Grant shared frustration about the historically long timeline of Grand River improvements and called for incentives to retain and attract businesses to Farmington Hills.
- Mayor Rich emphasized the importance of eliminating barriers to doing business in the City and improving process efficiency.
- Planning Consultants Bahm and Tangari expressed appreciation for the discussion. Consultant Tangari highlighted the importance of housing density near commercial corridors to support economic growth.

- Director Kettler-Schmult expressed gratitude for the collaborative and respectful conversation this evening.

**PUBLIC COMMENT**

There were no public comments.

**ADJOURNMENT**

The special study session meeting adjourned at 7:06pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
AUGUST 21, 2025, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

Commissioners present: Aspinall, Mantey, Stimson, Trafelet, Varga, Ware (arrived 7:32pm)

Commissioners Absent: Brickner, Countegan, Grant

Others Present: Staff Planner II Mulville-Friel, Planning Consultants Tangari and Upfal (Giffels Webster), Staff Engineer Emerson, City Attorney Saarela

**APPROVAL OF THE AGENDA**

**MOTION by Stimson, support by Varga, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**REGULAR MEETING**

Commissioner Mantey thought that since the motion only referenced the pond, other attendant costs usually associated with a PUD amendment might not have to be incurred. The applicant should work with the Planning and Community Development Director and the Planner regarding this issue.

Planning Consultant Upfal suggested that some landscaping clarifications on other parts of the site could be approved administratively.

**Motion approved unanimously by voice vote.**

**G. ZONING TEXT AMENDMENT 1, 2025**

**CHAPTER OF CODE:** 34, Zoning Ordinance

**PROPOSED AMENDMENT:** Amend Zoning Ordinance to add new definitions and Public Art requirements

**ACTION REQUESTED:** Set for Planning Commission Public Hearing

**SECTION:** Amend section 34-2.2 and add Section 34.5.20

Planning Consultant Tangari explained that at the joint meeting with Council it was agreed that the Planning Commission suggestion would be adopted into the text of the draft amendment. The text has been appropriately altered, and now needs to be set for public hearing.

**MOTION by Stimson, support by Aspinall, that draft Zoning Text Amendment 1, 2025, be set for public hearing for the Planning Commission's next available regular meeting agenda.**

**Motion approved unanimously by voice vote.**

**APPROVAL OF MINUTES** July 17, 2025, Regular Meeting

**MOTION by Aspinall, support by Ware, to approve the July 17, 2025 Regular Meeting minutes as submitted.**

**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT**

None

**COMMISSIONER/STAFF COMMENTS**

Commissioner Mantey noted that he will not be present at the next meeting when the cluster development on Folsom Road is scheduled for discussion. He pointed out the lack of sidewalks along Folsom Road, particularly the one-quarter mile between Parker Avenue and Lundy Drive, where the existing sidewalk terminates. This stretch of road poses a safety hazard for bicyclists, as traffic travels approximately 40–45 miles per hour and there is only a narrow shoulder of about 1.5 feet. He emphasized the importance of requiring new housing developments along major roads to provide sidewalks and requested that fellow commissioners raise this issue in his absence.

Chair Trafelet recalled that sewer and drainage improvements are already scheduled in the area, and it is hoped that sidewalk installation could be coordinated with that work. Commissioner Mantey reiterated that he found the current conditions unsafe when cycling there and urged that the issue not be overlooked.

Staff Planner Mulville-Friel called the Commission's attention to information in the packets regarding master plan updates from the City of Southfield, City of Novi, and the Village of Franklin.

**ADJOURNMENT**

**MOTION by Ware, support by Varga, to adjourn the meeting.**

**Motion passed unanimously by voice vote.**

The meeting ended at 9:32pm.

Respectfully submitted,  
Kristen Aspinall,  
Planning Commission Secretary

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
SEPTEMBER 18, 2025, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

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

Commissioners Absent: Aspinall, Mantey

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

**APPROVAL OF THE AGENDA**

**MOTION by Grant, support by Stimson, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**A. ZONING TEXT AMENDMENT 1, 2025**

**CHAPTER OF CODE: 34, Zoning Ordinance**

**PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and Public Art requirements**

**ACTION REQUESTED: Recommend to City Council**

**SECTION: Amend Section 34-2.2 and add Section 34.5.20**

**Applicant presentation**

Planning Consultant Upfal introduced the proposed zoning text amendment, which had been reviewed in several prior study sessions with both the Planning Commission and City Council.

- The amendment would require public art installations for construction projects exceeding \$2 million within special study areas or as part of a Planned Unit Development (PUD).
- The ordinance specifies placement, installation, and maintenance requirements, along with exemptions that may be granted by the Planning Commission.

**Commission discussion:**

- Commissioner Brickner supported the amendment after confirming that public art requirements would be excluded from residential (RA) districts.
- Commissioner Ware asked whether collected funds could be used to support smaller businesses required to contribute art. City Attorney Schultz explained that public funds generally cannot be given to private entities, but noted that the Corridor Improvement Authority or similar bodies could potentially provide grants. Funds collected through this ordinance would be used for public art on public land.
- Commissioners clarified that the ordinance applies only to projects exceeding \$2 million in construction costs, making it unlikely to affect small businesses or rental operations.

- Commissioner Grant asked about the process of selecting and approving art. Staff Planner Mulville-Friel explained that a separate committee would be established to review art proposals, while the Planning Commission's role would be limited to reviewing compliance with dollar amounts and ordinance requirements.
- Commissioner Stimson pointed out that the Planning Commission retains authority to grant exemptions if public art is deemed unnecessary for a particular project.
- Commissioner Grant asked what would happen in the case of an incomplete art installation. Planning Consultant Upfal explained that the art requirement would function like any other site plan condition and would need to be completed before issuance of a Certificate of Occupancy.

### **Public Hearing**

Chair Trafelet opened the public hearing. As no public indicated they would like to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

**MOTION by Stimson, support by Grant, to RECOMMEND TO CITY COUNCIL that draft Zoning Text Amendment 1, 2025, BE APPROVED.**

**Motion passed unanimously by voice vote.**



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** OCTOBER 13, 2025

**DEPT:** PLANNING AND COMMUNITY DEVELOPMENT

**RE:** DRAFT ZONING TEXT AMENDMENT (“ZTA”) 4, 2024 - AMEND ZONING ORDINANCE TO REVISE DEFINITION OF RESTAURANT, DRIVE-IN; ADD DEFINITION OF COMMERCIAL OUTDOOR RECREATION SPACE AND DELETE REFERENCE TO AUTOMOBILE SERVICE CENTER AND REPLACE WITH AUTOMOBILE REPAIR

### ADMINISTRATIVE SUMMARY

Draft ZTA 4, 2024 is a part of a comprehensive effort to update the Zoning Ordinance and move forward meaningful implementation of the Master Plan for Future Land Use’s vision for the City. The proposed amendment updates and clarifies definitions related to drive-in restaurants, commercial outdoor recreation space and automotive repair. Draft ZTA 4, 2024 is consistent with changes that have reclassified certain permitted uses within the Business Districts, approved earlier this year. The goal is to create consistency across the ordinance and eliminate ambiguity in interpretations.

The following is a brief procedural history of draft ZTA 4, 2024:

|                    |  |
|--------------------|--|
| January 16, 2025 - | Planning Commission Study Session                                  |
| March 20, 2025 -   | Planning Commission Set for Public Hearing (9-0)                   |
| April 17, 2025 -   | Planning Commission Public Hearing/Recommendation to Council (6-0) |

The following is a brief overview of draft ZTA 4, 2024:

Draft ZTA 4, 2024 updates the definition of Restaurant, drive-in Restaurant, replaces Automobile service center with Automobile repair and adds a new definition for Commercial outdoor recreation space.

- Drive-in vs. Drive-through restaurant: The ordinance has historically used the term drive-in restaurant which is generally outdated. The ordinance updates the definition for “Restaurant, drive-in” to clarify that this term includes drive through window service.
- Standardizing automobile repair terminology: The phrase “automobile service center” was previously used but not defined. The amendment eliminates this term and replaces it with the defined term “Automobile repair”.

- Definition of Commercial outdoor recreation space: Previously undefined despite being listed as a permitted use in certain districts. The amended language aligns this use with the definition for “indoor recreation facilities”.

These changes are indicated on the ZTA 4, 2024 draft ordinance attached.

### **ATTACHMENTS**

- Draft ZTA 4, 2024
- January 16, 2025, Planning Commission study session meeting minutes
- March 20, 2025, Planning Commission regular meeting minutes
- April 17, 2025, Planning Commission public hearing meeting minutes

# # #

Reviewed by: Charmaine Kettler-Schmult, Director of Planning and Community  
Development

Approved by: Karen Mondora, Assistant City Manager

ORDINANCE NO. C-\_\_\_\_\_ -2025

CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," SECTION 34-2.2, "DEFINITIONS," TO AMEND THE DEFINITION OF RESTAURANT, DRIVE IN, AND ADD THE DEFINITION OF COMMERCIAL OUTDOOR RECREATION SPACE; AND ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.24, "B-2 COMMUNITY BUSINESS DISTRICT," TO DELETE REFERENCE TO AUTOMOBILE SERVICE CENTER AND REPLACE WITH AUTOMOBILE REPAIR.

THE CITY OF FARMINGTON HILLS ORDAINS:

**Section 1 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-2.2, "Definitions," is amended as follows:

34-2.2 DEFINITIONS

**Restaurant, drive-in** means a restaurant at which any patrons are served from a drive-bythrough window ~~or~~ while within a motor vehicle or where food is served and consumed within ~~the a~~ motor vehicle on the premises.

**Commercial outdoor recreation space** means [land utilized for athletic or sporting activities, pastimes, games or similar activities or diversions not owned or operated by a public entity.]

**Section 2 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.24, "B-2 Community Business District," is amended to read as follows:

34-3.1.24 B-2 COMMUNITY BUSINESS DISTRICT

A. INTENT

The B-2 community business districts are designed to cater to the needs of a larger consumer population than is served by the B-1 districts and so are generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in Section 34-3.10:

- i. Retail businesses § 34-4.29

- ii. Personal service establishments which perform services on the premises
- iii. Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Fabrication, repair, and processing of goods § 34-4.29
- x. Fast food or carryout restaurant § 34-4.27
- xi. Veterinary hospital or clinic § 34-4.26
- xii. Automobile ~~service center~~ repair § 34-4.31
- xiii. Open-air business § 34-4.30
- xiv. Outdoor space for seating areas accessory to a restaurant § 34-4.32
- xv. Cellular tower& and cellular antennae § 34-4.24
- xvi. Sit down restaurants
- xvii. Theaters, assembly halls, concert halls or similar places of assembly § 34-4.44
- xviii. Churches
- xix. Business schools and colleges or private schools operated for profit
- xx. Other uses similar to the above uses
- xxi. Indoor Recreation Facilities not exceeding 3,300 square feet in gross leasable area § 4-4.19
- xxii. Accessory structures and uses customarily incident to any principal permitted use

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in Section 34-3.10:

- i. Indoor Recreation Facilities not exceeding 3,300 square feet in gross leasable area § 34-4.19
- ii. Establishments with coin-operated amusement devices §34-4.33

D. ACCESSORY USES

- i. Electric vehicle infrastructure § 34-4.55

**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.



**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION SPECIAL MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
JANUARY 16, 2025, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:05 p.m.

**ROLL CALL**

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Varga, Stimson, Trafelet, Varga (arr. 6:11pm), Ware (arr. 6:13pm)

Commissioners Absent: None

Others Present: City Planner Perdonik, Staff Planner Canty, Planning Consultants Tangari and Upfal (Giffels Webster), City Attorney Schultz, Economic Development Director Brockway

Economic Development Director Brockway called the Commission's attention to the launch and purpose of the online Community Survey examining 12 Mile and Orchard Lake Corridors. The City is seeking feedback from community members, business and property owners, and visitors, regarding their experience in these business corridors. The survey, part of the market study aimed at boosting the City's economic growth, is available on the City's website. Director Brockway encouraged everyone to take the survey and also to encourage everyone within their circle of influence to participate. When complete, the survey and the market study will help inform the City relative to zoning changes on the corridors.

Chair Trafelet reported that he had been attending Economic Development Corporation meetings where Director Brockway reports on economic development in the City, and he passed around Director Brockway's latest report on her activities.

**APPROVAL OF THE AGENDA**

**MOTION by Grant, support by Stimson, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**SPECIAL MEETING**

**A. ZONING TEXT AMENDMENT 4, 2024**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair  
ACTION REQUESTED: Set for public hearing  
SECTIONS: 34-2.2 and 34-3.1.24

City Planner Perdonik and City Attorney Schultz provided an overview of the proposed text amendment, which will strengthen and clarify definitions related to recent zoning ordinance changes. The amendment ensures consistency in applying regulations and avoids disputes over terminology:

- **Definition of Commercial Outdoor Recreation Space:** Previously undefined, despite being listed as a permitted use in certain districts. The amendment aligns it with the existing definition for indoor recreation spaces.
- **Terminology Update – Drive-in vs. Drive-through Restaurant:** The ordinance has historically used the term “drive-in restaurant,” which is outdated. The amendment replaces it with “drive-through restaurant”.
- **Standardizing Automobile Repair Terminology:**
  - The phrase “automobile service center” was previously used but never defined.
  - The amendment eliminates this term and replaces it with the defined term “automobile repair”.
  - This change also removes the outdated reference to auto repair shops being permitted in B-3 districts, which is no longer applicable.

The amendment will be scheduled for a public hearing.

**B. DISCUSS DRAFT ZONING TEXT AMENDMENT 3, 2024, TO REVISE VARIOUS OS-4 DISTRICT AND PARKING PROVISIONS**

City Planner Perdonik explained that the proposed zoning text amendment is a high-priority initiative identified by both City Council and the Planning Commission. The amendment primarily affects the 12 Mile corridor, which is largely zoned OS-4, with some minor variations within PUDs. This allows the Commission to recommend changes to the OS-4 district that would primarily apply only to this corridor. The goal is to facilitate restaurant and entertainment growth, office-to-residential conversions, and increased density by modifying existing zoning regulations.

- The amendment allows for greater flexibility in land use, enabling new developments to better align with the city’s long-term planning goals.
- It seeks to optimize underutilized parking areas, increase height and density in certain areas, and support a mix of uses to encourage development.

City Planner Perdonik and Planning Consultants Tangari and Upfal led the following discussion.

**DRAFT OS-4 Amendments**

- The text amendment allowed greater building heights near I-696.
  - Properties south of 12 Mile are generally over 1,000 feet deep, with varying topography.
  - The amendment proposes allowing increased building height for developments near the freeway where the ground elevation is below 850 feet, as shown in the provided maps.
- New Definitions Introduced
  - **Artisan Manufacturing:** Small-scale businesses producing artisan goods or specialty foods for direct consumer sales (e.g., leather, glass, wood, textiles, ceramics).

The Planning Commission discussed adding stone and metal production, with clarification that blacksmithing and similar small-scale metalwork would be included, but heavy manufacturing would not.

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
MARCH 20, 2025, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

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

Commissioners Absent:           None

Others Present:                   City Planner Perdonik, Planning Consultant Tangari (Giffels Webster), City Attorney Schultz

**APPROVAL OF THE AGENDA**

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

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A.     SPECIAL APPROVAL 51-2-2025**

LOCATION:                           29150 Farmington Road  
PARCEL I.D.:                       22-23-10-101-002  
PROPOSAL:                         Temporary staging area for construction equipment and material within RA-2 One Family Residential District  
  
ACTION REQUESTED:               Special approval  
APPLICANT:                        Bidigare Contractors/Jordon Bidigare  
OWNER:                             Cedar of Farmington Road, LLC

**Applicant Presentation**

Paul D’Orazio, Bidigare Contractors, was present on behalf of this request for special approval for a temporary staging area for construction equipment and material at 29150 Farmington Road. Bidigare Contractors will be replacing the water main in the Kendallwood subdivision, and the staging area will be used for piles of sand, water main fittings, and excavated dirt. The temporary staging area would be used for a couple of months.

Chair Trafelet noted that a resident had submitted pictures of dust blowing through the bushes from the site; this would have to be addressed.

**Consultant Comments**

Referencing the February 26, 2025 Giffels Webster memorandum, Planning Consultant Tangari highlighted the following information:

**MOTION by Ware, support by Aspinall, that draft Zoning Text Amendment 3, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission’s next available regular meeting agenda.**

**Motion passed unanimously by voice vote.**

**D. ZONING TEXT AMENDMENT 4, 2024**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair  
ACTION REQUESTED: Set for public hearing  
SECTIONS: 34-2.2 and 34-3.1.24

**MOTION by Grant, support by Stimson, that draft Zoning Text Amendment 4, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission’s next available regular meeting agenda.**

**Motion passed unanimously by voice vote.**

**E. HISTORIC DISTRICT COMMISSION 2024 ANNUAL REPORT**

ACTION REQUESTED: Acceptance of report

**MOTION by Ware, support by Aspinall, that the 2024 Historic District Commission Annual Report BE ACCEPTED.**

Commissioner Countegan commended the Historic District Commission for their outstanding work in preparing the report and for their efforts throughout the year.

**Motion passed unanimously by voice vote.**

**F. PLANNING COMMISSION 2024 ANNUAL REPORT**

ACTION REQUESTED: Acceptance of report

**MOTION by Brickner, support by Varga, that the 2024 Planning Commission Annual Report BE ACCEPTED.**

Commissioners noted that the report was well put together and accurately reflected the work done in the past year.

**Motion passed unanimously by voice vote.**

**G. ELECTION OF OFFICERS**

**MOTION by Brickner, support by Stimson to re-elect officers to their current positions for another year.**

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

**CALL MEETING TO ORDER**

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

**ROLL CALL**

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet

Commissioners Absent: Varga, Stimson, Ware

Others Present: City Planner Perdonik, Staff Engineer Dawkins, Planning Consultant Tangari (Giffels Webster), City Attorney Schultz

**APPROVAL OF THE AGENDA**

**MOTION by Aspinall, support by Grant, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. ZONING TEXT AMENDMENT 3, 2024**

**CHAPTER OF CODE: 34, Zoning Ordinance**

**PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements**

**ACTION REQUESTED: Recommendation to City Council**

**SECTIONS: 34-2.2, 34-3.1.22, 34-3.5.2, 34-3.9, 34-4.61, and 34-5.2**

Planning Consultant Tangari introduced Zoning Text Amendment 3, 2024, which includes two primary components:

**1. Revisions to the OS-4 Office Research District Standards**

The proposed changes are intended to implement the goals of the City's Master Plan by transitioning the OS-4 district from a single-use, large-scale office model to a more flexible, mixed-use area. Amendments would revise permitted and special land uses, as well as height, area, and bulk requirements. These changes would promote development that creates a sense of place and increased activity within the corridor located between 12 Mile Road and I-696. OS-4 zoning is concentrated almost entirely in this corridor, with very limited application elsewhere in the City.

**2. Updates to Off-Street Parking Requirements**

Several current parking standards are outdated and result in excessive impervious surfaces. The amendments would reduce required parking for certain uses to better reflect actual demand. The amendment introduces standards for bicycle parking, which is currently unaddressed in the zoning ordinance.

New provisions are proposed for electric vehicle (EV) readiness in residential developments, specifically:

- Developers of new multifamily projects will be required to install underground conduit to accommodate future EV charging stations.
- The intent is not to mandate installation of chargers immediately but to ensure infrastructure is in place for future retrofits without extensive construction.

### **Public Hearing**

Chair Trafelet opened the meeting to public comment. As no public indicated they wished to speak, Chair Trafelet closed public comment and brought the matter back to the Commission.

**MOTION by Brickner, support by Countegan, to recommend to City Council that draft Zoning Text Amendment 3, 2024, be approved.**

Motion discussion:

- Commissioner Mantey pointed out that the version of the proposed zoning text amendment distributed by mail had since been revised, and the updated version had been provided this evening. He further commented that while the amendment represents progress with respect to updated parking standards, additional reductions could still be made.
- Commissioner Countegan added that the proposed amendment aligns with the recently approved Master Plan. The revisions supported redevelopment efforts along 12 Mile Road and serve as a useful planning tool to enhance flexibility in land use.

**Roll call vote:**

**Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet**

**Nays – None**

**Motion passed 6-0.**

### **B. ZONING TEXT AMENDMENT 4, 2024**

**CHAPTER OF CODE: 34, Zoning Ordinance**

**PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair**

**ACTION REQUESTED: Recommendation to City Council**

**SECTIONS: 34-2.2 and 34-3.1.24**

City Planner Perdonik introduced Zoning Text Amendment 4, 2024, which proposes targeted revisions to Chapter 34 of the Zoning Ordinance. The proposed amendment updates and clarifies definitions related to drive-in restaurants, commercial outdoor recreation space, and automobile repair. These modifications are consistent with recent changes that reclassified certain permitted uses as special uses within the B-3 District. The goal is to create consistency across the ordinance and eliminate ambiguity in interpretation.

**MOTION by Brickner, support by Countegan, to recommend to City Council that draft Zoning Text Amendment 4, 2024, to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair, be approved.**

**Roll call vote:**

**Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet**

**Nays – None**

**Motion passed 6-0.**

**REGULAR MEETING**

**A. SITE PLAN 52-3-2025**

|                          |  |
|--------------------------|--|
| <b>LOCATION:</b>         | <b>31539 Thirteen Mile Road</b>  |
| <b>PARCEL I.D.:</b>      | <b>22-23-10-227-019</b>  |
| <b>PROPOSAL:</b>         | <b>Construction of building addition to rear of existing building within B-3 General Business District</b> |
| <b>ACTION REQUESTED:</b> | <b>Site plan approval</b>  |
| <b>APPLICANT:</b>        | <b>Jerry Che</b>   |
| <b>OWNER:</b>            | <b>Chu Ying Che</b>  |

Referencing his March 20, 2025 review memorandum, Planning Consultant Tangari explained that the proposal involves the renovation of an existing restaurant within a B-3 zoned district, including the construction of a 246-square-foot walk-in cooler addition to the rear of the 2,942-square-foot building. The site is located within a uniquely configured area that resembles a shopping center but is subdivided into individual lots similar to a downtown layout, with a shared parking lot surrounded by multiple independently owned structures.

The site contains several existing non-conformities. While full redevelopment typically presents an opportunity to eliminate such conditions, this proposal represents a partial site modification. As such, the Planning Commission must consider whether it is reasonable to allow some of the existing non-conformities to remain or whether any can be reduced.

Three primary issues were identified in the review:

1. Due to the proximity of the back of the existing building to the rear property line, there will be a variance needed to add on to the back of the building as proposed. The addition decreases an already non-conforming rear setback. The area behind the property is not residential but a parking lot, which may be relevant in evaluating the impact.
2. Rooftop equipment is required to be screened.
3. Although the plan includes notes indicating new lighting on the back of the building, detailed lighting specifications will need to be submitted.

Commission questions:

In response to questions from Commissioner Brickner, Planning Consultant Tangari explained that the cooler would be located just east of the existing rear door.

JOELLEN SHORTLEY  
jshortley@rsjalaw.com

2755 Executive Drive, Suite 250  
Farmington Hills, Michigan 48331  
P 248.489.4100 | F 248.489.1726  
rsjalaw.com



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

October 1, 2025

Mayor Rich and City Council  
City of Farmington Hills  
31555 W Eleven Mile Road  
Farmington Hills, MI 48336

RE: Approval of Renewal Uniform Video Service Local Franchise Renewal Agreement with  
DIRECTV, LLC, successor to AT&T

Dear Mayor Rich and Council Members:

In a letter dated September 25, 2025, DIRECTV, LLC requested the City approve a renewal Video Franchise Agreement. The letter indicated that in 2021, the Video Franchise Agreement between the City and AT&T Michigan, which was approved on September 26, 2016, was transferred to DIRECTV. The City also has Video Franchise Agreements with Bright House, Charter Communications and Comcast. Video Franchise Agreements are standard form agreements approved by the Michigan Public Services Commission pursuant to the Uniform Video Services Local Franchise Act, Public Act 480 of 2006, MCL 484.3301 *et. seq.*, (“Act 480”). The standard form agreements leave little discretion for a municipality.

Under Act 480, a franchising entity, such as the City, has no authority to deny or negotiate the provisions of a proposed franchise or a renewal franchise. The City is required under Act 480 to approve a fully completed Renewal Franchise Agreement within 30 days of the date it receives the franchise agreement from a video service provider. If the City does not notify a provider that its agreement is incomplete, or fails to approve an agreement within 30 days, the agreement is considered complete and approved. MCL 484.3303(3). The agreement remains in effect for a period of 10 years and may be renewed for an additional ten years at the request of the video provider. MCL 3302(7). Although the current Franchise Agreement has not expired, a renewal will begin when a new franchise is signed by the City, not when the current agreement expires.

A video service provider is required to pay an annual video service fee. MCL 484.3306(1). At the expiration of an existing agreement, a municipality may not establish a franchise that exceeds 5% of gross revenue received by the provider. MCL 484.3306(1)(b). Act 480 requires that fees charged by franchising entities be uniform for all providers. Your other video service providers are currently assessed a 5% service fee by the City. In addition to the franchise fee, a video provider is required to pay for the support of the cost of public, educational and government access facilities (“PEG”) access fees, which may not exceed 2% of gross revenues of the provider and is

Video Service Local Franchise Agreement

October 1, 2025

Page 2

to be determined based on a community needs assessment. MCL 484.3306(8),(b),(c). The City is receiving a 2% PEG fee from its other video service providers.

Attached is a Resolution for your consideration to approve the requested Video Franchise Agreement with DIRECTV. If the City would like to approve a Renewal Franchise Agreement with DIRECTV, we recommend you indicate a franchise fee of 5% by filling in Section VI.A.ii of the agreement and a PEG fee of 2% in Section VIII(1).

Since we have not identified any basis to deny approval of this Renewal Agreement, we recommend approval of the Resolution approving the Renewal Agreement with DIRECTV during the October 13, 2025, Council meeting to meet the required 30-day period for approval.

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC

*Joellen Shortley*

Joellen Shortley

JES

Enclosure

cc: Gary Mekjian, City Manager  
Karen Mondora, Assistant City Manager  
Carly Lindahl, City Clerk  
Steven Joppich, Esq.

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON HILLS

**RESOLUTION APPROVING RENEWAL**  
**UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT**  
**WITH DIRECTV, LLC, SUCCESSOR OF MICHIGAN BELL TELEPHONE COMPANY,**  
**D/B/A AT&T, MICHIGAN**

At a regular meeting of the City Council of the City of Farmington Hills ("City"), County of Oakland, State of Michigan, held in the City Council Chambers on October 13, 2025, at 7:30 PM, with those present and absent being:

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

the following preamble and Resolution were offered by Councilperson \_\_\_\_\_  
and supported by Councilperson \_\_\_\_\_.

WHEREAS, under Public Act 480 of 2006, the Uniform Video Service Local Franchise Act (the "Act"), on April 26, 2007, the City approved a Uniform Video Service Local Franchise Agreement ("Video Franchise") with Michigan Bell Telephone Company, d/b/a AT&T Michigan ("AT&T"), for a period of ten (10) years; and

WHEREAS, on September 7, 2016, AT&T applied to the City for the renewal of the Video Franchise allowed by Section 3 of the Act, by the submission of a Uniform Video Service Local Franchise Renewal Agreement. On September 26, 2016 City Council approved a renewal of the Agreement for ten years; and

WHEREAS, on September 25, 2025, DIRECTV, applied to the City for the renewal of the Video Franchise ("Renewal Agreement") and indicated that in 2021, the Agreement was transferred from AT&T Michigan to DIRECTV, LLC. The Renewal Agreement has been reviewed and determined by the City Attorney to be complete.

WHEREAS, the 5% of gross revenue annual video service provider fee in Section VI.A, and 2% of gross revenue PEG fee in Section VIII.A of the Renewal Agreement are the same as those fees under the City's Uniform Video Service Local Franchise Agreements with Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, and Bright House Networks, LLC, as required by Section 6 of the Act; and

WHEREAS, the Council has accepted that the Renewal Agreement is complete and meets the technical requirements of the Act, understands that there has been no change in the law since 2007 when Video Franchise was required to be approved, that provides the City with denial or conditional approval authority, and therefore undertakes to adopt this Resolution approving the Renewed Agreement as required by the Act.

NOW THEREFORE, BE IT RESOLVED that the City finds that the Renewal Agreement is complete and meets the technical requirements of the Act, and solely for that reason, and not because the City agrees with or assents to any provisions of the Act or the Renewal Agreement, the City hereby approves and authorizes and directs the Mayor to sign the Renewal Agreement and its Attachment 1, as a second renewal of the April 26, 2007, Franchise Agreement.

BE IT FURTHER RESOLVED that notwithstanding that the term of the 2016 Franchise Renewal Agreement has not expired; the term of the Renewal Agreement shall be ten (10) years from the date of this approval.

BE IT FURTHER RESOLVED that on page 9 of the Renewal Agreement, the "Date submitted" shall be completed by insertion of September 25, 2025, with the "Date completed and approved" to be completed by inserting October 13 2025, and that the following language shall be inserted below the "Date completed and approved;" line:

Determination of completeness and approval and authority for this Franchise Agreement to be signed, was by adoption of a Resolution by the City Council at a meeting on October 13, 2025.

BE IT FURTHER RESOLVED that by approving the Renewal Agreement, the City shall not be found to have waived its rights to challenge any provisions of the Act and/or any related provisions of the Renewal Agreement, on the basis that such provisions are invalid and unenforceable as violations of law, including on the grounds that a particular action is an unconstitutional impairment of contractual rights, with the City further reserving any and all rights stemming from any successful challenge to such provisions undertaken by any other local franchising entity.

BE IT FURTHER RESOLVED that the City Clerk shall provide a copy of this Resolution to DIRECTV, LLC by one of the methods for Notice in Section XV of the Franchise Agreement.

AYES:  
NAYES:  
ABSENT:  
ABSTENTIONS:

RESOLUTION DECLARED ADOPTED October 13, 2025.

STATE OF MICHIGAN  
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 certify 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 the 13th day of October, 2025, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this \_\_\_\_\_ day of October, 2025.

---

CARLY LINDAHL, City Clerk  
City of Farmington Hills



Scott J. Alexander  
Senior Director – External Affairs  
2260 E. Imperial Highway  
El Segundo, California 90245  
(214) 202-3185  
scott.alexander@directv.com

September 25, 2025

**Via e-mail delivery**

City of Farmington Hills

Dear City Officials:

Pursuant to Section 3 of 2006 Public Act 480, MCL 484.3303 ("Act 480") and the January 30, 2007 Order ("Order") and the April 16, 2009 Order of the Michigan Public Service Commission ("Commission or MPSC"), in Case No. U-15169, DIRECTV, LLC ("DIRECTV"), hereby files the enclosed Uniform Video Service Local Franchise Agreement ("Renewed Agreement") by and between the City of Farmington Hills, a Michigan municipal corporation (the "Franchising Entity") and DIRECTV (the "Provider").

The enclosed Renewed Agreement will have the effect of continuing in place the current terms and conditions in the Uniform Video Service Local Franchise Agreement between DIRECTV and the City of Farmington Hills, which was originally with AT&T Michigan ("Initial Agreement") and transferred from AT&T Michigan to DIRECTV, LLC in 2021.

The enclosed filing follows the standard form agreement per the MPSC. The Renewed Agreement continues the video service provider fee of 5.0% and a PEG fee of 2.0% provided to the City based on gross revenues for the U-verse video service.

Please feel free to contact me with any questions about the agreement.

Best regards,

A handwritten signature in black ink, appearing to read "Scott J. Alexander". The signature is written in a cursive, flowing style.

Scott J. Alexander  
Senior Director – External Affairs

## UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

THIS UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT (“Agreement”) is made, pursuant to 2006 PA 480, MCL 484.3301 *et seq*, (the “Act”) by and between the City of Farmington Hills, a Michigan municipal corporation (the “Franchising Entity”), and DIRECTV, LLC, a California corporation doing business as DIRECTV, LLC.

### I. Definitions

For purposes of this Agreement, the following terms shall have the following meanings as defined in the Act:

- A. “Cable Operator” means that terms as defined in 47 USC 522(5).
- B. “Cable Service” means that terms as defined in 47 USC 522(6).
- C. “Cable System” means that term as defined in 47 USC 522(7).
- D. “Commission” means the Michigan Public Service Commission.
- E. “Franchising Entity” means the local unit of government in which a provider offers video services through a franchise.
- F. “FCC” means the Federal Communications Commission.
- G. “Gross Revenue” means that term as described in Section 6(4) of the Act and in Section VI(D) of the Agreement.
- H. “Household” means a house, an apartment, a mobile home, or any other structure or part of a structure intended for residential occupancy as separate living quarters.
- I. “Incumbent video provider” means a cable operator serving cable subscribers or a telecommunication provider providing video services through the provider’s existing telephone exchange boundaries in a particular franchise area within a local unit of government on the effective date of this act.
- J. “IPTV” means internet protocol television.
- K. “Local unit of government” means a city, village, or township.
- L. “Low-income household” means a household with an average annual household income of less than \$35,000.00 as determined by the most recent decennial census.
- M. “METRO Act” means the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48, MCL 484.3101 *et seq*.
- N. “Open video system” or “OVS” means that term as defined in 47 USC 573.
- O. “Person” means an individual, corporation, association, partnership, governmental entity, or any other legal entity.
- P. “Public rights-of-way” means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easements dedicated for compatible uses.
- Q. “Term” means the period of time provided for in Section V of this Agreement.
- R. “Uniform video service local franchise agreement” or “franchise agreement” means the franchise agreement required under the Act to be the operating agreement between each franchising entity and video provider in this state.
- S. “Video programming” means that term as defined in 47 USC 522(20).
- T. “Video service” means video programming, cable services, IPTV, or OVS provided through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology. This definition does not include any video programming provided by a commercial mobile service provider defined in 47 USC 332(d) or provided solely as part of, and via, a service that enables users to access content, information, electronic mail, or other services offered over the public internet.
- U. “Video service provider” or “Provider” means a person authorized under the Act to provide video service.
- V. “Video service provider fee” means the amount paid by a video service provider or incumbent video provider under Section 6 of the Act and Section VI of this Agreement.

## II. Requirements of the Provider

- A. An unfranchised Provider will not provide video services in any local unit of government without first obtaining a uniform video service local franchise agreement as provided under **Section 3 of the Act** (except as otherwise provided by the Act).
- B. The Provider shall file in a timely manner with the Federal Communications Commission all forms required by that agency in advance of offering video service in Michigan.
- C. The Provider agrees to comply with all valid and enforceable federal and state statutes and regulations.
- D. The Provider agrees to comply with all valid and enforceable local regulations regarding the use and occupation of public rights-of-way in the delivery of the video service, including the police powers of the Franchising Entity.
- E. The Provider shall comply with all Federal Communications Commission requirements involving the distribution and notification of federal, state, and local emergency messages over the emergency alert system applicable to cable operators.
- F. The Provider shall comply with the public, education, and government programming requirements of Section 4 of the Act.
- G. The Provider shall comply with all customer service rules of the Federal Communications Commission under 47 CFR 76.309 (c) applicable to cable operators and applicable provisions of the Michigan Consumer Protection Act, 1976 PA 331, MCL 445.901 to 445.922.
  - i. Including but not limited to: MCL 445.902; MCL 445.903 (1)(a) through 445.903(1)(cc); MCL 445.903(1)(ff) through (jj); MCL 445.903(2); MCL 445.905; MCL 445.906; MCL 445.907; MCL 445.908; MCL 445.910; MCL 445.911; MCL 445.914; MCL 445.915; MCL 445.916; MCL 445.918.
- H. The Provider agrees to comply with in-home wiring and consumer premises wiring rules of the Federal Communications Commission applicable to cable operators.
- I. The Provider shall comply with the Consumer Privacy Requirements of 47 USC 551 applicable to cable operators.
- J. If the Provider is an incumbent video provider, it shall comply with the terms which provide insurance for right-of-way related activities that are contained in its last cable franchise or consent agreement from the Franchising Entity entered before the effective date of the Act.
- K. The Provider agrees that before offering video services within the boundaries of a local unit of government, the video Provider shall enter into a Franchise Agreement with the local unit of government as required by the Act.
- L. The Provider understands that as the effective date of the Act, no existing Franchise Agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the Agreement.
- M. The Provider provides an exact description of the video service area footprint to be served, pursuant to **Section 2(3)(e) of the Act**. If the Provider is not an incumbent video Provider, the date on which the Provider expects to provide video services in the area identified under **Section 2(3)(e) of the Act** must be noted. The Provider will provide this information in Attachment 1 - Uniform Video Service Local Franchise Agreement.
- N. The Provider is required to pay the Provider fees pursuant to **Section 6 of the Act**.

## III. Provider Providing Access

- A. The Provider shall not deny access to service to any group of potential residential subscribers because of the race or income of the residents in the local area in which the group resides.
- B. It is a defense to an alleged violation of Paragraph A if the Provider has met either of the following conditions:
  - i. Within 3 years of the date it began providing video service under the Act and the Agreement; at least 25% of households with access to the Provider's video service are low-income households.
  - ii. Within 5 years of the date it began providing video service under the Act and Agreement and from that point forward, at least 30% of the households with access to the Provider's video service are low-income households.
- C. **[If the Provider is using telecommunication facilities]** to provide video services and has more than 1,000,000 telecommunication access lines in Michigan, the Provider shall provide access to its video service to a number of households equal to at least 25% of the households in the provider's telecommunication

service area in Michigan within 3 years of the date it began providing video service under the Act and Agreement and to a number not less than 50% of these households within 6 years. **The video service Provider is not required to meet the 50% requirement in this paragraph until 2 years after at least 30% of the households with access to the Provider's video service subscribe to the service for 6 consecutive months.**

- D. The Provider may apply to the Franchising Entity, and in the case of paragraph C, the Commission, for a waiver of or for an extension of time to meet the requirements of this section if 1 or more of the following apply:
- i. The inability to obtain access to public and private rights-of-way under reasonable terms and conditions.
  - ii. Developments or buildings not being subject to competition because of existing exclusive service arrangements.
  - iii. Developments or buildings being inaccessible using reasonable technical solutions under commercial reasonable terms and conditions.
  - iv. Natural disasters
  - v. Factors beyond the control of the Provider
- E. The Franchising Entity or Commission may grant the waiver or extension only if the Provider has made substantial and continuous effort to meet the requirements of this section. If an extension is granted, the Franchising Entity or Commission shall establish a new compliance deadline. If a waiver is granted, the Franchising Entity or Commission shall specify the requirement or requirements waived.
- F. The Provider shall file an annual report with the Franchising Entity and the Commission regarding the progress that has been made toward compliance with paragraphs B and C.
- G. Except for satellite service, the provider may satisfy the requirements of this paragraph and Section 9 of the Act through the use of alternative technology that offers service, functionality, and content, which is demonstrably similar to that provided through the provider's video service system and may include a technology that does not require the use of any public right-of-way. The technology utilized to comply with the requirements of this section shall include local public, education, and government channels and messages over the emergency alert system as required under Paragraph II(E) of this Agreement.

#### **IV. Responsibility of the Franchising Entity**

- A. The Franchising Entity hereby grants authority to the Provider to provide Video Service in the Video Service area footprint, as described in this Agreement and Attachments, as well as the Act.
- B. The Franchising Entity hereby grants authority to the Provider to use and occupy the Public Rights-of-way in the delivery of Video Service, subject to the laws of the state of Michigan and the police powers of the Franchising Entity.
- C. The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by the Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the Franchise Agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
- D. The Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under **Section 3(3) of the Act**, the Franchise Agreement shall be considered complete and the Franchise Agreement approved.
- i. If time has expired for the Franchising Entity to notify the Provider, The Provider shall send (via mail: certified or registered, or by fax) notice to the Franchising Entity and the Commission, using Attachment 3 of this Agreement.
- E. The Franchising Entity shall allow a Provider to install, construct, and maintain a video service or communications network within a public right-of-way and shall provide the provider with open, comparable, nondiscriminatory, and competitively neutral access to the public right-of-way.
- F. The Franchising Entity may not discriminate against a video service provider to provide video service for any of the following:
- i. The authorization or placement of a video service or communications network in public right-of-way.
  - ii. Access to a building owned by a governmental entity.
  - iii. A municipal utility pole attachment.
- G. The Franchising Entity may impose on a Provider a permit fee only to the extent it imposes such a fee on incumbent video providers, and any fee shall not exceed the actual, direct costs incurred by the Franchising Entity for issuing the relevant permit. A fee under this section shall not be levied if the Provider already has

paid a permit fee of any kind in connection with the same activity that would otherwise be covered by the permit fee under this section or is otherwise authorized by law or contract to place the facilities used by the Provider in the public right-of-way or for general revenue purposes.

- H. The Franchising Entity shall not require the provider to obtain any other franchise, assess any other fee or charge, or impose any other franchise requirement than is allowed under the Act and this Agreement. For purposes of this Agreement, a franchise requirement includes but is not limited to, a provision regulating rates charged by video service providers, requiring the video service providers to satisfy any build-out requirements, or a requirement for the deployment of any facilities or equipment.
- I. Notwithstanding any other provision of the Act, the Provider shall not be required to comply with, and the Franchising Entity may not impose or enforce, any mandatory build-out or deployment provisions, schedules, or requirements except as required by **Section 9 of the Act**.
- J. The Franchising Entity is subject to the penalties provided for under Section 14 of the Act.

## V. Term

- A. This Franchise Agreement shall be for a period of 10 years from the date it is issued. The date it is issued shall be calculated either by (a) the date the Franchising Entity approved the Agreement, provided it did so within 30 days after the submission of a complete franchise agreement, or (b) the date the Agreement is deemed approved pursuant to **Section 3(3) of the Act**, if the Franchising Entity either fails to notify the Provider regarding the completeness of the Agreement or approve the Agreement within the time periods required under that subsection.
- B. Before the expiration of the initial Franchise Agreement or any subsequent renewals, the Provider may apply for an additional 10-year renewal under **Section 3(7) of the Act**, or the parties may mutually agree to a shorter renewal period.

## VI. Fees

- A. A video service Provider shall calculate and pay an annual video service provider fee to the Franchising Entity. The fee shall be 1 of the following:
  - i. If there is an existing Franchise Agreement, an amount equal to the percentage of gross revenue paid to the Franchising Entity by the incumbent video Provider with the largest number of subscribers in the Franchising Entity.
  - ii. At the expiration of an existing Franchise Agreement or if there is no existing Franchise Agreement, an amount equal to the percentage of gross revenue as established by the Franchising Entity of 5.0 % (percentage amount to be inserted by Franchising Entity which shall not exceed 5%) and shall be applicable to all providers
- B. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- C. The Franchising Entity shall not demand any additional fees or charges from a provider and shall not demand the use of any other calculation method other than allowed under the Act.
- D. For purposes of this Section, "gross revenues" means all consideration of any kind or nature, including, without limitation, cash, credits, property, and in-kind contributions received by the provider from subscribers for the provision of video service by the video service provider within the jurisdiction of the franchising entity.
  - 1. **Gross revenues shall include all of the following:**
    - i. All charges and fees paid by subscribers for the provision of video service, including equipment rental, late fees, insufficient funds fees, fees attributable to video service when sold individually or as part of a package or bundle, or functionally integrated, with services other than video service.
    - ii. Any franchise fee imposed on the Provider that is passed on to subscribers.
    - iii. Compensation received by the Provider for promotion or exhibition of any products or services over the video service.
    - iv. Revenue received by the Provider as compensation for carriage of video programming on that Provider's video service.
    - v. All revenue derived from compensation arrangements for advertising to the local franchise area.
    - vi. Any advertising commissions paid to an affiliated third party for video service advertising.
  - 2. **Gross revenues do not include any of the following:**
    - i. Any revenue not actually received, even if billed, such as bad debt net of any recoveries of bad debt.
    - ii. Refunds, rebates, credits, or discounts to subscribers or a municipality to the extent not already offset by subdivision (D)(i) and to the extent the refund, rebate, credit, or discount is attributable to the video service.

- iii. Any revenues received by the Provider or its affiliates from the provision of services or capabilities other than video service, including telecommunications services, information services, and services, capabilities, and applications that may be sold as part of a package or bundle, or functionality integrated, with video service.
  - iv. Any revenues received by the Provider or its affiliates for the provision of directory or internet advertising, including yellow pages, white pages, banner advertisement, and electronic publishing.
  - v. Any amounts attributable to the provision of video service to customers at no charge, including the provision of such service to public institutions without charge.
  - vi. Any tax, fee, or assessment of general applicability imposed on the customer or the transaction by a federal, state, or local government or any other governmental entity, collected by the Provider, and required to be remitted to the taxing entity, including sales and use taxes.
  - vii. Any forgone revenue from the provision of video service at no charge to any person, except that any forgone revenue exchanged for trades, barter, services, or other items of value shall be included in gross revenue.
  - viii. Sales of capital assets or surplus equipment.
  - ix. Reimbursement by programmers of marketing costs actually incurred by the Provider for the introduction of new programming.
  - x. The sale of video service for resale to the extent the purchaser certifies in writing that it will resell the service and pay a franchise fee with respect to the service.
- E.** In the case of a video service that is bundled or integrated functionally with other services, capabilities, or applications, the portion of the video Provider's revenue attributable to the other services, capabilities, or applications shall be included in gross revenue unless the Provider can reasonably identify the division or exclusion of the revenue from its books and records that are kept in the regular course of business.
- F.** Revenue of an affiliate shall be included in the calculation of gross revenues to the extent the treatment of the revenue as revenue of the affiliate has the effect of evading the payment of franchise fees which would otherwise be paid for video service.
- G.** The Provider is entitled to a credit applied toward the fees due under **Section 6(1) of the Act** for all funds allocated to the Franchising Entity from annual maintenance fees paid by the provider for use of public rights-of-way, minus any property tax credit allowed under **Section 8 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act (METRO Act)**, 2002 PA 48, MCL 484.3108. The credits shall be applied on a monthly pro rata basis beginning in the first month of each calendar year in which the Franchising Entity receives its allocation of funds. The credit allowed under this subsection shall be calculated by multiplying the number of linear feet occupied by the Provider in the public rights-of-way of the Franchising Entity by the lesser of 5 cents or the amount assessed under the **METRO Act**. The Provider is not eligible for a credit under this section unless the provider has taken all property tax credits allowed under the **METRO Act**.
- H.** All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- I.** Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- J.** The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(1) of the Act**, applied against the amount of the subscriber's monthly bill.
- K.** The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

## **VII. Public, Education, and Government (PEG) Channels**

- A.** The video service Provider shall designate a sufficient amount of capacity on its network to provide for the same number of public, education, and government access channels that are in actual use on the incumbent video provider system on the **effective date of the Act** or as provided under **Section 4(14) of the Act**.
- B.** Any public, education, or government channel provided under this section that is not utilized by the Franchising Entity for at least 8 hours per day for 3 consecutive months may no longer be made available to the Franchising Entity and may be programmed at the Provider's discretion. At such a time as the Franchising Entity can certify a schedule for at least 8 hours of daily programming for a period of 3 consecutive months, the Provider shall restore the previously reallocated channel.
- C.** The Franchising Entity shall ensure that all transmissions, content, or programming to be retransmitted by a video service Provider is provided in a manner or form that is capable of being accepted and retransmitted by a Provider, without requirement for additional alteration or change in the content by the Provider, over the

particular network of the Provider, which is compatible with the technology or protocol utilized by the Provider to deliver services.

- D. The person producing the broadcast is solely responsible for all content provided over designated public, education, or government channels. The video service Provider *shall not* exercise any editorial control over any programming on any channel designed for public, education, or government use.
- E. The video service Provider is not subject to any civil or criminal liability for any program carried on any channel designated for public, education, or government use.
- F. If a Franchising Entity seeks to utilize capacity pursuant to **Section 4(1) of the Act** or an agreement under **Section 13 of the Act** to provide access to video programming over one or more PEG channels, the Franchising Entity shall give the Provider a written request specifying the number of channels in actual use on the incumbent video provider's system or specified in the agreement entered into under **Section 13 of the Act**. The video service Provider shall have 90 days to begin providing access as requested by the Franchising Entity. The number and designation of PEG access channels shall be set forth in an addendum to this agreement effective 90 days after the request is submitted by the Franchising Entity.
- G. A PEG channel shall only be used for noncommercial purposes.

## VIII. PEG Fees

- A. The video service Provider shall also pay to the Franchising Entity as support for the cost of PEG access facilities and services an annual fee equal to one of the following options:
  - 1. If there is an existing Franchise on the effective date of the Act, the fee (enter the fee amount \_\_\_\_\_) paid to the Franchising Entity by the incumbent video Provider with the largest number of cable service subscribers in the Franchising Entity as determined by the existing Franchise Agreement;
  - 2. At the expiration of the existing Franchise Agreement, the amount required under (1) above, which is 2.0% of gross revenues. (The amount under (1) above is not to exceed 2% of gross revenues);
  - 3. If there is no existing Franchise Agreement, a percentage of gross revenues as established by the Franchising Entity and to be determined by a community need assessment, is \_\_\_\_\_% of gross revenues. (The percentage that is established by the Franchising Entity is not to exceed 2% of gross revenues.); and
  - 4. An amount agreed to by the Franchising Entity and the video service Provider.
- B. The fee required by this section shall be applicable to all providers, pursuant to Section 6(9) of the Act.
- C. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- D. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- E. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- F. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(8) of the Act**, applied against the amount of the subscriber's monthly bill.
- G. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

## IX. Audits

- A. No more than every 24 months, a Franchising Entity may perform reasonable audits of the video service Provider's calculation of the fees paid under **Section 6 of the Act** to the Franchising Entity during the preceding 24-month period only. All records reasonably necessary for the audits shall be made available by the Provider at the location where the records are kept in the ordinary course of business. The Franchising Entity and the video service Provider shall each be responsible for their respective costs of the audit. Any additional amount due verified by the Franchising Entity shall be paid by the Provider within 30 days of the Franchising Entity's submission of invoice for the sum. If the sum exceeds 5% of the total fees which the audit determines should have been paid for the 24-month period, the Provider shall pay the Franchising Entity's reasonable costs of the audit.
- B. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the provider shall be made within 3 years from the date the compensation is remitted.

## **X. Termination and Modification**

This Franchise Agreement issued by a Franchising Entity may be terminated or the video service area footprint may be modified, except as provided under **Section 9 of the Act**, by the Provider by submitting notice to the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

## **XI. Transferability**

This Franchise Agreement issued by a Franchising Entity or an existing franchise of an incumbent video service Provider is fully transferable to any successor in interest to the Provider to which it is initially granted. A notice of transfer shall be filed with the Franchising Entity within 15 days of the completion of the transfer. The Provider will use Attachment 2, when notifying the Franchising Entity. The successor in interest will assume the rights and responsibilities of the original provider and will also be required to complete their portion of the Transfer Agreement located within Attachment 2.

## **XII. Change of Information**

If any of the information contained in the Franchise Agreement changes, the Provider shall timely notify the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

## **XIII. Confidentiality**

Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and **MUST BE KEPT CONFIDENTIAL**.

- A. The Provider may specify which items of information should be deemed “confidential.” It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:  
    “[insert PROVIDER’S NAME]  
    [CONFIDENTIAL INFORMATION]”
- B. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
- C. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.

## **XIV. Complaints/Customer Service**

- A. The Provider shall establish a dispute resolution process for its customers. Provider shall maintain a local or toll-free telephone number for customer service contact.
- B. The Provider shall be subjected to the penalties, as described under **Section 14 of the Act**, and the Franchising Entity and Provider may be subjected to the dispute process as described in **Section 10 of the Act**.
- C. Each Provider shall annually notify its customers of the dispute resolution process required under **Section 10 of the Act**. Each Provider shall include the dispute resolution process on its website.
- D. Before a customer may file a complaint with the Commission under **Section 10(5) of the Act**, the customer shall first attempt to resolve the dispute through the dispute resolution process established by the Provider in **Section 10(2) of the Act**.
- E. A complaint between a customer and a Provider shall be handled by the Commission pursuant to the process as described in **Section 10(5) of the Act**.
- F. A complaint between a Provider and a franchising entity or between two or more Providers shall be handled by the Commission pursuant to the process described in **Section 10(6) of the Act**.
- G. In connection with providing video services to the subscribers, a provider shall not do any act prohibited by Section 10(1)(a-f) of the Act. The Commission may enforce compliance to the extent that the activities are not covered by **Section 2(3)(l) in the Act**.

**XV. Notices**

Any notices to be given under this Franchise Agreement shall be in writing and delivered to a Party personally, by facsimile or by certified, registered, or first-class mail, with postage prepaid and return receipt requested, or by a nationally recognized overnight delivery service, addressed as follows:

*If to the Franchising Entity:*  
(must provide street address)

*If to the Provider:*  
(must provide street address)

**City of Farmington Hills:**

**DIRECTV, LLC**

31555 W. Eleven Mile Rd.

2260 E. Imperial Highway

Farmington Hills, MI 48336

El Segundo, California 90245

Attn: City Clerk  
Cc:

Attn: LEGAL / EXTERNAL AFFAIRS  
Scott J. Alexander, Senior Director – External Affairs

E-Mail Address(es): [clindahl@fhgov.com](mailto:clindahl@fhgov.com)

E-Mail Address: [scott.alexander@directv.com](mailto:scott.alexander@directv.com)

Or such other addresses or facsimile numbers as the Parties may designate by written notice from time to time.

**XVI. Miscellaneous**

- A. Governing Law. This Franchise Agreement shall be governed by, and construed in accordance with, applicable Federal laws and laws of the State of Michigan.
- B. The parties to this Franchise Agreement are subject to all valid and enforceable provisions of the Act.
- C. Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute on and the same agreement.
- D. Power to Enter. Each Party hereby warrants to the other Party that it has the requisite power and authority to enter into this Franchise Agreement and to perform according to the terms hereof.
- E. The Provider and Franchising Entity are subject to the provisions of 2006 Public Act 480.

IN WITNESS WHEREOF, the Parties, by their duly authorized representatives, have executed this Franchise Agreement.

**City of Farmington Hills, a Michigan municipal corporation**

By

Print Name

Title

Address

City, State, Zip

Phone

Fax

Email

**DIRECTV, LLC, a California limited liability company**

By



Print Name

Scott J. Alexander

Title

Senior Director – External Affairs

Address

2260 E. Imperial Highway

City, State, Zip

El Segundo, California 90245

Phone

(214) 202-3185

Fax

None

Email

scott.alexander@directv.com

**FRANCHISE AGREEMENT**  
*(Franchising Entity to Complete)*

Date submitted:

Date completed and approved:

# ATTACHMENT 1

## UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT (Pursuant To 2006 Public Act 480) (Form must be typed)

|                                     |                   |                       |
|-------------------------------------|-------------------|-----------------------|
| Date: September 25, 2025            |                   |                       |
| Applicant's Name: DIRECTV, LLC      |                   |                       |
| Address 1: 2260 E. Imperial Highway |                   |                       |
| Address 2:                          |                   | Phone: (310) 612-6886 |
| City: El Segundo                    | State: California | Zip: 90245            |
| Federal I.D. No. (FEIN): 95-4511940 |                   |                       |

### Company executive officers:

|   |
|---|
| Name(s): Brian M. Regan                                 |
| Title(s): Senior Vice President and Assistant Secretary |

### Person(s) authorized to represent the company before the Franchising Entity and the Commission:

|   |           |                                    |
|---|-----------|------------------------------------|
| Name: Scott J. Alexander or his designee(s)                     |           |                                    |
| Title: Senior Director - External Affairs                       |           |                                    |
| Address: 2260 E. Imperial Highway, El Segundo, California 90245 |           |                                    |
| Phone: (214) 202-3185   | Fax: None | Email: scott.alexander@directv.com |

### Describe the video service area footprint as set forth in Section 2(3e) of the Act. (An exact description of the video service area footprint to be served, as identified by a geographic information system digital boundary meeting or exceeding national map accuracy standards.)

SEE ATTACHED MAP LABELED AS ATTACHMENT A

The Video Service Area Footprint is set forth in a map, attached as Attachment A, which is created using Expanded Geographic Information System (EGIS) software and thus, meets the requirements of Section 2(3)(e) of Act 480. The map identifies the Video Service Area Footprint in terms of wire centers or exchanges serving the City of Farmington Hills, and such boundaries are overlaid onto a map with the municipal boundaries of the City of Farmington Hills.

[**Option A:** for Providers that Options B and C are not applicable, a description based on a geographic information system digital boundary meeting or exceeding national map accuracy standards]

[**Option B:** for Providers with 1,000,000 or more access lines in Michigan using telecommunication facilities to provide Video Service, a description based on entire wire centers or exchanges located in the Franchising Entity]

[**Option C:** for an Incumbent Video Service Provider, it satisfies this requirement by allowing the Franchising Entity to seek right-of-way information comparable to that required by a permit under the METRO Act as set forth in its last cable franchise or consent agreement from the Franchising Entity entered into before the effective date of the Act]

**Pursuant to Section 2(3)(d) of the Act, if the Provider is not an incumbent video Provider, provide the date on which the Provider expects to provide video services in the area identified under Section 2(3)(e) (the Video Service Area Footprint).**

**For All Applications:**

**Verification  
(Provider)**

I, Brian M. Regan, of lawful age, and being first duly sworn, now states: As an officer of the Provider, I am authorized to do and hereby make the above commitments. I further affirm that all statements made above are true and correct to the best of my knowledge and belief.

|  |                                 |
|--|---------------------------------|
| <i>Name and Title (printed):</i> Brian M. Regan, Senior Vice President and Assistant Secretary           |                                 |
| <i>Signature:</i><br> | <i>Date:</i> September 25, 2025 |

**(Franchising Entity)**

**City of Farmington Hills, a Michigan municipal corporation**

By

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

\_\_\_\_\_  
Date



**INTEROFFICE CORRESPONDENCE**

**DATE:** October 13, 2025  
**TO:** City Council  
**FROM:** Theresa Rich, Mayor  
**SUBJECT:** Recommendation for appointment.

I would like to recommend the following appointments at the October 13, 2025 City Council meeting.

**Innovation, Energy & Environmental Sustainability Committee**

|             | <b>Length of Term:</b> | <b>Term ending:</b> |
|-------------|------------------------|---------------------|
| Rachel Quin | 3 years                | February 1, 2029    |

Rachel will fill an open vacancy on IEESC. Attached, please find Rachel's resume.

**Farmington Hills Historical Commission**

|            | <b>Length of Term:</b> | <b>Term ending:</b> |
|------------|------------------------|---------------------|
| Eli Levsky | 3 years                | February 1, 2029    |

Eli will fill the regular vacancy left by Pam Correll. Attached, please find Eli's resume.

**Economic Development Authority Committee**

|               | <b>Length of Term:</b> | <b>Term ending:</b> |
|---------------|------------------------|---------------------|
| Vicki Barnett | 6 years                | February 1, 2032    |

Vicki will fill the regular vacancy left by Gerrad Allen.

**Planning Commission**

|                | <b>Length of Term:</b> | <b>Term ending:</b> |
|----------------|------------------------|---------------------|
| Erik Lindquist | 3 years                | February 1, 2029    |

Erik will fill the vacancy left by Marisa Varga. Attached, please find Erik's resume.

**Children, Youth and Families**

|               | <b>Length of Term:</b> | <b>Term ending:</b> |
|---------------|------------------------|---------------------|
| Daniela Peric | 3 years                | February 1, 2029    |

Daniela will fill the regular vacancy left by Ashley Gabb. Attached, please find Daniela's resume.

**Parks and Recreation Commission**

|               |                                   |   |
|---------------|-----------------------------------|---|
| Joshua Taylor | <b>Length of Term:</b><br>3 years | <b>Term ending:</b><br>February 1, 2029 |
|---------------|-----------------------------------|---|

Joshua will fill the regular vacancy left by Dave Prueter. Attached, please find Joshua's resume.

## Barbara Smrtka

---

**From:** postmaster@muniweb.com  
**Sent:** Friday, September 19, 2025 4:13 PM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

### Your Name

Rachel Quinn

### Your Address

[REDACTED]

### Your Phone Number

[REDACTED]

### Your Email

[REDACTED]

### Multiple choice

Innovation, Energy and Environmental Sustainability Committee

### Brief Resume

Marketing technology and digital strategy leader with 12+ years of experience driving innovation, efficiency, and sustainable growth within complex B2B organizations. Skilled in leading cross-functional and global teams, managing enterprise-level technology platforms, and delivering data-driven solutions that improve community and customer outcomes. Adept at integrating systems, streamlining processes, and championing initiatives that balance innovation with environmental responsibility. Committed to applying expertise in technology, project management, and stakeholder collaboration. PennEngineering – Digital Marketing Manager (March 2024 – Present) Leads global website strategy, MarTech stack integration, and digital innovation across 10+ brands, driving scalable growth and improved customer experience. Manages the global digital team to ensure all digital tactics such as social media, email, websites, CRMs, and ads are aligned and successfully launched. EOS North America – Digital Marketing Manager & Global Marketing Automation Lead (June 2020 – March 2024) Directed the global transition from Pardot to HubSpot, enhancing CRM data quality and marketing automation while leading cross-regional teams to deliver consistent, high-impact digital programs.

### References

Commissioner William Miller, [REDACTED] Suzanne Lawton, Vice President of Marketing and Communications at PennEngineering: [REDACTED]

## Barbara Smrtka

---

**From:** postmaster@muniweb.com  
**Sent:** Saturday, September 20, 2025 9:30 PM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

### Your Name

Eli Levsky

### Your Address

[REDACTED]

### Your Phone Number

[REDACTED]

### Your Email

[REDACTED]

### Multiple choice

Historic District Commission  
Historic Commission  
Parks Recreation Commission

### Brief Resume

Miami University of Ohio: double major in International Studies and Political Science, and minors in History and French. Presented an undergraduate research project titled "History of Girls in the Boy Scouts of America." Researched the role of third places in building community for my political science thesis. Boy Scouts of America: Eagle Scout. Key Volunteer on National History Subcommittee, where I work on archival work, writing articles for the website, and liaise with the national communications subcommittee on marketing and promoting historical stories and projects. Previously served as the Order of the Arrow (Scouting's National Honor Society) National Conference Vice President of Communication. Professionally, I work in the non-profit field with a teen leadership development group, where I support the chapter teen boards and volunteer advisors.

### References

Dr. Elena Albarran Miami University Associate History Professor and Assistant Chair; Independent Study advisor [REDACTED] Bill Topkis National History Subcommittee Key Volunteer [REDACTED]

## Barbara Smrtka

---

**From:** postmaster@muniweb.com  
**Sent:** Thursday, October 9, 2025 2:42 PM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

### Your Name

Vicki Barnett

### Your Address

[REDACTED]

### Your Phone Number

[REDACTED]

### Your Email

[REDACTED]

### Multiple choice

Economic Development Corporation

### Brief Resume

4 terms as Farmington Hills Mayor 3 terms as State Representative

### References

Theresa Rich Samantha Steckloff

**From:** [postmaster@muniweb.com](mailto:postmaster@muniweb.com)  
**To:** [DistributionList-CityManagerOffice](#)  
**Subject:** The Form "Boards and Commissions Questionnaire" was submitted  
**Date:** Monday, October 6, 2025 1:09:15 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**Your Name**

Erik Lindquist

**Your Address**

[REDACTED]

**Your Phone Number**

[REDACTED]

**Your Email**

[REDACTED]

**Multiple choice**

Planning Commission

**Brief Resume**

I'm a 19 year resident and have served on the Zoning Board of Appeals continuously for 17 years. I currently work for a Tier One automotive supplier in the Legal department as Corporate Counsel, and have also maintained my own solo practice in Farmington Hills. I am a member of the Michigan Association of Planning and an advocate for brownfield redevelopment and greenfield preservation.

**References**

Rose Christoph, Darryl Conliffe, Kathy Munro, Dennis Randt, Stephanie Morita, Brian Rich, Carrie Christoph & Matthew Knauss

## Danielle King

---

**From:** postmaster@muniweb.com  
**Sent:** Monday, October 6, 2025 6:47 AM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

### Your Name

Daniela Peric

### Your Address

[REDACTED]

### Your Phone Number

[REDACTED]

### Your Email

[REDACTED]

### Multiple choice

Brownfield Redevelopment Authority  
Commission on Aging  
Commission on Children, Youth and Families  
Economic Development Corporation  
Grand River Corridor Improvement Authority  
Multicultural/Multiracial Community Council  
Planning Commission

### Brief Resume

Current Felony Prosecutor with previous experience in Business Development, Turn-Around Mgmt, and extensive volunteer work with various community and non-profit organizations.

### References

FH Mayor Theresa Rich Philanthropist Patrick Rugiero Legal Counsel for MI House of Representatives  
Omar Shajrah Wayne County Victims Advocate Kiara \*contact information to be provided upon request

**From:** [postmaster@muniweb.com](mailto:postmaster@muniweb.com)  
**To:** [DistributionList-CityManagerOffice](#)  
**Subject:** The Form "Boards and Commissions Questionnaire" was submitted  
**Date:** Friday, June 13, 2025 5:52:59 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**Your Name**

Joshua Taylor

**Your Address**

[REDACTED]

**Your Phone Number**

[REDACTED]

**Your Email**

[REDACTED]

**Multiple choice**

Parks Recreation Commission

**Brief Resume**

Freelance disability advocate 2024 Michigan Chair of Changing Spaces 2025

**References**

Ellen Schnackel 248 473-1800 [eschnackel@fhgov.com](mailto:eschnackel@fhgov.com) Theresa Rich  
[trich@fhgov.com](mailto:trich@fhgov.com) Bryan Farmer 248-473-1805 [bfarmer@fhgov.com](mailto:bfarmer@fhgov.com) [REDACTED]



## CITY CLERK'S REPORT TO MAYOR AND COUNCIL

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DATE: OCTOBER 13, 2025

DEPT: ECONOMIC DEVELOPMENT

RE: CONSIDERATION OF APPROVAL OF GRISSIM METZ ANDRIESE TO ACT AS  
CONSULTANT FOR THE GRAND RIVER CORRIDOR STREETScape AND  
LANDSCAPE PLAN

---

### ADMINISTRATIVE SUMMARY

- Request for Proposals were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on July 23, 2025. Notification was sent to One Thousand, Seven Hundred and Thirty-One (1,731) vendors, (including six hundred and eighty-six (686) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with seven (7) responding. We received zero "No Bids".
- The objective of this proposal is to contract a consultant to assist the City in drafting a streetscape and landscape plan for beatification efforts. This plan will help guide the City in terms of design, permitting needs, and infrastructure requirements as it relates to landscaping, sidewalk and pedestrian enhancements, crosswalk improvements, artistic elements, and more.
- The total for all services, including assessment on the corridor area, implement concepts, design, long-term draft, engagement of public entities, and final recommendations is \$53,878.
- An evaluation team comprised of staff from Economic Development, Public Services, City Manager, and Planning departments interviewed the three highest scoring firms based on the submitted proposal and selected Grissim Metz Andriese for presentation to the Grand River Corridor Improvement Authority. The Authority approved Grissim Metz Andriese on October 2, 2025, based on qualifications, best practices, and budget.



## CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- On October 2, 2025, the Grand River Corridor Improvement Authority approved Grissim Metz Andriese to act as the consultant for the Grand River Corridor Streetscape and Landscape Plan.
- Funding for the plan is available in the Grand River Corridor Improvement Authority budget.

### BID TABULATION

| Company Name   | City State           | Total for All Services | Estimated number of hours |
|--|----------------------|------------------------|---------------------------|
| Beckett & Raeder                                       | Ann Arbor, MI        | \$192,000.00           | 1400                      |
| <a href="#">McKenna Associates, Incorporated</a>       | Northville, MI       | \$149,000.00           | 1295                      |
| Nowak & Fraus Engineers                                | Pontiac, MI          | \$125,128.00           | 580                       |
| <a href="#">Orchard Hiltz &amp; McCliment Inc.</a>     | Livonia, MI          | \$ 87,200.00           | 580                       |
| <a href="#">Grissim Metz Andriese Associates, Inc.</a> | Plymouth, MI         | \$ 53,878.00           | 321                       |
| Giffels Webster  | Birmingham, MI       | \$ 51,800.00           | 354                       |
| Fleis & VandenBrink Engineering, Inc.                  | Farmington Hills, MI | \$ 41,300.00           | 305                       |

### RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves Grissim Metz Andriese to act as consultant for the Grand River Corridor Streetscape and Landscape Plan in the amount of \$53,878.00.

Prepared by: Cristia Brockway, Economic Development Director

Reviewed by: Nikki Lumpkin, Senior Buyer

Approved by: Karen Mondora, Assistant City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE: 10-13-25**

**DEPT: POLICE DEPARTMENT**

**RE: PURCHASE OF GLOCK HANDGUNS**

### **ADMINISTRATIVE SUMMARY**

- The current Sig P320 and P365 handguns for the police department are recommended for replacement.
- Solicitations for the purchase of GLOCK Model 47 and GLOCK Model 48 were advertised, distributed on the MITN e-procurement site, and opened and read aloud on September 25, 2025. Notification was sent to one hundred and eighty (180) vendors (including fifty-nine (59) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three (3) responses (2 complete and 1 partial) received.
- The firearms training cadre within the department has researched and tested various firearms. Through this process, replacement firearms were identified as the GLOCK Model 47 with Aimpoint COA Optic and GLOCK Model 48 with Aimpoint COA Optic. The complete firearm system will include optics, three to five pistol magazines, and holsters for each handgun.
- The GLOCK 47 will replace the current inventory of Sig P320, and the GLOCK 48 will replace the current inventory of SIG P365 XL pistols. The standardization of firearms used throughout the department for sworn officers and back-up capacity for administrative, detective, and/or plain clothes assignment is required for compliance under current MACP accreditation requirements.
- Keisler Police Supply is the recommended vendor for this purchase. The total cost of the new handguns, holsters, and magazines is \$201,535.00. Keisler Police Supply offered the highest trade-in value for the department's current handguns at \$56,250.00, resulting in a final purchase price of \$145,285.00.
- Funding will be available in the General Fund (Police Department Capital Outlay) and will be reflected in the annual budget adjustment process.

### **RECOMMENDATION**

Based on the information contained in this report, it is recommended that City Council authorize the City Manager to issue a purchase order on behalf of the City to Kiesler Police Supply in the amount of approximately \$145,285.00.

Prepared by: Ryan Yudt, Support Services

Reviewed by: John Piggott, Chief of Police

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Thomas C. Skrobola, Finance Director

Approved by: Karen Mondora, Assistant City Manager

City of Farmington Hills  
 Bid tabulation  
 itb-fh-25-26-2534  
 Duty Handguns & Accessories  
 Opened 9/25/2025

| ITEMS  | QTY | Kiesler-Jeffersonville, IL  |                     | CMP Distributors -  |                     | AZ Arms, Inc - Shelby Township   |                    |
|--|-----|---|---------------------|---|---------------------|--|--------------------|
|  |     | Unit Price  | Extended Price      | Unit Price  | Extended Price      | Unit Price   | Extended Price     |
| Glock Model 47 w/Aimpoint COA Optic Pistol with 3 magazines              | 125 | \$ 732.00   | \$ 91,500.00        | \$ 727.00   | \$ 90,875.00        | NB   | \$ -               |
| Glock Model 48 w/Aimpoint COA Optic Pistol with 5 magazines              | 125 | \$ 619.60   | \$ 77,450.00        | \$ 614.60   | \$ 76,825.00        | NB   | \$ -               |
| Aliengear Rapid Force Level III Duty Holsters                            | 125 | \$ 153.68   | \$ 19,210.00        | \$ 167.82   | \$ 20,977.50        | \$ 165.00  | \$ 20,625.00       |
| Safariland Solis Hosters   | 125 | \$ 55.00  | \$ 6,875.00         | \$ 64.35  | \$ 8,043.75         | \$ 75.00   | \$ 9,375.00        |
| Glock Brand Model 47 Magazines 24 rounds                                 | 250 | \$ 26.00  | \$ 6,500.00         | \$ 19.00  | \$ 4,750.00         | \$ 28.00   | \$ 7,000.00        |
| <b>GRAND TOTAL</b>   |     |   | <b>\$201,535.00</b> |   | <b>\$201,471.25</b> |  | <b>\$37,000.00</b> |
| <b>TRADE-IN</b>  |     |   |                     |   |                     |  |                    |
| Sig Sauer P365XL pistols with 5 magazines                                | 125 | \$225.00  | \$28,125.00         | \$200.00  | \$25,000.00         | \$250.00   | \$31,250.00        |
| Sig Sauer P320 pistols with 5 magazines (includes Sig Romeo 1 Pro optic) | 125 | \$225.00  | \$28,125.00         | \$200.00  | \$25,000.00         | \$150.00   | \$18,750.00        |
| Aliengear Rapid Force Level III holsters                                 | 125 | \$0.00  | \$0.00              | \$2.50  | \$312.50            | \$32.00  | \$4,000.00         |
| <b>TRADE-IN TOTAL</b>  |     |   | <b>\$56,250.00</b>  |   | <b>\$50,312.50</b>  |  | <b>\$54,000.00</b> |
| Notes  |     | Estimated Lead time on COA Pistols +/- 180 days. Other items 30-90 Days Has noted parameters for trade in of firearms. Trade-in does not include shipping costs. Will not extend pricing to MITN. |                     | No indication of lead time. No Parameters provided regarding shipping of or trade in of firearms. Will not extend pricing to MITN |                     | Partial Bid. No indication of delivery lead time. Will not extend pricing to MITN. |                    |

Bid notification was sent to 180 vendors. We received 0 "No Bid."



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 10/13/2025

DEPT: DEPARTMENT OF PUBLIC WORKS

RE: AWARD OF BID - REPLACEMENT OF ROTARY BOOM, MOWER AND  
MULCHING HEAD

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### ADMINISTRATIVE SUMMARY

- Sealed bids were solicited by the State of Michigan Purchasing Department for agricultural grounds, turf, earth moving, and roadside maintenance equipment. A contract was awarded to AIS Construction Equipment (Contract No. 240000000158 expiring 1/16/29). The awarded contract is offered to the City as a cooperative bid under the State's MiDEAL Program. Participating in a cooperative purchase provides cost savings for the City due to the quantity of buying power of a cooperative (15% discount).
- Funding for this equipment purchase is provided in the FY 25-26 Capital Improvements Program - Equipment Account. This tractor accessory will replace a 2013 Diamond unit used for cutting roadside grass and brush.
- Staff evaluated the MiDEAL bid for product offering, price and vendor experience. The Diamond DBMCN 22-foot Cradle Boom with Controls was selected. The mowing package also includes a 60-inch Rotary Mower and 30-inch Drum Mulcher. Pricing takes into account the removal of the existing boom arm from the tractor and installation of the new components.
- The recommended vendor is providing a new, current production year model with a one-year parts and labor warranty.
- The recommended vendor is AIS Construction Equipment of New Hudson, Michigan. AIS has provided equipment and repair services to the City in the past, proving to be reliable and knowledgeable.

**RECOMMENDATION**

- IT IS RESOLVED that the City Council of Farmington Hills authorize the City Manager to issue a purchase order to AIS Construction Equipment, located in New Hudson, Michigan in the amount of \$106,497.51 for the purchase of a replacement tractor boom arm, mower and mulcher.



Prepared by: Derrick Schueller, DPW Superintendent  
Reviewed by: Jacob Rushlow, Director, Department of Public Services  
Reviewed by: Michelle Aranowski, Director, Department of Central Services  
Approved by: Karen Mondora, Assistant City Manager



**CITY MANAGER’S REPORT TO  
MAYOR AND COUNCIL**

**DATE: 10/13/2025**

**DEPT: SPECIAL SERVICES - PARKS DIVISION**

**RE: PURCHASE OF ABI FORCE GROOMER ZERO TURN VEHICLE**

**ADMINISTRATIVE SUMMARY**

- The ABI Force Z-23 HLT Zero Turn Vehicle will replace the current ABI Force Groomer that has reached its end-of-life cycle. The Z-23’s primary purpose will be maintenance on infields with available mid and rear-mounted attachments engineered specifically for ballfields to groom, prepare, and renovate. The Z-23 is a multipurpose vehicle that will also be used for aerification and grooming park trails.
- Ladd’s is currently the exclusive dealer in the state of Michigan for selling the ABI Force Brand which includes the ABI Force Z23, HLT, and Saber models along with Force Tow behinds with all attachments and parts manufactured by ABI Attachments in Mishawaka, Indiana.
- A 36-month machine and accessories/36-month unlimited hour commercial warranty comes standard. The equipment will be stored at the Parks and Golf Maintenance Facility.
- Funding for this purchase is budgeted through the Special Services Capital Improvements Fund.



**RECOMMENDATION**

IT IS RESOLVED that the City Council authorizes the City Manager to issue a purchase order for the ABI Force Groomer Zero Turn Vehicle to Ladd’s in the amount of \$50,591.00 as the exclusive dealer in the state of Michigan.

|              |  |
|--------------|--|
| Prepared by: | Brian Moran, Deputy Director of Special Services |
| Reviewed by: | Michelle Aranowski, Director of Central Services |
| Reviewed by: | Ellen Schnackel, Director of Special Services    |
| Approved by: | Karen Mondora, Assistant City Manager            |



# PROPOSAL

Date: 8/15/2025

Quotation To: Farmington Hills  
Attn: April Heir

Reference Turf Equipment

| Quantity | Equipment Specifications  | Price Ea.      | Total               |
|----------|---|----------------|---------------------|
| 1        | <b>ABI Force 10-99245 Z23HLT Zero Turn Vehicle</b><br>23hp Kohler Command Pro engine, 2 stage cyclonic canister air filter, commercial hydrostatic drive system, laser ready with tweels, auxiliary hydraulics. |                | \$ 36,999.00        |
|          | <b>Options:</b>   |                |                     |
|          | 10-99149 Stealth Blades (set of 7)  | \$ 699.00      |                     |
|          | 10-99226 Mini Box Blade - Landscaper (versiblade)   | \$ 799.00      |                     |
|          | 10-99181 48" Plug Aerator System*   | \$ 4,899.00    |                     |
|          | 10-90410 1/2 Ton Roller*  | \$ 1,999.00    |                     |
|          | 10-90449 200lb Weight kit (*required for roller and aerator system)   | \$ 1,099.00    |                     |
|          | 10-99136 Infield Lip Edger System   | \$ 1,499.00    |                     |
|          | 10-90672 Rear Mobile Work Station   | \$ 499.00      |                     |
|          | 10-99140 7' Pro Finisher  | \$ 2,099.00    |                     |
|          |   | <b>Total =</b> | <b>\$ 50,591.00</b> |

Given price is excluding any applicable taxes

Prices quoted are those in effect at the time of quotation. This quotation is subject to acceptance within 15 days.

Accepted By: \_\_\_\_\_  
Company: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Yours Very Truly,

*CJ Superczynski*

\_\_\_\_\_  
Ladd's

ABI Attachments, Inc.  
520 S Byrkit Ave  
Mishawaka, IN 46544  
877-788-7253  
[www.forcebyabi.com](http://www.forcebyabi.com)



6/16/2025

Please accept this letter as our Assurance and validation that:

**Ladd's** is currently the exclusive dealer in the state of Michigan for selling the ABI Force Brand which includes the ABI Force Z23, HLT and Saber models along with Force Tow behinds with all attachments and parts manufactured by ABI Attachments in Mishawaka, Indiana.

**Exclusive Dealer: Ladd's**  
**Dealer Territory: State of Michigan**

There is no other like item or product available for purchase that would serve the same purpose or function, and there is only one retail price for the ABI Force, zero turn vehicle, models..If you desire additional information, please don't hesitate to contact me at (574) 679-7812 at any time or visit our website at [www.ForcebyABI.com](http://www.ForcebyABI.com) . Thank you for your interest in our products.

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Patrick Dowling  
Sales Manager Force By ABI



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 10/13/2025

DEPT: DEPARTMENT OF PUBLIC WORKS

RE: AWARD OF AUTO PARTS

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### ADMINISTRATIVE SUMMARY

- Request for Proposals were advertised, distributed on the MITN e-procurement site, and after two postponements to try to get additional responses, publicly open and read aloud on September 25, 2025, for the purchase of Auto Parts. Notification was sent to 583 (including 140 vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three vendors responding.
- The Farmington Hills DPW garage is responsible for maintaining the City's fleet of approximately 400 vehicles, pieces of heavy, light, and small equipment as well as a variety of specialty equipment. All of these require a variety of parts for routine maintenance and emergency repairs.
- The proposal process provided unit prices for a wide variety of parts and delivery options that may be required throughout the life of the contract. The quantities of the materials were bid estimates (using historic data) for bid comparison and evaluation only. These materials and services will be purchased as needed, up to the approved budgeted amount.
- The proposal process also included a review of the vendor's ability to deliver parts in a specified time frame, provide specific parts necessary to maintain our emergency vehicle fleet and positive references.
- To ensure the timely delivery of parts for the wide variety of vehicles owned and operated by the City, it is recommended that contracts be awarded to the three most qualified vendors.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- The recommended vendors are Fisher Auto Parts, Inc., Michigan Filter & Fleet Supply and Dealer Auto Parts Sales, Inc. They are all experienced and reliable vendors and have provided many years of quality service to the City of Farmington Hills and other public agencies.
- The proposal provides pricing for a three-year period with provisions for up to three, one-year extensions upon mutual agreement.
- Funding for automotive parts is provided in the DPW supply accounts.

### **BID TABULATION-ATTACHED**

### **RECOMMENDATION**

It is recommended that City Council authorize the City Manager to issue a purchase order on behalf of the City to Fisher Auto Parts, Inc., Michigan Filter & Fleet Supply and Dealer Auto Parts Sales, Inc. for three years with three additional one-year renewal options beginning at the end of the initial three years, upon mutual consent of the City and vendor.

###

Prepared by: Shobhita, Buyer

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Joe Bledsoe, Fleet & Facilities Supervisor

Reviewed by: Derrick Schueller, DPW Superintendent

Reviewed by: Jacob Rushlow, Director of Public Services

Approved by: Karen Mondora, Assistant City Manager

Bid Tabulation  
 rfp-fh-25-26-2516  
 Auto Parts  
 Opened 9/16/2025

| MANUFACTURER | DESCRIPTION          | PART #    | Michigan Filter & Fleet Supply, Waterford, MI |                                 |            | Dealer Auto Parts Sales, Inc, Redford, MI |                                 |            | Fisher Auto Parts, Staunton, VA |                                 |            |
|--------------|----------------------|-----------|---|---------------------------------|------------|---|---------------------------------|------------|---------------------------------|---------------------------------|------------|
|              |                      |           | Price   | *Alternate Manufacture & Part # | Alt. Price | Price                                     | *Alternate Manufacture & Part # | Alt. Price | Price                           | *Alternate Manufacture & Part # | Alt. Price |
| ACDELCO      | OIL FILTER           | PF66      | \$7.49  | No Bid                          | No Bid     | No Bid                                    | Omron fj afl 339                |            | \$8.65                          | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A28M      | \$9.97  | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A26M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A24M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A22M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A21M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A20M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A18M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A17M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$12.30                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | A15M      | \$10.05                                       | No Bid                          | No Bid     | \$11.00                                   | No Bid                          |            | \$14.15                         | No Bid                          | No Bid     |
| ANCO         | WINDSHIELD WIPERS    | 13-N      | \$6.99  | No Bid                          | No Bid     | \$5.25                                    | No Bid                          |            | No Bid                          | Trico 13- N                     | \$8.44     |
| ANCO         | WINDSHIELD WIPERS    | 11-G      | \$7.25  | No Bid                          | No Bid     | \$7.00                                    | No Bid                          |            | No Bid                          | Trico 11-G                      | \$9.66     |
| ANCO         | WINDSHIELD WIPERS    | 10-1      | \$5.25  | No Bid                          | No Bid     | \$7.00                                    | No Bid                          |            | No Bid                          | Trico 10-1                      | \$8.41     |
| BALDWIN      | AIR FILTER           | PA4075    | \$14.93                                       | No Bid                          | No Bid     | \$25.55                                   | Motorcraft F1632B3              |            | \$14.38                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA4093    | \$32.54                                       | No Bid                          | No Bid     | \$55.75                                   | No Bid                          |            | \$36.43                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA4113    | \$13.94                                       | No Bid                          | No Bid     | \$23.85                                   | ECOGARD XA5315                  |            | \$13.98                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA31004   | \$48.90                                       | No Bid                          | No Bid     | \$83.75                                   | No Bid                          |            | \$63.70                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | CA4700    | \$58.10                                       | No Bid                          | No Bid     | \$99.50                                   | No Bid                          |            | \$60.92                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA10136   | \$9.23  | No Bid                          | No Bid     | \$15.80                                   | ECOGARD XA12030                 |            | \$9.33                          | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA4321    | \$10.14                                       | No Bid                          | No Bid     | \$17.39                                   | Motorcraft F1912A               |            | \$10.50                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA4323    | \$14.11                                       | No Bid                          | No Bid     | \$24.15                                   | Motorcraft FA1883B7             |            | \$14.29                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA4471    | \$12.39                                       | No Bid                          | No Bid     | \$21.25                                   | ECOGARD XA6272                  |            | \$11.94                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA5679    | \$12.76                                       | No Bid                          | No Bid     | \$21.85                                   | No Bid                          |            | \$13.92                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA5359    | \$13.64                                       | No Bid                          | No Bid     | \$23.36                                   | No Bid                          |            | \$15.17                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA10417   | \$18.77                                       | No Bid                          | No Bid     | \$32.15                                   | ECOGARD XA11704                 |            | \$18.09                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA10416   | \$15.21                                       | No Bid                          | No Bid     | \$26.05                                   | ECOGARD XA11705                 |            | \$14.65                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA32001   | \$107.85                                      | No Bid                          | No Bid     | \$184.75                                  | No Bid                          |            | \$113.83                        | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | PA10103   | \$17.40                                       | No Bid                          | No Bid     | \$29.79                                   | Motorcraft FP92                 |            | \$16.76                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | RS4131    | \$15.02                                       | No Bid                          | No Bid     | \$25.72                                   | Motorcraft FA1908               |            | \$14.47                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | RS4450    | \$13.55                                       | No Bid                          | No Bid     | \$23.20                                   | No Bid                          |            | \$13.05                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | RS5334    | \$34.70                                       | No Bid                          | No Bid     | \$59.45                                   | No Bid                          |            | \$36.86                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | RS5478-FN | \$35.27                                       | No Bid                          | No Bid     | \$60.41                                   | No Bid                          |            | \$36.99                         | No Bid                          | No Bid     |
| BALDWIN      | AIR FILTER           | RS3738    | \$83.74                                       | No Bid                          | No Bid     | \$141.75                                  | No Bid                          |            | \$89.23                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B113      | \$4.73  | No Bid                          | No Bid     | \$8.08                                    | ECOGARD X4457                   |            | \$5.56                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B160      | \$4.61  | No Bid                          | No Bid     | \$7.88                                    | ECOGARD X2222                   |            | \$4.97                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B161-S    | \$7.20  | No Bid                          | No Bid     | \$12.31                                   | Motorcraft FL752                |            | \$7.73                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B233      | \$4.84  | No Bid                          | No Bid     | \$8.26                                    | Motorcraft FL8205               |            | \$4.81                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B329      | \$4.82  | No Bid                          | No Bid     | \$8.26                                    | Ecogard X195                    |            | \$4.76                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B1402     | \$4.76  | No Bid                          | No Bid     | \$8.13                                    | Ecogard X4610                   |            | \$4.76                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | BD50000   | \$40.10                                       | No Bid                          | No Bid     | \$68.54                                   | No Bid                          |            | \$42.72                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | BD7309    | \$33.53                                       | No Bid                          | No Bid     | \$57.43                                   | No Bid                          |            | \$41.56                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7491     | \$4.69  | No Bid                          | No Bid     | \$8.02                                    | Motorcraft FL9105               |            | \$4.66                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7506     | \$25.41                                       | No Bid                          | No Bid     | \$43.50                                   | No Bid                          |            | \$27.55                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B1441     | \$8.82  | No Bid                          | No Bid     | \$15.08                                   | Omicraft QFL4                   |            | \$8.78                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7125     | \$13.03                                       | No Bid                          | No Bid     | \$22.30                                   | No Bid                          |            | \$14.89                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7177     | \$10.61                                       | No Bid                          | No Bid     | \$18.15                                   | No Bid                          |            | \$10.91                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7306     | \$7.34  | No Bid                          | No Bid     | \$12.55                                   | No Bid                          |            | \$7.82                          | No Bid                          | No Bid     |
| BALDWIN      | HYDRAULIC OIL FILTER | B7322     | \$13.89                                       | No Bid                          | No Bid     | \$23.75                                   | No Bid                          |            | \$14.47                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7335-MPG | \$29.25                                       | No Bid                          | No Bid     | \$50.10                                   | No Bid                          |            | \$30.25                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER           | B7600     | \$8.22  | No Bid                          | No Bid     | \$15.57                                   | No Bid                          |            | \$10.13                         | Superseded to B76               | No Bid     |

Bid Tabulation  
 rfp-fh-25-26-2516  
 Auto Parts  
 Opened 9/16/2025

| MANUFACTURER | DESCRIPTION                | PART #         | Michigan Filter & Fleet Supply, Waterford, MI |                                 |            | Dealer Auto Parts Sales, Inc, Redford, MI |                                 |            | Fisher Auto Parts, Staunton, VA |                                 |            |
|--------------|----------------------------|----------------|---|---------------------------------|------------|---|---------------------------------|------------|---------------------------------|---------------------------------|------------|
|              |                            |                | Price   | *Alternate Manufacture & Part # | Alt. Price | Price                                     | *Alternate Manufacture & Part # | Alt. Price | Price                           | *Alternate Manufacture & Part # | Alt. Price |
| BALDWIN      | OIL FILTER                 | B40050         | \$24.34                                       | No Bid                          | No Bid     | \$41.67                                   | No Bid                          |            | \$26.20                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | B40142         | \$43.95                                       | No Bid                          | No Bid     | \$75.28                                   | No Bid                          |            | \$42.34                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | B7379          | \$15.89                                       | No Bid                          | No Bid     | \$27.20                                   | Motorcraft FL2124               |            | \$16.33                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | B7422          | \$4.42  | No Bid                          | No Bid     | \$7.54                                    | Motorcraft FL2127               |            | \$4.66                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | B7449          | \$4.69  | No Bid                          | No Bid     | \$8.02                                    | Motorcraft FL500                |            | \$4.66                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | BT223          | \$5.38  | No Bid                          | No Bid     | \$9.17                                    | No Bid                          |            | \$5.84                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | BT237          | \$8.71  | No Bid                          | No Bid     | \$14.89                                   | No Bid                          |            | \$9.48                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | BT259          | \$5.47  | No Bid                          | No Bid     | \$9.36                                    | No Bid                          |            | \$5.77                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | BT341          | \$6.72  | No Bid                          | No Bid     | \$11.50                                   | No Bid                          |            | \$7.80                          | No Bid                          | No Bid     |
| BALDWIN      | HYDRAULIC OIL FILTER       | BT8460         | \$16.35                                       | No Bid                          | No Bid     | \$28.00                                   | No Bid                          |            | \$16.91                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | P1433          | \$5.36  | No Bid                          | No Bid     | \$9.16                                    | No Bid                          |            | \$5.17                          | No Bid                          | No Bid     |
| BALDWIN      | HIGH CAPACITY FILTER KIT   | PT9415-MPG KIT | \$74.19                                       | No Bid                          | No Bid     | \$124.00                                  | No Bid                          |            | \$77.52                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | BT9347-MPG     | \$61.90                                       | No Bid                          | No Bid     | \$106.00                                  | No Bid                          |            | \$60.89                         | No Bid                          | No Bid     |
| BALDWIN      | HYDRAULIC OIL FILTER       | BT9367-MPG     | \$45.20                                       | No Bid                          | No Bid     | \$77.42                                   | No Bid                          |            | \$50.50                         | No Bid                          | No Bid     |
| BALDWIN      | DIFFERENTIAL HYDRAULIC FIL | BT9368-MPG     | \$56.29                                       | No Bid                          | No Bid     | \$96.43                                   | No Bid                          |            | \$60.89                         | No Bid                          | No Bid     |
| BALDWIN      | trans hydraulic filter     | BT9369-MPG     | \$55.25                                       | No Bid                          | No Bid     | \$94.65                                   | No Bid                          |            | \$58.23                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER CARTRIDGE       | P7442          | \$5.87  | No Bid                          | No Bid     | \$10.02                                   | No Bid                          |            | \$5.82                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | P7489          | \$6.25  | No Bid                          | No Bid     | \$10.75                                   | No Bid                          |            | \$6.37                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | BT7349         | \$7.05  | No Bid                          | No Bid     | \$12.05                                   | No Bid                          |            | \$7.48                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | P7505          | \$31.02                                       | No Bid                          | No Bid     | \$53.13                                   | No Bid                          |            | \$32.82                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | P9600          | \$4.61  | No Bid                          | No Bid     | \$7.87                                    | No Bid                          |            | \$4.76                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | P40033         | \$7.15  | No Bid                          | No Bid     | \$12.22                                   | No Bid                          |            | \$6.88                          | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | B40063         | \$20.22                                       | No Bid                          | No Bid     | \$34.61                                   | No Bid                          |            | \$21.74                         | No Bid                          | No Bid     |
| BALDWIN      | OIL FILTER                 | B7511          | \$7.43  | No Bid                          | No Bid     | \$12.70                                   | No Bid                          |            | \$7.56                          | No Bid                          | No Bid     |
| BALDWIN      | FUEL FILTER                | PF46152        | \$37.89                                       | No Bid                          | No Bid     | \$64.90                                   | No Bid                          |            | \$35.68                         | No Bid                          | No Bid     |
| BALDWIN      | FUEL FILTER                | PF46108        | \$40.98                                       | No Bid                          | No Bid     | \$70.20                                   | No Bid                          |            | \$43.38                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | PA99222F       | \$15.99                                       | No Bid                          | No Bid     | \$17.00                                   | Ecogard XA10651                 |            | \$17.45                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3881           | \$9.67  | No Bid                          | No Bid     | \$9.46                                    | Ecogard XC36156                 |            | \$11.56                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | PA8171F        | \$11.99                                       | No Bid                          | No Bid     | \$11.80                                   | Ecogard XA10411                 |            | \$16.18                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | PA99314F       | \$13.07                                       | No Bid                          | No Bid     | \$13.50                                   | No Bid                          |            | \$14.38                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | PA99517F       | \$12.49                                       | No Bid                          | No Bid     | \$13.06                                   | Motorcraft FA1947               |            | \$11.04                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3929           | \$11.95                                       | No Bid                          | No Bid     | \$10.90                                   | No Bid                          |            | \$17.85                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3011           | \$9.05  | No Bid                          | No Bid     | \$9.05                                    | No Bid                          |            | \$12.59                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3780           | \$8.25  | No Bid                          | No Bid     | \$8.32                                    | No Bid                          |            | \$7.27                          | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3806           | \$9.91  | No Bid                          | No Bid     | \$10.27                                   | No Bid                          |            | \$11.08                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3977           | \$12.99                                       | No Bid                          | No Bid     | \$14.05                                   | No Bid                          |            | \$10.28                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3979           | \$7.93  | No Bid                          | No Bid     | \$7.77                                    | No Bid                          |            | \$12.61                         | No Bid                          | No Bid     |
| FEDERATED    | AIR FILTER                 | 3932C          | \$13.31                                       | No Bid                          | No Bid     | \$13.95                                   | No Bid                          |            | \$13.98                         | No Bid                          | No Bid     |
| SILENTSTOP   | BRAKE ROTORS               | SB580687       | \$79.97                                       | No Bid                          | No Bid     | \$85.00                                   | No Bid                          |            | \$84.19                         | No Bid                          | No Bid     |
| SILENTSTOP   | BRAKE ROTORS               | SB580875       | \$79.67                                       | No Bid                          | No Bid     | \$85.00                                   | No Bid                          |            | \$85.49                         | No Bid                          | No Bid     |
| SILENTSTOP   | BRAKE ROTORS               | SB56999        | \$68.69                                       | No Bid                          | No Bid     | \$72.00                                   | No Bid                          |            | \$55.33                         | No Bid                          | No Bid     |
| SST          | BRAKE PADS                 | FD784          | \$36.47                                       | No Bid                          | No Bid     | \$42.52                                   | No Bid                          |            | \$46.39                         | No Bid                          | No Bid     |
| SST          | BRAKE PADS                 | FD1328         | \$29.87                                       | No Bid                          | No Bid     | \$33.96                                   | No Bid                          |            | \$56.59                         | No Bid                          | No Bid     |

**Bid Tabulation**  
**rfp-fh-25-26-2516**  
**Auto Parts**  
**Opened 9/16/2025**

| MANUFACTURER | DESCRIPTION | PART #   | Michigan Filter & Fleet Supply, Waterford, MI |                                 |            | Dealer Auto Parts Sales, Inc, Redford, MI |                                 |            | Fisher Auto Parts, Staunton, VA |                                 |            |
|--------------|-------------|----------|---|---------------------------------|------------|---|---------------------------------|------------|---------------------------------|---------------------------------|------------|
|              |             |          | Price   | *Alternate Manufacture & Part # | Alt. Price | Price                                     | *Alternate Manufacture & Part # | Alt. Price | Price                           | *Alternate Manufacture & Part # | Alt. Price |
| SST          | BRAKE PADS  | FD1329   | \$25.08                                       | No Bid                          | No Bid     | \$28.96                                   | No Bid                          |            | \$49.52                         | No Bid                          | No Bid     |
| SST          | BRAKE PADS  | FD1330   | \$37.18                                       | No Bid                          | No Bid     | \$41.79                                   | No Bid                          |            | \$58.51                         | No Bid                          | No Bid     |
| SST          | BRAKE PADS  | FD1411   | \$48.77                                       | No Bid                          | No Bid     | \$53.20                                   | No Bid                          |            | \$49.27                         | No Bid                          | No Bid     |
| SST          | BRAKE PADS  | FD1335   | \$41.42                                       | No Bid                          | No Bid     | \$46.45                                   | No Bid                          |            | \$70.65                         | No Bid                          | No Bid     |
| VOLVO        | OIL FILTER  | 80774138 | No Bid  | No Cross                        | No Bid     | \$147.00                                  | No Bid                          |            | No Bid                          | Gradall 8077-4138               | \$135.00   |

**DISCOUNT PROPOSAL FORM**

| Manufacturer:        | Michigan Filter & Fleet Supply, Waterford, MI                          |          | Dealer Auto Parts Sales, Redford, MI                                   |          | Fisher Auto Parts, Staunton, VA  |          |
|----------------------|--|----------|--|----------|--|----------|
|                      | % Discount off published list or retail price REGULAR ON DEMAND ORDERS | Comments | % Discount off published list or retail price REGULAR ON DEMAND ORDERS | Comments | % Discount off published list or retail price REGULAR ON DEMAND ORDERS | Comments |
| AC Delco             | No Bid   | No Bid   | 20%  | No Bid   | 50%  | No Bid   |
| Airtex               | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Anco                 | No Bid   | No Bid   | 25%  | No Bid   | 50%  | No Bid   |
| AP Parts             | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| BBP                  | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| BCA                  | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Bendix               | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Bepco                | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Borg Warner          | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Bosch                | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Cole Hersee          | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Dayco                | No Bid   | No Bid   | 25%  | No Bid   | 50%  | No Bid   |
| Dorman               | No Bid   | No Bid   | 25%  | No Bid   | 50%  | No Bid   |
| Everco               | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Exide                | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Federated            | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Four Seasons         | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Gates                | No Bid   | No Bid   | 25%  | No Bid   | 50%  | No Bid   |
| GE                   | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| GP                   | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Monroe               | No Bid   | No Bid   | 25%  | No Bid   | 50%  | No Bid   |
| National             | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Precision            | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Raybestos            | No Bid   | No Bid   | 25%  | No Bid   | 50%  | No Bid   |
| Signal Stat          | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Stant                | No Bid   | No Bid   | No Bid   | No Bid   | 50%  | No Bid   |
| Sylvania             | No Bid   | No Bid   | 30%  | No Bid   | 50%  | No Bid   |
| Additional Discounts | Baldwin Filters- 50%   |          | No Bid   | No Bid   |  | No Bid   |



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/13/2025

DEPT: PUBLIC SERVICES

RE: AWARD OF BID FOR CHLORIDE SAND

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### ADMINISTRATIVE SUMMARY

- The procurement of chloride treated sand was publicly advertised and competitively bid on the Michigan Inter-governmental Trade Network (MITN) e-procurement system and opened on September 24, 2025. Notification was sent to over 470 vendors (including 121 that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled). We received zero "no bid" responses.
- Chloride sand is used for ice and snow control in the winter months. Its primary application is on gravel roadways but has been used on paved roads where friction is needed due to weather conditions.
- The lowest qualified bidder, Tri-City Aggregates, Inc. of Holly, Michigan, has successfully provided materials to the City in the past, with over 40 years of hauling experience (see attached bid tab).
- The sand will be stored at the Public Works facility under the fabric structure.
- Funding is provided in the Major and Local Roads, under Snow and Ice Control materials.

### RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills authorize the City Manager to issue a purchase order to Tri-City Aggregates, Inc. of Holly, Michigan for chloride sand 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.

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**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

City of Farmington Hills  
 Bid Tabulation  
 itb-fh-25-26-2517  
 Chloride Sand  
 Opened 09/24/2025

| ITEM   | UNIT | ESTIMATED QUANTITY | MidThumb Materials<br>Clio Michigan |                     | Tri-City Aggregates Inc.<br>Holly MI |                     |
|--|------|--------------------|-------------------------------------|---------------------|--------------------------------------|---------------------|
|  |      |                    | Unit Price                          | Total               | Unit Price                           | Total               |
| Farmington Hills Chloride Sand                                       | Ton  | 1,500              | \$ 34.18                            | \$ 51,270.00        | \$ 27.99                             | \$ 41,985.00        |
| Rochester Hills Chloride Sand  | Ton  | 500                | \$ 34.18                            | \$ 17,090.00        | \$ 27.99                             | \$ 13,995.00        |
| <b>2025 Total</b>  |      |                    |                                     | <b>\$ 68,360.00</b> |                                      | <b>\$ 55,980.00</b> |
| Percentage of Discount if paid by p-card at time of delivery         |      |                    | N/A                                 |                     | N/A                                  |                     |
| Percentage of Increase to extend bid year for (2) one-year extension |      |                    | 3%                                  |                     | 10%                                  |                     |
| Extension to other MITN agencies within 30 miles of CFH              |      |                    | Yes                                 |                     | Yes                                  |                     |

**Bid notification was sent to over 474 vendors. We received zero (0) "No-Bids.**

###

Prepared by: Derrick Schueller, DPW Superintendent  
 Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services  
 Reviewed by: Michelle Aranowski, Director, Department of Central Services  
 Approved by: Karen Mondora, P.E., Assistant City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 10/13/2025

DEPT: PUBLIC SERVICES

RE: CONSIDERATION OF AWARD OF CONTRACT FOR THE KENDALLWOOD NO.3  
SUBDIVISION WATER MAIN REPLACEMENT PROJECT

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### ADMINISTRATIVE SUMMARY

- This project includes the replacement of water main in the Kendallwood No.3 Subdivision as identified on the attached map.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to 878 vendors including 176 that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Six bids were received on September 30, 2025 (see Bid Summary Sheet) and the lowest qualified bidder who has demonstrated the ability to complete the work is Murphy Pipeline Contractors, LLC dba D&D Water & Sewer. Their bid was in the amount of \$3,435,474.00. The low bid is competitive with current market prices. Funding for this project is available through the City's Water Fund.
- Murphy Pipeline Contractors, LLC dba D&D Water & Sewer has successfully completed similar projects recently for the City of Livonia, City of Rochester Hills, and the City of Lincoln Park. Our department has verified their references with other communities and found them to be positive and supportive of awarding this project. It is our opinion they can adequately perform the work as outlined in the contract.
- Construction is anticipated to commence in November 2025, dependent on material and supply availability. Substantial completion is anticipated by September 2026.
- A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as "Frequently Asked Questions" for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City's website.
- In an effort to assure that residents and property owners are as informed as possible, an Open House meeting will be held prior to the start of construction. Residents and



**CITY MANAGER’S REPORT TO  
MAYOR AND COUNCIL**

property owners will be invited to view the final construction plans and have their questions addressed by staff.

- To provide further outreach, prior to construction beginning a second mailing will be provided to all residents and property owners with contact information of the Construction Inspector assigned to the project the awarded contractor.

**BID SUMMARY**

| <u>CONTRACTOR</u>   | <u>TOTAL</u>    |
|---|-----------------|
| Murphy Pipeline Contractors, LLC<br>dba D&D Water and Sewer<br>Canton, MI | \$3,435,474.00  |
| Bidigare Contractors, Inc.<br>Plymouth, MI                                | \$3,507,942.00  |
| D’Angelo Inc.<br>Farmington Hills, MI                                     | \$3,845,530.00  |
| Bricco Excavating Company, LLC<br>Oak Park, MI                            | \$4,123,567.00* |
| Pamar Enterprises, Inc.<br>New Haven, MI                                  | \$4,138,427.10  |
| Lawrence M. Clarke, Inc.<br>Belleville, MI                                | \$4,356,535.00* |

*Table Description: Summary of bid results for the Kendallwood No.3 Subdivision Water Main Replacement Project.*

\* Indicates corrected total.

**RECOMMENDATION**

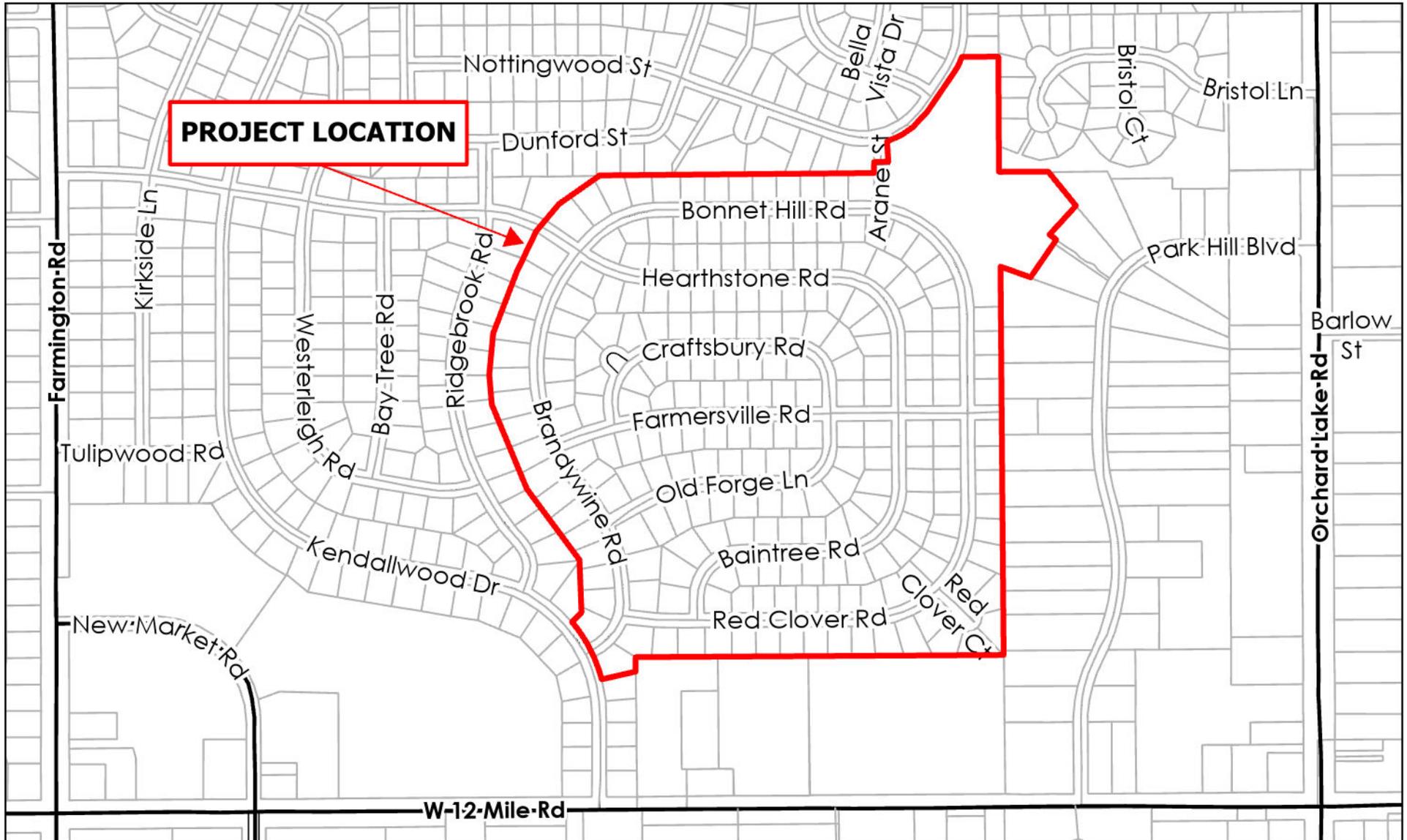
- IT IS RESOLVED, the Kendallwood No.3 Subdivision Water Main Replacement Project be awarded to the lowest competent bidder, Murphy Pipeline Contractors, LLC dba D&D Water & Sewer of Canton, Michigan, in the amount of \$3,435,474.00.

Prepared by: Dayton Emerson, Civil Engineer I  
 Reviewed by: Mark Saksewski, P.E., City Engineer  
 Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
 Approved by: Karen Mondora, P.E., Assistant City Manager



# City of Farmington Hills

## Kendallwood No.3 Subdivision Water Main Replacement





## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/13/2025

DEPT: FINANCE

RE: CONSIDERATION OF APPROVAL OF THE AGREEMENT FOR PAYROLL SUPPORT SERVICES WITH MANER COSTERISAN

### ADMINISTRATIVE SUMMARY

When the City's Payroll Coordinator unexpectedly had to leave the employ of the City at the end of August 2025, the City Council approved the hiring of accounting firm of Maner Costerisan, LLC, at their Regular Meeting of September 8, 2025, on an emergency basis to perform bi-weekly Payroll Coordinator functions. This was so that Accounting staff could remain focused on producing the large amount of highly technical material necessary for the success of the City's annual external audit, which is wrapping up as usual in November 2025, and to provide time for the City to hire a new full-time Payroll Coordinator, which we hope to complete by that time as well. The not to exceed amount that the City Council authorized, \$50,000, has been fully expended with the completion of the bi-weekly Payroll cycle ended October 10<sup>th</sup>. We do not yet have a new full-time Payroll Coordinator hired, but anticipate one to be hired and on board by November.

Request for Proposals were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on October 1, 2025, after a one-week postponement to obtain additional proposals. Notification was sent to two hundred and eighty-seven (287) vendors, (including ninety-seven (97) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with one (1) responding.

The solicitation requested the following responsibilities: (a) completion of bi-weekly Payrolls prior to the hiring of the new full-time Payroll Coordinator, (b) the training of the new full-time Payroll Coordinator, and (c) the completion of Payroll **non**-bi-weekly Payroll reporting (quarterly 941 reports to the IRS, annual W-2 reports to the IRS, and Workers Compensation reports to the State of Michigan), as well as two special bi-annual Longevity payments, which are complicated and time-consuming.

The City is also interested in receiving consulting services from the selected firm to help the City design best practices/internal processes which will optimize the use of new BSA HR/Payroll and UKG timekeeping software, which are being implemented at this time.

Maner Costerisan, LLC, was the only respondent to the RFP.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

As we await the hiring and training of the new full-time Payroll Coordinator, it is recommended to contract with Maner Costerisan, LLC, for the continuity of successful Payroll processes and reporting, as well as successful and optimized implementation of the new Payroll software.

### RECOMMENDATION

IT IS RESOLVED, the City Council authorizes the City Manager to enter into an Agreement for Payroll Support Services with Maner Costerisan, LLC, through June 30, 2027, in an amount not to exceed \$70,000 for the remainder of FY 25-26, and for an amount not to exceed \$15,000 for FY 26-27 with options to renew in two (2) year increments upon mutual agreement between the City and Maner Costerisan, LLC beginning with FY 27-28.

###

|                      |  |
|----------------------|--|
| Prepared by:         | Thomas C. Skrobola, Finance Director/Treasurer |
| Reviewed by:         | Nikki Lumpkin, Senior Buyer                    |
| Department Approval: | Thomas C. Skrobola, Finance Director/Treasurer |
| Executive Approval:  | Karen Mondora, Assistant City Manager          |



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 10/13/2025

DEPT: CENTRAL SERVICES

RE: AWARD OF TOUGHBOOKS

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### ADMINISTRATIVE SUMMARY

- Requests for Proposal were advertised, available on the MITN e-procurement site, publicly opened and read aloud on Wednesday, September 17, 2025, for Toughbooks for Fire Department. Notification was sent to four-hundred ten (410) vendors (including one-hundred five (105) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled), with nine (9) responding.
- The Fire Department utilizes ruggedized computer tablets as well as laptops for miscellaneous critical functions including mobile dispatch operations, patient care reporting and fire code building inspection. Current equipment is several years old and cannot be updated to meet current software requirements.
- Specifications require the awarded vendor to provide & deliver all equipment. Installation of equipment into vehicles will be managed by Fire Department staff. The equipment is provided with varying lengths of warrantee periods, but all carry a minimum of one (1) year.
- Funding is provided in the Fire Department Operating & Capital Equipment Funds.

### BID TABULATION-ATTACHED



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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### RECOMMENDATION

It is recommended that City Council authorize the City Manager to issue a purchase order to Baycom Inc. in the amount of \$116,796.95.

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Prepared by: Shobhita, Buyer

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Jason Olszewski, Deputy Chief

Reviewed by: Jon Unruh, Fire Chief

Approved by: Karen Mondora, Assistant City Manager

City of Farmington Hills  
 Bid tabulation  
 Bid #fb-25-26-2524  
 Ruggedized Tablets, Laptops & Accessories  
 Opened 09/17/2025

| LN                         | DESCRIPTION   | UNIT | QTY. | Net Solutions, LLC<br>Detroit, MI |                     | Governments Marketing & Procurement, LLC<br>Wimberley, TX |                     | Mvation Worldwide, Inc.<br>Glen Cove, NY |                     | EIDIM Group, Inc.<br>Fullerton CA |                     | Pro-Comm Inc.<br>Pleasant, MI |                     | Southern Computer Warehouse<br>Marietta, GA |                     | Brightcentra, Inc.<br>South San Francisco, CA |                     | Baycom Inc.<br>Green Bay, WI |                     | The Repair Depot, LLC<br>Stillwater, OK |                    |
|----------------------------|---|------|------|-----------------------------------|---------------------|---|---------------------|--|---------------------|-----------------------------------|---------------------|-------------------------------|---------------------|---|---------------------|---|---------------------|------------------------------|---------------------|---|--------------------|
|                            |   |      |      | Unit Price                        | Extended            | Unit Price  | Extended            | Unit Price                               | Extended            | Unit Price                        | Extended            | Unit Price                    | Extended            | Unit Price                                  | Extended            | Unit Price                                    | Extended            | Unit Price                   | Extended            | Unit Price                              | Extended           |
| 1                          | PANASONIC FZ-G2NKFQ1BM-TABLET   | EA   | 19   | \$ 4,295.95                       | \$ 81,623.05        | \$ 4,745.67   | \$ 90,167.73        | \$ 4,262.14                              | \$ 80,980.66        | \$ 4,679.75                       | \$ 88,915.25        | \$ 3,575.00                   | \$ 67,925.00        | \$ 4,466.59                                 | \$ 84,865.21        | \$ 4,432.15                                   | \$ 84,210.88        | \$ 3,470.00                  | \$ 65,930.00        | No Bid                                  | No Bid             |
| 2                          | PANASONIC EXTENDED WARRANTY - EXTENDED SERVICE AGREEMENT - 2 YEARS - 4TH/5TH YEAR | EA   | 23   | \$ 675.95                         | \$ 15,546.85        | \$ 301.88   | \$ 6,943.24         | \$ 598.12                                | \$ 13,756.76        | \$ 247.85                         | \$ 5,700.55         | \$ 675.00                     | \$ 15,525.00        | \$ 36.16                                    | \$ 831.68           | \$ 281.80                                     | \$ 6,481.44         | \$ 277.00                    | \$ 6,371.00         | \$ 130.00                               | \$ 2,990.00        |
| 3                          | PANASONIC PROTECTION PLUS - ACCIDENTAL DAMAGE COVERAGE - 5 YEARS                  | EA   | 23   | \$ 975.95                         | \$ 22,446.85        | \$ 690.01   | \$ 15,870.23        | \$ 638.00                                | \$ 14,674.00        | \$ 630.13                         | \$ 14,492.99        | \$ 710.00                     | \$ 16,330.00        | \$ 14,668.78                                | \$ 189.40           | \$ 4,356.22                                   | \$ 590.00           | \$ 13,570.00                 | \$ 180.00           | \$ 4,140.00                             |                    |
| 4                          | PANASONIC DS-PAN-722  | EA   | 8    | \$ 995.95                         | \$ 7,967.60         | \$ 1,387.26   | \$ 11,098.08        | \$ 580.12                                | \$ 4,640.96         | \$ 563.56                         | \$ 4,508.48         | \$ 735.00                     | \$ 5,880.00         | \$ 554.53                                   | \$ 4,436.24         | \$ 514.40                                     | \$ 4,115.22         | \$ 543.00                    | \$ 4,344.00         | No Bid                                  | No Bid             |
| 5                          | PANASONIC FZ-VZSU1VU BATTERY  | EA   | 6    | \$ 275.95                         | \$ 1,655.70         | \$ 152.99   | \$ 917.94           | \$ 142.50                                | \$ 855.00           | \$ 150.13                         | \$ 900.78           | \$ 160.00                     | \$ 960.00           | \$ 144.02                                   | \$ 864.12           | \$ 142.20                                     | \$ 853.22           | \$ 141.00                    | \$ 846.00           | No Bid                                  | No Bid             |
| 6                          | PANASONIC FZ-VNP026U  | EA   | 10   | \$ 85.95                          | \$ 859.50           | \$ 41.87  | \$ 418.70           | \$ 39.01                                 | \$ 390.10           | \$ 41.09                          | \$ 410.90           | \$ 45.00                      | \$ 450.00           | \$ 39.42                                    | \$ 394.20           | \$ 38.90                                      | \$ 389.00           | \$ 38.50                     | \$ 385.00           | \$ 50.00                                | \$ 500.00          |
| 7                          | PANASONIC FZ-VEBG21U - DOCKING STATION - 2 X HDMI                                 | EA   | 8    | \$ 495.95                         | \$ 3,967.60         | \$ 346.25   | \$ 2,770.00         | \$ 321.96                                | \$ 2,575.68         | \$ 339.78                         | \$ 2,718.24         | \$ 370.00                     | \$ 2,960.00         | \$ 325.96                                   | \$ 2,607.68         | \$ 321.80                                     | \$ 2,574.44         | \$ 302.50                    | \$ 2,420.00         | \$ 370.00                               | \$ 2,960.00        |
| 8                          | PANASONIC TOUGHBOOK 55 -FZ-55GZ01DBM  | EA   | 4    | \$ 4,295.95                       | \$ 17,183.80        | \$ 3,398.57   | \$ 13,594.28        | \$ 3,226.06                              | \$ 12,904.24        | \$ 3,348.44                       | \$ 13,393.76        | \$ 3,105.00                   | \$ 12,420.00        | \$ 3,195.91                                 | \$ 12,783.64        | \$ 3,171.30                                   | \$ 12,685.22        | \$ 2,978.00                  | \$ 11,912.00        | No Bid                                  | No Bid             |
| 9                          | PANASONIC FZ-VNPS51U - NOTEBOOK STYLUS  | EA   | 6    | \$ 45.95                          | \$ 275.70           | \$ 20.13  | \$ 120.78           | \$ 18.75                                 | \$ 112.50           | \$ 19.75                          | \$ 118.50           | \$ 20.00                      | \$ 120.00           | \$ 21.97                                    | \$ 131.82           | \$ 18.70                                      | \$ 112.22           | \$ 18.65                     | \$ 111.90           | \$ 27.00                                | \$ 162.00          |
| 10                         | FZ-VZSU1HU Panasonic Standard Battery   | EA   | 3    | \$ 195.95                         | \$ 587.85           | \$ 132.86   | \$ 398.58           | \$ 123.76                                | \$ 371.28           | \$ 130.37                         | \$ 391.11           | \$ 150.00                     | \$ 450.00           | \$ 125.07                                   | \$ 375.21           | \$ 123.45                                     | \$ 370.35           | \$ 122.50                    | \$ 367.50           | \$ 210.00                               | \$ 630.00          |
| 11                         | PANASONIC FZ-VNT006U - STYLUS TETHER FOR TABLET                                   | EA   | 12   | \$ 12.95                          | \$ 155.40           | \$ 8.86   | \$ 106.32           | \$ 8.25                                  | \$ 99.00            | \$ 8.70                           | \$ 104.40           | \$ 10.00                      | \$ 120.00           | \$ 8.33                                     | \$ 99.96            | \$ 8.25                                       | \$ 99.00            | \$ 8.35                      | \$ 100.20           | \$ 15.00                                | \$ 180.00          |
| 12                         | HAVIS LITE HA-55LVDLT2 - DOCKING STATION  | EA   | 3    | \$ 575.95                         | \$ 1,727.85         | \$ 767.78   | \$ 2,303.34         | \$ 802.30                                | \$ 2,406.90         | \$ 753.46                         | \$ 2,260.38         | \$ 1,020.00                   | \$ 3,060.00         | \$ 722.81                                   | \$ 2,168.43         | \$ 713.60                                     | \$ 2,140.80         | \$ 751.75                    | \$ 2,255.25         | \$ 765.00                               | \$ 2,295.00        |
| 13                         | PANASONIC - HAND STRAP FOR TABLET- FZ-VSTG21U                                     | EA   | 28   | \$ 105.95                         | \$ 2,966.60         | \$ 68.45  | \$ 1,916.60         | \$ 63.76                                 | \$ 1,785.28         | \$ 67.16                          | \$ 1,880.48         | \$ 75.00                      | \$ 2,100.00         | \$ 64.75                                    | \$ 1,813.00         | \$ 63.65                                      | \$ 1,782.22         | \$ 63.10                     | \$ 1,766.80         | No Bid                                  | No Bid             |
| 14                         | iKey Full Travel IK-88-TP-USB -keyboard - with touchpad                           | EA   | 18   | \$ 425.95                         | \$ 7,667.10         | \$ 365.82   | \$ 6,584.76         | \$ 340.64                                | \$ 6,131.52         | \$ 299.43                         | \$ 5,389.74         | \$ 365.00                     | \$ 6,570.00         | \$ 293.86                                   | \$ 5,289.48         | \$ 340.00                                     | \$ 6,120.00         | \$ 343.95                    | \$ 6,191.10         | \$ 370.00                               | \$ 6,660.00        |
| 15                         | 78-KEY SLIMTOUCH MINI USB KEYBOARD  | EA   | 12   | \$ 39.95                          | \$ 479.40           | \$ 15.95  | \$ 191.40           | \$ 16.19                                 | \$ 194.28           | \$ 15.87                          | \$ 190.44           | \$ 30.00                      | \$ 360.00           | \$ 15.33                                    | \$ 183.96           | \$ 14.80                                      | \$ 177.60           | \$ 18.85                     | \$ 226.20           | \$ 22.00                                | \$ 264.00          |
| <b>GRAND TOTAL PROJECT</b> |   |      |      |                                   | <b>\$165,110.85</b> |   | <b>\$153,401.98</b> |  | <b>\$141,878.16</b> |                                   | <b>\$141,376.00</b> |                               | <b>\$135,230.00</b> |   | <b>\$131,513.41</b> |   | <b>\$126,467.00</b> |                              | <b>\$116,796.95</b> |   | <b>\$20,781.00</b> |

Bid Notification was sent to over 410 Contractors. We received zero (0) "No-Bids."



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 10/13/2025

DEPT: DEPARTMENT OF PUBLIC WORKS

RE: AWARD OF TIRE MAINTENANCE AND SERVICE

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### ADMINISTRATIVE SUMMARY

- Request for Proposals were advertised, distributed on the MITN e-procurement site, and after two postponements to try to get additional responses, publicly open and read aloud on September 24, 2025, for the purchase of Tire Maintenance and Service. Notification was sent to 126 vendors (including 29 vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three vendors responding.
- This contracted service provides on-site flat tire repair and replacement for the City's heavy-duty truck, construction equipment and fire truck fleet, including after-hours emergency response.
- The bid provides pricing for a two-year period with provisions for up to three one-year extensions through mutual consent between the City and the contractor.
- Funding for this contract is provided in the DPW Maintenance Facility accounts.
- The bid process provided unit prices for a wide variety of parts and services that may be required throughout the life of the contract. The quantities of the different parts were estimates (using historical data) for bid comparison and evaluation only. Service and parts will be as needed up to the annual budget.
- The contractor recommended for award, Alma Tire Service, Inc. of Alma, Michigan, has worked for the City in the past providing similar services and has proven to be professional and reliable.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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### BID TABULATION-ATTACHED

### RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills authorize the City Manager to issue a purchase order to Alma Tire Service, Inc. in the estimated amount of \$50,000.00 per year with extensions for the As-Needed Tire Maintenance & Service. Alma Tire Service, Inc. also holds the status of a veteran owned vendor.

### SUPPORT DOCUMENTATION

The City's dump trucks, construction equipment and fire apparatus all have large, specialized tires for their specific uses. Repair and replacement of these tires is outside of the daily scope of the DPW's vehicle maintenance staff. Additionally, providing this service on-site requires specialized equipment itself, therefore, the DPW uses a contractor to provide these services. The recommended contractor, Alma Tire Service, Inc., has provided these services in the past for the City and has provided quality service, timely response and excellent customer support.

###

Prepared by: Shobhita, Buyer  
Reviewed by: Michelle Aranowski, Director of Central Services  
Reviewed by: Joe Bledsoe, Fleet & Facilities Supervisor  
Reviewed by: Derrick Schueller, DPW Superintendent  
Reviewed by: Jacob Rushlow, Director of Public Services  
Approved by: Karen Mondora, Assistant City Manager

City of Farmington Hills  
 Bid Tabulation  
 itb-fh-25-26-2518  
 Tire Maintenance & Service  
 Opened 09/24/2025

| Table of Tire Size:                      |            |                                   | Seng Tire Co.<br>Wixom, MI |            |        | Alma Tire Service<br>Alma, MI   |            |           | K and R Tire Center<br>Troy, MI |            |           |
|--|------------|-----------------------------------|----------------------------|------------|--------|---|------------|-----------|---------------------------------|------------|-----------|
| Duty Classification                      | Load Range | Tire Size                         | Brand                      | Discount % | Price  | Brand   | Discount % | Price     | Brand                           | Discount % | Price     |
| Light tuck                               | E          | LT 265 70r 17<br>All season tread | No Bid                     | No Bid     | No Bid | Firestone Transforce AT2  | No Bid     | \$ 171.05 | Goodyear                        | 0.52       | \$ 174.64 |
| Light tuck                               | E          | LT225 75R 16<br>Drive type tread  | No Bid                     | No Bid     | No Bid | Firestone Transforce AT2  | No Bid     | \$ 130.30 | Goodyear                        | 0.52       | \$ 131.27 |
| Light tuck                               | E          | LT225 75R 16<br>Steer type tread  | No Bid                     | No Bid     | No Bid | Firestone Transforce HT3  | No Bid     | \$ 120.49 | Goodyear                        | 0.52       | \$ 131.27 |
| Medium truck                             | G          | 245 70R 19.5<br>Drive type tread  | No Bid                     | No Bid     | No Bid | Cooper Work Series ASD  | No Bid     | \$ 306.69 | Cooper                          | 0.40       | \$ 306.69 |
| Medium truck                             | G          | 245 70R 19.5<br>Steer type tread  | No Bid                     | No Bid     | No Bid | Cooper Work Series ASA  | No Bid     | \$ 292.16 | Cooper                          | 0.40       | \$ 292.16 |
| Medium truck                             | G          | 225/70R19.5                       | Goodyear                   | No Bid     | No Bid | Goodyear G647 RSS   | No Bid     | \$ 323.82 | Goodyear                        | 0.40       | \$ 323.82 |
| Medium truck                             | H          | 265/75R22.5                       | Goodyear                   | No Bid     | No Bid | Bridgestone R268 Ecopia   | No Bid     | \$ 365.91 | Goodyear                        | 0.40       | No Bid    |
| Heavy truck                              | J          | 425/65R22.5                       | Michelin                   | No Bid     | No Bid | Bridgestone M870  | No Bid     | \$ 724.51 | Michelin                        | No Bid     | No Bid    |
| Heavy Truck                              | H          | 315/80R22.5<br>12R22.5            | Michelin                   | No Bid     | No Bid | Bridgestone M870  | No Bid     | \$ 587.53 | Michelin                        | No Bid     | No Bid    |
| Heavy truck                              | H          | Drive type tread<br>385 65R 22.5  | No Bid                     | No Bid     | No Bid | Firestone FD663   | No Bid     | \$ 386.82 | Goodyear                        | 0.40       | \$ 714.70 |
| Heavy Truck                              | J          | Steer type tread                  | No Bid                     | No Bid     | No Bid | Firestone FS818   | No Bid     | \$ 620.87 | Goodyear                        | 0.40       | \$ 625.03 |
| ITEM RECAPPING SERVICES                  |            |                                   | UNIT COST                  |            |        | UNIT COST   |            |           | UNIT COST                       |            |           |
| 11r22.5 Radial Tires                     |            |                                   | No Bid                     |            |        | Bandag DR 5.3 (Closed Shoulder Drive)-\$164.38<br>Bandag DR 4.3 (Open Shoulder Drive)-\$165.08<br>Bandag ECL-SST (Trailer)-\$178.47 |            |           | No Bid                          |            |           |
| 17.5X25 Off-Road Tires                   |            |                                   | No Bid                     |            |        | No Bid  |            |           | No Bid                          |            |           |
| 20.5X25 Off-Road Tires                   |            |                                   | No Bid                     |            |        | No Bid  |            |           | No Bid                          |            |           |
| 11R22.5 Radial Virgin Casings            |            |                                   | No Bid                     |            |        | \$70  |            |           | \$75.00                         |            |           |
| 17.5X25 Off-Road Virgin Casings          |            |                                   | No Bid                     |            |        | No Bid  |            |           | No Bid                          |            |           |
| 20.5X25 Off-Road Virgin Casings          |            |                                   | No Bid                     |            |        | No Bid  |            |           | No Bid                          |            |           |
| Sectional Repair - 11R22.5 Truck Tire    |            |                                   | No Bid                     |            |        | \$25 w/retread<br>\$45 without retread  |            |           | \$45.00                         |            |           |
| Sectional Repair - 17.5X25 Off-Road Tire |            |                                   | No Bid                     |            |        | No Bid  |            |           | No Bid                          |            |           |
| Sectional Repair - 20.5X25 Off-Road Tire |            |                                   | No Bid                     |            |        | No Bid  |            |           | No Bid                          |            |           |

| SCRAP TIRE DISPOSAL   | UNIT COST       |                    | UNIT COST  |                    | UNIT COST       |                    |
|---|-----------------|--------------------|--|--------------------|-----------------|--------------------|
| Automotive and Light Duty Tires   | \$5.00          |                    | \$4.00   |                    | \$3.00          |                    |
| Truck Tires 19.5 and Larger Truck Tires   | \$6.00-\$10.00  |                    | \$10.00  |                    | \$5.00          |                    |
| Heavy Duty Equipment and Off-Road Tires   | No Bid          |                    | No Bid   |                    | \$15.00         |                    |
| Miscellaneous Services  | UNIT COST       |                    | UNIT COST  |                    | UNIT COST       |                    |
| Sandblast Refinish Primer/Powder Coat 22.5 Truck Rims with New Tire Valves                  | No Bid          |                    | \$37.50 (recon) + \$5 (valve)= \$42.50             |                    | \$47.00         |                    |
| Sandblast Refinish Primer/Powder Coat 25 Grader Rims with New Tire Valves                   | No Bid          |                    | No Bid   |                    | No Bid          |                    |
| Sandblast Refinish Primer/Powder Coat 25 Loader Rims with New Tire Valves                   | No Bid          |                    | No Bid   |                    | No Bid          |                    |
| Flat Repair (puncture) - HD Truck Tire  | No Bid          |                    | \$41 (Loose)<br>\$76 (From Truck)                  |                    | \$25.00         |                    |
| Field Replacement Truck Tire Valves   | \$6.00          |                    | \$104.50hr + \$20<br>(mount/dismount) +\$5 (valve) |                    | \$10.00         |                    |
| Flat Repair (puncture) - Construction Equipment/Off-Road Tire                               | \$55.00         |                    | No Bid   |                    | \$55.00         |                    |
| Miscellaneous Services  | UNIT COST MOUNT | UNIT COST DISMOUNT | UNIT COST MOUNT                                    | UNIT COST DISMOUNT | UNIT COST MOUNT | UNIT COST DISMOUNT |
| Mount and Dismount HD Truck Tire labor  | \$13.00         | \$13.00            | \$10 mount   | \$10 dismount      | \$8.00          | \$8.00             |
| Mount and Dismount HD Truck Tire on vehicle   | \$22.50         | \$22.50            | \$50 inside  | \$60 outside       | \$10.00         | \$10.00            |
| Construction Equipment/Off-Road Tire rim seal repair  | No Bid          | No Bid             | No Bid   | No Bid             | \$25.00         | \$25.00            |
| Mount and Dismount Construction Equipment/Off-Road Tire                                     | No Bid          | No Bid             | No Bid   | No Bid             | \$62.50         | \$62.50            |
| Remove and Refill tire liquid ballast   | No Bid          | No Bid             | No Bid   | No Bid             | \$62.50         | \$62.50            |
| Remove and Refill tire liquid ballast   | No Bid          | No Bid             | No Bid   | No Bid             | \$100.00        | \$100.00           |
| Remove weights or special mounted equipment   | No Bid          | No Bid             | No Bid   | No Bid             | Included        | Included           |
| Road call price at DPW, various city facilities and on the road                             | \$149.00        | No Bid             | \$104/hr   | No Bid             | \$90.00         | No Bid             |
| Premium road call price at DPW, various city facilities and on the road weekend or holidays | \$179.00        | No Bid             | \$137.50/hr  | No Bid             | \$125.00        | No Bid             |
| Added value items not listed or not identified but beneficial to the City                   | UNIT COST       | TOTAL              | UNIT COST  | TOTAL              | UNIT COST       | TOTAL              |
|   | No Bid          | No Bid             | No Bid   | No Bid             | No Bid          | No Bid             |
|   | No Bid          | No Bid             | No Bid   | No Bid             | No Bid          | No Bid             |
| Additional % discount for other product line not specified                                  | No Bid          |                    | TBD  |                    | 0.25            |                    |
| % increase beginning year 3 of the award  | No Bid          |                    | TBD  |                    | 10.00%          |                    |

Bid notification was sent to over 126 vendors. We received zero "No Bids."



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/13/2025

DEPT: SPECIAL SERVICES - GOLF DIVISION

RE: PURCHASE OF NEW RAIN BIRD PUMP STATION FOR FHGC FRONT NINE HOLES

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### ADMINISTRATIVE SUMMARY

- The new Rain Bird Pump Station will replace the existing, outdated system currently serving the front nine holes. The existing station has reached the end of its service life, and many of its components are no longer available for replacement. In addition to irrigating the front nine holes, the current pump station also has the capability to transfer water to the settling pond for irrigating the back nine or to directly irrigate those holes as needed.
- Mid-Ohio Electric Co., Inc. is currently the exclusive distributor in the state of Michigan for selling and installing Rain Bird Pump Stations.
- A three-year warranty for all parts was required as part of the specifications from the time of start-up. A one-year warranty for all labor was required as part of the specifications from the time of start-up. The pump station will be installed in the Front 9 Pump House at the Farmington Hills Golf Club.
- Funding for this equipment package is budgeted through the Special Services Capital Improvement Fund.

### RECOMMENDATION

- IT IS RESOLVED, the City Council authorizes the City Manager to issue a purchase order in the amount of \$167,830.00 for this Rain Bird Pump Station, to Mid-Ohio Electric Co., Inc. as the exclusive distributor and installer in the state of Michigan.

Prepared by: Jim Priebe, Golf Course Supervisor  
Reviewed by: Michelle Aranowski, Director of Central Services  
Reviewed by: Ellen Schnackel, Director of Special Services  
Approved by: Karen Mondora, Assistant City Manager



Farmington Hills Golf Club  
Attn: Jim Priebe  
37777 11 Mile Court  
Farmington, MI 48335

Dear Jim,

Mid-Ohio Electric Company is our exclusive authorized distributor and service provider for Rain Bird Golf pump stations for the state of Michigan, Indiana, and Ohio. All pump station quotes, sales, and service will be provided by this distributor effective January 1, 2025. Let me know if you have any additional questions or concerns.

Thank you,

Chad Kempf  
District Sales Manager  
Rain Bird Corp  
616-443-2449  
[ckempf@rainbird.com](mailto:ckempf@rainbird.com)



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 10/13/2025

DEPT: PUBLIC SERVICES

RE: AWARD OF AUTOMOTIVE FLUIDS

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### ADMINISTRATIVE SUMMARY

- Request for Proposals were advertised, distributed on the MITN e-procurement site, publicly open and read aloud on September 25, 2025, for the purchase of Automotive Fluids, on behalf of the cities of Farmington Hills and Rochester Hills with additional extension offered to the MITN Purchasing Cooperative.
- Notification was sent to 1,288 vendors (including 328 vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with 7 vendors responding.
- The proposal provides pricing for a 12-month period with provisions for up to three, one-year extensions if the City desires.
- The Farmington Hills DPW garage is responsible for maintaining the City's fleet of approximately 400 vehicles and pieces of heavy, light, and small equipment. All of these require a variety of oils and other fluids for operations.
- The proposal process provided unit prices for a wide variety of materials and delivery options that may be required throughout the life of the contract. The quantities of the materials bid were estimates (using historic data) for bid comparison and evaluation only. These materials and services will be purchased as needed, up to the approved amount.
- Funding for automotive fluids is provided in the DPW supply accounts.
- The recommended vendor, Rowley's Wholesale of Bay City, Michigan, is an experienced and reliable vendor, and has provided many years of quality service to the City of Farmington Hills.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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### BID TABULATION-ATTACHED

### RECOMMENDATION

In view of the information contained in this report, it is recommended that City Council authorize the City Manager to issue a purchase order on behalf of the City to Rowley's Wholesale in the estimated amount of \$40,000, with possible extensions.

###

Prepared by: Shobhita, Buyer  
Reviewed by: Michelle Aranowski, Director of Central Services  
Reviewed by: Joe Bledsoe, Fleet & Facilities Supervisor  
Reviewed by: Derrick Schueller, DPW Superintendent  
Reviewed by: Jacob Rushlow, Director of Public Services  
Approved by: Karen Mondora, Assistant City Manager

**Bid Tabulation**  
**rfp-fh-25-26-2532**  
**Automotive Fluids**  
**Opened 9/25/2025**

|  |                               |  |   | Vesco Oil<br>Southfield, MI                      | Corrigan Oil II,<br>Inc.<br>Brighton, MI         | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|--|-------------------------------|--|---|--|--|--|--|--|--|--|
| ITEM   | CONTRACT ITEMS<br>DESCRIPTION | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION                               | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| <b>SECTION 1 - LUBRICANTS AND ANTIFREEZE</b> |                               |  |   |  |  |  |  |  |  |  |
| 1  | Motor Oil                     | 15 W40, meeting or exceeding API diesel SN Plus, CK-4 engine oil classifications   | 1,300 Gallons   | No Bid   | \$8.67/ gallon                                   | \$7.67   | \$7.72   | \$10.33  | \$10.48  | \$7.90   |
| 2  | Motor Oil                     | 5 W40, API SM, CJ-4 Plus, TBN 10 or greater. Synthetic oil must meet or exceed current and prior years engine requirements | 55 Gallons  | No Bid   | \$23.32/ gallon                                  | \$17.00  | \$12.87  | \$24.59  | \$22.41  | \$1,100.00                                       |
| 3  | Motor Oil                     | SAE 5W30, API SN, ILAC GF-5, TBN 10 oil, must meet or exceed current and prior years engine requirements                   | 675 Gallons   | No Bid   | \$5.60/ gallon                                   | \$6.14   | \$5.56   | \$12.59  | \$10.11  | \$6.25   |
| 4  | Motor Oil                     | Synthetic, 5W30, API SN ,GF-5, must meet or exceed current production year domestic car and Lt. truck requirements         | 55 Gallons  | No Bid   | \$9.29/ gallon                                   | \$8.51   | \$9.75   | \$16.29  | \$15.07  | \$430.00/drum                                    |
| 5  | Motor Oil                     | FA-4 Diesel oil  | 55 Gallons  | No Bid   | \$18.49/ gallon                                  | \$11.11  | \$14.05  | \$16.53  | No Bid   | \$480.00/drum                                    |
| 6  | Motor Oil                     | Dexos 5W30   | 110 Gallons   | No Bid   | \$9.29   | \$8.32   | \$9.75   | \$16.29  | \$15.07  | \$480.00/drum                                    |
| 7  | Motor Oil                     | Dexos 5W20   | 55 Gallons  | \$9.95/gal (547.25/drum)                         | \$9.06   | No Bid   | \$10.09  | \$19.81  | \$19.47  | \$8.25   |
| 8  | Motor Oil                     | 0w20, Full Synthetic, DEXOS2 compatible  | 125 Gallons   | \$9.95/gal (547.25/drum)                         | \$8.29   | \$8.44   | \$9.75   | \$19.81  | \$14.24  | \$430.00/drum                                    |
| 9  | Motor Oil                     | OW-20 full synthetic Motor Oil   | 55 gallon drum  | \$9.95/gal (547.25/drum)                         | \$10.95/drum                                     | \$8.79   | 10.84  | No Bid   | \$15.07  | \$430.00/drum                                    |
| 10   | Motor Oil                     | 5w20, Synthetic Blend  | 400 gallons   | \$6.75   | \$5.50   | \$6.14   | 5.56   | \$19.81  | \$10.11  | \$6.25   |
| 11   | Motor Oil                     | 5w30, Synthetic Blend  | 400 gallons   | \$6.75   | \$5.40   | \$6.14   | \$5.56   | \$12.59  | \$10.11  | \$6.25   |
| 12   | Motor Oil                     | T6 5w-40 diesel Motor Oil  | 1 gallon jug/6 per case                                 | \$136.54 case of 3 gallons \$45.5/gal            | \$7.21/case (3 per case)                         | \$18.91  | \$20.08  | \$26.71  | \$23.62  | \$85.00/case                                     |
| 13   | Hydraulic Oil                 | Medium, ISO 46 AW hydraulic oil  | 775 Gallons   | \$5.99   | \$4.99   | \$5.71   | \$5.17   | \$7.54   | \$8.47   | \$5.75   |
| 14   | Hydraulic Oil                 | AW ISO 32 Hydraulic Oil.   | 435 Gallons   | \$5.99   | \$4.96   | \$5.71   | \$5.06   | \$7.54   | \$8.47   | \$5.75   |

|      |  |   |   | Vesco Oil<br>Southfield, MI                         | Corrigan Oil II,<br>Inc.<br>Brighton, MI         | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|------|--|---|---|---|--|--|--|--|--|--|
| ITEM | CONTRACT ITEMS<br>DESCRIPTION                                  | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION  | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk    | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| 15   | Hydraulic Oil  | Military Spec MIL-H-5606A   | 12 Gallons  | \$60.01/ gallon<br>(\$360.08/ case of 6<br>gallons) | \$19.41  | No Bid   | \$46.50  | No Bid   | No Bid   | No Bid   |
| 16   | Hydraulic Oil  | Premium AW 46 Hydralic Oil  | 55 gallon drum  | \$6.99<br>(\$384.45/drum)                           | \$329.45/drum                                    | \$6.59   | \$6.82   | \$9.82   | \$11.58  | \$365.00/drum                                    |
| 17   | Hydraulic Oil  | S4-TXM Hydralic Oil   | 55 gallon drum  | \$12.98/gal<br>(\$713.69/drum)                      | \$426.80/drum                                    | \$14.17  | \$8.42   | \$13.87  | \$14.10  | No Bid   |
| 18   | Automatic Transmission Fluid                                   | Motorcraft® MERCON® LV Automatic<br>Transmission Fluid / XT- 10-QLVC (WSS-M2C938-<br>A); (MERCON® LV of the latest Ford Transmission<br>specification.                      | 110 Gallons   | \$10.00/gal<br>(\$550.00/drum)                      | \$12.96  | \$12.90  | \$13.44  | \$17.91  | \$22.12  | \$460.00/drum                                    |
| 19   | Automatic Transmission fluid                                   | Dexron VI must meet or exceed Current production<br>General Motor Transmission specification  | 110 Gallons   | \$10.00/gal<br>(\$550.00/drum)                      | \$12.96  | \$12.90  | \$13.44  | \$17.91  | \$20.07  | \$675.00/drum                                    |
| 20   | TES-295 TES &<br>468 Certified<br>Automatic Transmission Fluid | Synthetic –that meets or exceeds current production<br>year and prior Allison World Transmission<br>requirements. Must submit certification<br>documentation with proposal. | 220 Gallons   | \$31.17/gal<br>(\$1714.35/drum)                     | \$29.95  | \$28.96  | \$39.22  | \$29.76  | \$32.19  | No Bid   |
| 21   | Transmission fluid   | Super univesal synthetic ATF  | 55 gallon drum  | \$10.00/gal<br>(\$550.00/drum)                      | \$712.80/drum                                    | No Bid   | \$15.11  | \$21.53  | \$20.07  | \$450.00/drum                                    |
| 22   | Diesel exhaust fluid   | Automotive Grade UREA or Diesel Exhaust Fluid<br>(DEF) AKA AUS32 meeting the Specifications of<br>DIN 70070:2005 and ISO 22241-1:2006 for NOx<br>abatement<br>technologies  | 1500 Gallons  | \$1.80/gallon                                       | \$1.52   | \$1.79   | \$1.61   | \$2.58   | \$2.50   | \$2.40   |
| 23   | Diesel exhaust fluid   | Automotive Grade UREA or Diesel Exhaust Fluid<br>(DEF) AKA AUS32 meeting the Specifications of<br>DIN 70070:2005 and<br>ISO 22241-1:2006 for NOx abatement technologies     | 200 Gallons   | \$2.50/gallon                                       | \$1.67   | \$1.79   | \$1.61   | \$2.58   | \$2.50   | \$240.00/drum                                    |
| 24   | Diesel exhaust fluid   | Automotive Grade UREA or Diesel Exhaust Fluid<br>(DEF) AKA AUS32 meeting the Specifications of<br>DIN 70070:2005 and<br>ISO 22241-1:2006 for NOx abatement technologies     | 55 Gallons  | \$3.40/gallon                                       | \$2.66   | \$2.89<br>(drum gallon)                          | \$1.61   | \$2.58   | \$3.34   | \$240.00/drum                                    |

|   |  |   |   | Vesco Oil<br>Southfield, MI                              | Corrigan Oil II,<br>Inc.<br>Brighton, MI                    | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                     | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|---|--|---|---|--|---|--|--|--|--|--|
| ITEM                                    | CONTRACT ITEMS<br>DESCRIPTION                      | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION  | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk         | Unit Price Per<br>Gallon if Purchased<br>in Bulk            | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk   | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| 25                                      | Engine Coolant 50-50 pre-mix                       | Universal Formula must be fully compatible with all other brands and colors of coolant. Protection shall meet or exceed ASTM D3306, ASTM D4985, Silicate, Phosphate, Nitrate and Borate free current and prior auto and Lt. truck engine requirements | 110 Gallons   | \$7.43/gallon  | \$5.99  | \$4.01<br>(drum gallon)                          | \$8.95   | \$8.24   | \$7.07   | \$330.00/drum                                    |
| 26                                      | Engine Coolant uncut                               | Universal formula, fully compatible with other brands and color of coolant. Protection shall meet or exceed ASTM D3306, D4985 Silicate, Phosphate, Nitrate and Borate Free current and prior auto and Lt. truck engine requirements                   | 55 Gallons  | \$15.91/gallon   | \$8.29  | \$6.00<br>(drum gallon)                          | \$12.67  | \$15.25  | \$12.46  | \$509.00/drum                                    |
| 27                                      | Engine Coolant Extended Life 50-50 pre-mix         | Protection (ELC) premix, Silicate, Phosphate, Nitrate, Borate Free. Must meet or exceed current production HD truck requirements, ASTM D3306, D4985   | 100 gallons   | \$7.43/gallon  | \$8.25  | \$6.31<br>(drum gallon)                          | \$8.95   | \$8.41   | \$7.86   | \$4.75   |
| 28                                      | Engine Coolant Extended Life Uncut (ELC)           | Must meet EC-1 Caterpillar and Cummins 14603 specifications   | 110 Gallons   | \$15.91/gallon   | \$8.25  | \$7.60<br>(drum gallon)                          | \$12.67  | \$15.25  | \$17.60  | \$540.00/drum                                    |
| 29                                      | Dexcool Engine Coolant Extended Life 50-50 pre-mix | Protection (ELC) premix. Silicate, Phosphate, Nitrate, Borate Free must meet or exceed 2013 requirements  | 25 Gallons  | \$8.61/gallon<br>(Case of 6 gal jugs)                    | \$6.74  | \$7.36<br>(jugs)                                 | \$6.80   | \$7.89   | \$7.74   | No Bid   |
| 30                                      | Dexcool Engine Coolant Ext Life Uncut              | No substitutions accepted   | 55 Gallons  | \$10.60/gallon   | \$9.82  | \$9.09<br>(drum gallon)                          | \$9.67   | \$12.88  | \$14.86  | No Bid   |
| 31                                      | Coolant  | Extended life 50/50 prediluted coolant  | 1 gallon/ 6 per case                                    | \$10.07/gallon (case of 6)                               | \$47.46/case  | \$4.40<br>(per gallon)                           | \$9.00   | \$8.41   | \$9.87   | No Bid   |
| 32                                      | Coolant  | Zerek Dex-cool  | 1 gallon  | \$8.61/ gal (50/50)<br>\$11.40/gal (uncut)               | \$9.82  | No Bid   | \$6.80   | No Bid   | \$9.97   | No Bid   |
| 33                                      | Oil Analysis Kit                                   | Please identify lab and provide a sample copy of a lab report   | 330 Kits  | \$224.25<br>\$170.00 (per box of 10)<br>Testing Included | \$13.00 each<br>(100 free labcheck kits, then \$13.00 each) | \$73.70<br>(10 pack)                             | \$13.20/kit                                      | \$15.75 DEOK FLT per kit<br>\$23.94 DEOK-B per kit | \$11.62  | No Bid   |
| <b>SECTION 2 – SYNTHETIC LUBRICANTS</b> |  |   |   |  |   |  |  |  |  |  |
| 34                                      | Synthetic Universal Automatic Transmission fluid   | Must meet or exceed Dexron VI, AT+4 and Mercon 5 specifications.  | 55 Gallons  | \$10.00/gallon<br>(\$550.00/drum)                        | No Bid  | \$12.03<br>(drum gallon)                         | \$13.44  | \$22.03  | No Bid   | \$1075.00/ drum                                  |
| 35                                      | Gear Lube  | Synthetic 85w140 Gear Lube  | 31 Gallons  | \$15.41/gallon   | \$14.95/ gallon   | \$50.78<br>(pail gallon)                         | \$13.42  | \$16.70  | \$27.12  | \$860.00/ drum                                   |
| 36                                      | Gear lube  | 85 W-140 Gear Lube API GL-5   | 55 Gallons  | \$15.41/gallon<br>(\$847.38/drum)                        | \$12.40   | No Bid   | \$13.20  | \$33.77  | \$14.14  | \$860.00/ drum                                   |

|   |   |  |   | Vesco Oil<br>Southfield, MI                      | Corrigan Oil II,<br>Inc.<br>Brighton, MI         | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|---|---|--|---|--|--|--|--|--|--|--|
| ITEM  | CONTRACT ITEMS<br>DESCRIPTION                 | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION   | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| 37  | Gear Lube                                     | S4-AX 80W-90 Gear Oil  | 31 Gallons  | \$11.09/gallon<br>(\$609.88/drum)                | \$13.95  | \$26.43<br>(drum gallon)                         | \$11.88  | \$15.06  | \$18.47  | No Bid   |
| 38  | Fully Synthetic Gear Lube                     | Fully Synthetic, 75W90 GL-5. Must provide documentation demonstrating that product proposed is a fully synthetic gear lube.  | 35 Gallons  | \$21.54/gallon<br>(\$1184.63/drum)               | \$23.53  | \$18.48<br>(pail gallon)                         | \$12.80  | \$35.00  | \$37.92  | \$1075.00/ drum                                  |
| 39  | Universal Tractor Fluid                       | Hydraulic Fluid for wet disc brakes, must meet John Deere Specification J20C Hygard.   | 110 Gallons   | \$13.50/gallon<br>\$742.50/drum)                 | \$7.76   | \$10.25<br>(pail gallon)                         | \$6.77   | \$13.87  | \$11.69  | \$450.00/ drum                                   |
| 40  | Grease  | AK-60 heavy duty hi temp grease  | 120 lb keg  | \$375/keg<br>\$3.13/lb                           | 584.40/keg                                       | \$98.00/keg                                      | \$4.22/lb  | No Bid   | No Bid   | \$450.00/ drum                                   |
| 41  | Grease  | Synthetic NLGI#2 multi-purpose grease recommended for heavy and light duty applications for automobiles, agricultural and construction equipment.  | 110 Gallons   | \$8.55/lb<br>\$3420/drum                         | 6.98/lb  | \$68.89/gal drum                                 | \$25.68  | \$4.28/lb  | No Bid   | No Bid   |
| 42  | Grease  | AK-60 heavy duty hi temp grease  | 55 gallon drum  | \$3.08/lb<br>\$1230.50/drum                      | 1948/drum  | \$20.22<br>(drum gal)                            | \$25.68  | No Bid   | No Bid   | No Bid   |
| 43  | Semi-Fluid #00 Synthetic EP Grease*           | The synthetic Semi-Fluid #00 Synthetic EP Grease is used for auto lube systems for greasing backhoe boom bucket linkages, spring pins, wheel bearings, suspension components and steering components.  | 35 Pounds   | \$320.82/35#pail<br>\$9.17/lb                    | 7.92/lb  | \$307.07/keg                                     | 7.37/lb  | \$4.39/lb  | No Bid   | No Bid   |
| 44  | Halo-Guard FG-2 Grease                        | Used for Fire Department aerial section lubrication. Must be high performance high temperature, rust, oxidation and corrosion control with "Micronox".   | 20 tubes  | \$79.58/box of 10 tubes                          | No Bid   | \$10.88/ tube                                    | No bid   | No Bid   | No Bid   | No Bid   |
| 45  | Synthetic NLGI #0 (GLA) Multi-purpose Grease* | The synthetic NLGI #0 (GLA) Multi- Purpose Grease is used for auto lube systems for greasing backhoe boom bucket linkages, spring pins, wheel bearings, suspension components and steering components. | 35 Pounds   | No Bid   | No Bid   | No Bid   | 4.46/lb  | No Bid   | \$36.86  | No Bid   |
| <b>SECTION 3 – ADDITIONAL MISCELLANEOUS RELATED ITEMS</b> |   |  |   |  |  |  |  |  |  |  |
| 46  | RainX Windshield Washer Solvent               | Pre-Mix, Protect to -25° F with Rain X   | 500 gallons   | No Bid   | No Bid   | \$2.22 (bulk gal)                                | \$1.60   | No Bid   | \$7.49   | No Bid   |
| 47  | Brake Clean                                   | Brake Parts Cleaner, bulk, Non-Chlorinated   | 55 Gallons  | \$9.66/gallon<br>(\$531.46/drum)                 | No Bid   | \$10.66 (drum gal)                               | \$10.51  | No Bid   | \$22.18  | \$30.00/drum                                     |
| 48  | Brake Clean, Cyclo brand Aerosol              | Brake parts cleaner , Non Chlorinated, 20 oz. aerosol  | 96 cans (8 cases)                                       | \$38.70/case of 12/14oz cans                     | No Bid   | \$27.36/ case                                    | 3.25/can   | No Bid   | \$40.33/ case                                    | No Bid   |
| 49  | Carburetor cleaner, Cyclo Carb Clean,         | Carb cleaner aerosol 20 oz.  | 72 Cans (6 cases)                                       | \$30.00/case of 12/ 13oz cans                    | No Bid   | \$4.72/ can                                      | 2.75/can   | No Bid   | \$59.88/case                                     | No Bid   |

|      |  |  |   | Vesco Oil<br>Southfield, MI                      | Corrigan Oil II,<br>Inc.<br>Brighton, MI         | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|------|--|--|---|--|--|--|--|--|--|--|
| ITEM | CONTRACT ITEMS<br>DESCRIPTION  | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| 50   | Penetrating oil, Cyclo Break<br>Away   | Penetrating oil 20 oz. aerosol   | 72 Cans (6 cases)                                       | \$30.60/case of<br>12/11oz cans                  | No Bid   | \$48.32/ case                                    | 4.33/can   | No Bid   | \$48.99/case                                     | No Bid   |
| 51   | Penetrating oil, Aero Kroil  | Penetrating oil 20 oz. aerosol   | 132 Cans (11 cases)                                     | \$30.60/case of<br>12/11oz cans                  | No Bid   | \$48.32/ case                                    | 4.33/can   | No Bid   | \$48.99/case                                     | No Bid   |
| 52   | Brake fluid DOT  | Extra heavy duty, DOT4   | 12 Quarts   | \$47.25/case of<br>4/53oz bottles                | No Bid   | \$91.07/ case                                    | 5.25/qt  | No Bid   | \$5.26/ quart                                    | No Bid   |
| 53   | Power steering fluid, MAG 1<br>premium PSF,  | production car, Lt. truck and heavy duty truck<br>manufacturers                              | 15 gallons  | \$48.15/ case of 12/<br>32oz bottles             | No Bid   | \$46.11/ case                                    | \$14.00  | No Bid   | No Bid   | No Bid   |
| 54   | Salt and chloride neutralizer,<br>Rhomar Neutro-wash or city<br>approved<br>Equivalent | Used for removing salt and calcium chloride from<br>salt spreading equipment                 | 110 Gallons   | No Bid   | No Bid   | \$11.13/ drum gal                                | No bid   | No Bid   | No Bid   | No Bid   |
| 55   | Metal encapsulant, Rhomar<br>lubra-seal or city approved<br>equivalent                 | Used for protecting salt spreading equipment from<br>rust during summer storage              | 55 Gallons  | \$10.95/gallon                                   | No Bid   | \$26.96/ gallon drum                             | No bid   | No Bid   | No Bid   | No Bid   |
| 56   | Mass air flow sensor cleaner   | Helps restore MPG. Will safely clean mass air flow<br>sensors and improve air to fuel ratio. | 12.5 ounce can/ 12 per case                             | No Bid   | No Bid   | \$2.36/ can                                      | No bid   | No Bid   | No Bid   | No Bid   |
| 57   | Heavy duty metal protector   | Protects steel,iron,aluminum,brass,and copper.   | 15 ounce can/ 12 per case                               | No Bid   |
| 58   | Battery Cleaner  | Neutralizes acid & removes corrosion   | 15 ounce can/ 12 per case                               | \$36.75/ case of<br>12/12oz cans                 | No Bid   | \$4.01/ can                                      | No bid   | No Bid   | No Bid   | No Bid   |
| 59   | Battery Protector  | Seals out moisture & prevents corrosive build-up.  | 11.5 ounce can/ 12 per case                             | \$63.41/ case of<br>11/11oz cans                 | No Bid   | \$4.01/ can                                      | No bid   | No Bid   | No Bid   | No Bid   |

|      |   |   |   | Vesco Oil<br>Southfield, MI                      | Corrigan Oil II,<br>Inc.<br>Brighton, MI         | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|------|---|---|---|--|--|--|--|--|--|--|
| ITEM | CONTRACT ITEMS<br>DESCRIPTION                                 | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION  | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| 60   | Heavy duty under coating<br>rubberized                        | Fights rust, soundproofs, blocks water and salt, and<br>restores protection.                  | 16 ounce can/ 12 per case                               | \$30.90/ case of 12/<br>16oz cans                | No Bid   | \$7.13/ can                                      | No bid   | No Bid   | No Bid   | No Bid   |
| 61   | Jax halo-gueard FG-2  | Rust and corrosion control  | 11 ounce can/ 12 per case                               | No Bid   | No Bid   | \$11.31/ can                                     | No bid   | No Bid   | No Bid   | No Bid   |
| 62   | Jax heavy duty chain & cable<br>lubricant.                    | Lubricates industrial chains, conveyor chains,<br>cranes, and lift truck chains.              | 11 ounce can/ 12 per case                               | \$38.25/ case of<br>6/11oz cans                  | No Bid   | \$11.31/ can                                     | No bid   | No Bid   | \$20.93/can                                      | No Bid   |
| 63   | Fluid film  | protects from rust and corrosion  | 11.75 ounce can/ 12 per case                            | No quote   | No Bid   | \$7.15/ can                                      | No bid   | No Bid   | No Bid   | No Bid   |
| 64   | Carb clean  | Cleans carburetors, automatic choke linkage and fuel<br>injector throttle plates.             | 12. ounce/ 12 per case                                  | \$30.00/ case of<br>12/13oz cans                 | No Bid   | \$3.91/can                                       | 2.75/can   | No Bid   | \$59.88/case                                     | No Bid   |
| 65   | Brake cleaner   | Cleans brake, clutchparts and c.v. joints. Removes<br>brake fluid, grease and oil.            | 13 ounce/ 12 per case                                   | \$38.70/ case of<br>12/13oz cans                 | No Bid   | \$2.28/ can                                      | 3.25/can   | No Bid   | \$40.33/case                                     | No Bid   |
| 66   | Heavy duty break away   | Penetrates and frees corroded, rusted and frozen<br>parts                                     | 13 ounce/ 12 per case                                   | \$44.25/ case of 12/<br>13oz cans                | No Bid   | \$2.28/ can                                      | 4.33/can   | No Bid   | No Bid   | No Bid   |
| 67   | PB blaster  | Powerful rust penetrating catalyst.   | 11 ounce can/ 12 per case                               | No Bid   | No Bid   | \$6.73/ can                                      | 5.68/can   | No Bid   | \$46.33/case                                     | No Bid   |
| 68   | Clear RTV silicone Adhesive<br>sealant                        | seals sunroofs and windshields, taillights and<br>electrical wire insulation.                 | 8 ounce can   | No Bid   |
| 69   | Starting fluid formulated for<br>gasoline and diesel engines. | Gives fast and easy starts in seconds   | 11 ounce can/ 12 per case                               | \$29.40/ case of<br>11/11oz cans                 | No Bid   | \$2.69/can                                       | 3.21/can   | No Bid   | No Bid   | No Bid   |
| 70   | Silicone spray  | Waterproofs, lubricates and insulates metal, rubber<br>and leather.                           | 10 ounce/ 12 per case                                   | \$65.34/case of<br>12/16oz cans                  | No Bid   |
| 71   | Synthetic DOT 3   | Recommended for anti-lock brake systems   | 32 ounce  | \$72.75/case of 12/32<br>oz cans                 | No Bid   | \$64.46  | 5.25/Qt  | No Bid   | No Bid   | No Bid   |
| 72   | Food grade white grease                                       | Penetrates deeper. Used on hinges and latches,<br>gears, pulleys,bearings, chains and cables. | 11.5 ounce can/ 12 per case                             | \$79.23/case of<br>12/16oz cans                  | No Bid   |
| 73   | Black silicone gasket maker                                   | Makes any gasket size or shape instantly.   | 8 ounce can   | No Bid   |
| 74   | Spray-a-gasket sealant  | Seals and holds the heaviest gaskets in place.  | 8 ounce can   | No Bid   |
| 75   | Blaster   | Multi-purpose lubricant   | 1 gallon can  | No Bid   |
| 76   | Synthetic food grade grease                                   | highly reistant to moisture and water wash out  | 14 ounce tube   | \$109.81/box of 10/<br>13.7oz tubes              | No Bid   | \$99.18  | No bid   | No Bid   | No Bid   | No Bid   |
| 77   | EP molly grease   | lithium base lubricating grease, fortified with moy<br>for extra shock-load protection.       | 14 ounce tube   | \$48.80/box of<br>10/13.7oz tubes                | No Bid   | \$31.92  | 5.98/tube  | \$3.39/tube                                      | No Bid   | No Bid   |
| 78   | Extreme duty hi-temp ep<br>grease.                            | High base oil viscosity for greater wear protection.  | 14 ounce tube   | \$40.00/box of 10/<br>14oz tubes                 | No Bid   | \$26.48  | 5.74/tube  | \$4.06/tube                                      | \$4.56/ tube                                     | No Bid   |
| 79   | Super lube multi-purpose<br>synthetic grease.                 | Used for wheel bearings, universal joints,chassis<br>lubrication, springs and calipers.       | 14 ounce tube   | \$79.58/ box of 10/<br>13.4 oz tubes             | No Bid   | No Bid   | 3.97/tube  | \$2.61/tube                                      | No Bid   | No Bid   |
| 80   | Fluid film  | protects from rust and corrosion  | 55 gallon drum  | No bid   | No Bid   | \$1,403.85                                       | No bid   | No Bid   | No Bid   | No Bid   |
| 81   | WD-40   | Multi-purpose lubricant   | 55 gallon drum  | \$1385.00/ drum                                  | No Bid   | \$1,503.76                                       | No bid   | No Bid   | No Bid   | No Bid   |
| 82   | Floor Dry Absorbent   | Non toxic floor dry material  | 105 bags (40#'s per bag)                                | \$10.25/ bag (40#)                               | No Bid   | \$8.00/bag                                       | 13.75/bag  | No Bid   | \$10.53/bag                                      | No Bid   |

|                     |  |  |   | Vesco Oil<br>Southfield, MI                      | Corrigan Oil II,<br>Inc.<br>Brighton, MI         | Rowleys Brothers,<br>Inc<br>Bay City, MI         | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA      |
|---------------------|--|--|---|--|--|--|--|--|--|--|
| ITEM                | CONTRACT ITEMS<br>DESCRIPTION                                | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION   | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk |
| <b>ALTERNATE #1</b> |  |  |   |  |  |  |  |  |  |  |
| 83                  | Spent Anti-Freeze Disposal                                   | Please provide a price per gallon the awarded company would pay each agency for spent anti-freeze disposal. Please note the awarded vendor must provide agencies with all required disposal documentation. | N/A   | \$1.00/ gallon                                   | No Bid   | \$-0.20/ gallon                                  | No bid   | No Bid   | No Bid   | \$125 fee  |
| 84                  | Waste Oil Disposal   | Please provide a price per gallon the awarded company would pay each agency for waste oil disposal. Please note the awarded vendor must provide agencies with all required disposal documentation.         | N/A   | No Cost  | No Bid   | \$-0.20/ gallon                                  | No bid   | No Bid   | No Bid   | \$125 fee  |
| <b>ALTERNATE #2</b> |  |  |   |  |  |  |  |  |  |  |
| 85                  | Diesel Exhaust Fluid-Selective Catalytic Reduction (DEF-SCR) | Cummins approved DEF quality and consistency meet or exceed ISO 22241.   | 2.5 Gallon Container                                    | No Bid   | No Bid   | \$8.00/ 2.5 jug                                  | \$3.26   | \$7.67/2.5 gallon                                | No Bid   | No Bid   |

|  |                               |  |   | Vesco Oil<br>Southfield, MI   | Corrigan Oil II,<br>Inc.<br>Brighton, MI                   | Rowleys Brothers,<br>Inc<br>Bay City, MI  | Foster Blue Water<br>Oil<br>Richmond, MI         | Cummins Inc.<br>New Hudson, MI                   | Shrader Tire Oil<br>Melvindale, MI               | Safety Kleen<br>Systems, Inc<br>Norwell, MA        |
|--|-------------------------------|--|---|---|--|---|--|--|--|--|
| ITEM   | CONTRACT ITEMS<br>DESCRIPTION | SPECIFICATION MUST MEET OR EXCEED<br>CURRENT REQUIREMENTS OF 2013<br>API/ILSAC CERTIFICATION | ESTIMATED ANNUAL<br>TOTAL PURCHASE FOR<br>BOTH AGENCIES | Unit Price Per<br>Gallon if Purchased<br>in Bulk  | Unit Price Per<br>Gallon if Purchased<br>in Bulk           | Unit Price Per<br>Gallon if Purchased<br>in Bulk  | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk | Unit Price Per<br>Gallon if Purchased<br>in Bulk   |
| <b>Additional Item Discounts (Please describe in detail)</b> |                               |  |   | 1. Minimum quantity of 150 gallons for bulk products<br>2. A \$25/ drum deposit is added to drums of liquid products<br>3. A \$20 credit is issued when empty drums are returned in reusable condition. Vesco picks up the empty drums<br>4. Grease cartridges only sold in boxes of 10 | 1. Castrol Labcheck- First 100 are free, then \$13.00 each | 1. Baldwin filter discounting available 35% or greater.<br>2. Additional monies for waste fluids based on larger pickup quantities.<br>3. PL3 discount on all non-bid items.<br>4. Additional savings purchasing DEF 2.5gallon jugs in 2-pack.<br>5. For items with total purchased below 150 gallons, purchases in bulk may provide significant savings.<br>6. Additional package sizes available (see sheet for some examples). | No Bid   | No Bid   | No Bid   | Please see attached catalog of products we provide |
| <b>% increase beginning year 2 of the award</b>              |                               |  |   | 5.00%   | 5.00%  | No Bid  | 0.00%  | 4.00%  | TBD  | 5.00%  |

Bid notification was sent to over 1288 vendors. We received three "No Bids."



**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

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**DATE: 10/13/2025**

**DEPT: FINANCE**

**RE: Consideration of Adoption of a Bond Authorizing Resolution to Sell Capital Improvement Bonds to Finance Capital Improvements**

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**ADMINISTRATIVE SUMMARY**

- The Adopted FY 2025-26 Budget includes Capital Improvement Fund projects that will be financed in part with proceeds from the sale of bonds, including a) drainage projects, b) fire equipment, and c) other capital improvement projects indicated in the City's CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments.
- Based on bond specifications prepared by PFM, the City's financial advisor, the City's bond counsel from Miller Canfield prepared the attached bond authorizing resolution for consideration by City Council.
- The bond authorizing resolution allows bonds to be issued in a competitive sale in an aggregate amount not to exceed \$6,800,000 for a term not to exceed 20 years.
- It is expected that if the bond authorizing resolution is adopted on October 13<sup>th</sup>, 2025, then the bond sale will occur in 2026 contingent on bond market conditions.

**RECOMMENDATION**

- **Adopt the Resolution authorizing the issuance of Capital Improvement Bonds, for the purpose of financing Capital Improvement Fund projects.**

###

|                      |  |
|----------------------|--|
| Prepared by:         | Thomas C. Skrobola, Finance Director/Treasurer |
| Department Approval: | Thomas C. Skrobola, Finance Director/Treasurer |
| Executive Approval:  | Karen Mondora, Assistant City Manager          |

**NOTICE OF INTENT RESOLUTION  
CAPITAL IMPROVEMENT BONDS**

**CITY OF FARMINGTON HILLS  
County of Oakland, State of Michigan**

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Minutes of a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on October 13, 2025, at 7:30 o'clock p.m. prevailing Eastern Time.

PRESENT: Members \_\_\_\_\_  
\_\_\_\_\_

ABSENT: Members \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, the City of Farmington Hills, County of Oakland, State of Michigan (the "City"), intends to authorize the issuance and sale of one or more series of general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), to pay all or part of the cost to acquire, construct, furnish and equip capital improvements in the City, including a) drainage projects, b) fire equipment, and c) other capital improvement projects indicated in the City's CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments (the "Projects"); and

WHEREAS, the total amount of bonds to be issued to finance the acquisition and construction of the Projects shall not exceed Six Million Eight Hundred Thousand Dollars (\$6,800,000); and

WHEREAS, a notice of intent to issue bonds must be published before the issuance of the aforesaid bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intention to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Projects prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue the Bonds in the *Oakland Press*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a **display advertisement not less than one-quarter (1/4) page in size** in substantially the form attached to this Resolution as Exhibit A.

3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is adequate notice to the taxpayers and electors of the City, and is the method best calculated to give them notice of the City's intent to issue the Bonds, the purpose of the Bonds, the security for the Bonds, and the right of referendum of the electors with respect thereto, and that the provision of forty-five (45) days within which to file a referendum petition is adequate to insure that the City's electors may exercise their legal rights of referendum, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Projects which were paid or will be paid from funds of the City subsequent to sixty (60) days prior to today.

(b) The maximum principal amount of debt expected to be issued for the Projects, including issuance costs, is \$6,800,000.

(c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Projects are placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

AYES: Members \_\_\_\_\_

\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Carly Lindahl  
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, at a regular meeting held on October 13, 2025, and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Open Meetings Act.

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Carly Lindahl  
City Clerk

## **EXHIBIT A**

### **NOTICE TO ELECTORS OF THE CITY OF FARMINGTON HILLS OF INTENT TO ISSUE BONDS SECURED BY THE TAXING POWER OF THE CITY AND OF RIGHT OF REFERENDUM THEREON**

PLEASE TAKE NOTICE that the City Council of the City of Farmington Hills, County of Oakland, intends to authorize the issuance and sale of general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in one or more series in a total principal amount of not to exceed Six Million Eight Hundred Thousand Dollars (\$6,800,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip capital improvements in the City, including a) drainage projects, b) fire equipment, and c) other capital improvement projects indicated in the City's CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments.

#### **BOND DETAILS**

The bonds will mature in annual installments not to exceed twenty (20) in number, with interest rates to be determined at a public or negotiated sale but in no event to exceed the maximum permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

#### **SOURCE OF PAYMENT OF BONDS**

THE PRINCIPAL OF AND INTEREST ON SAID BONDS shall be payable from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations.

#### **RIGHT OF REFERENDUM**

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Carly Lindahl  
Clerk, City of Farmington Hills

44661130.2/027759.00027



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/13/25

DEPT: Special Services

RE: Consideration of Employment for Mark O'Donnell

### ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Mark O'Donnell.

Name: Mark O'Donnell

Position Applied For: Guest Services Assistant

Number of Employees Needed in this Position: 2

Date Position Posted: 5/02/2025 Open Until: Filled

Number of Applicants for this position: 2

Number of Applicants Interviewed: 2

Salary: \$13.50/hr.

Relationship: Mark O'Donnell is the grandfather of Cameron Noseworthy who is employed in the Facilities Division of Special Services.

Justification: Mark O'Donnell is the most qualified applicant and is available to begin work immediately.

### RECOMMENDATION

- "IT IS RESOLVED that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Mark O'Donnell, who is related to an employee of the City, Cameron Noseworthy, who is a Building Assistant for Special Services.

Prepared by:

Department Approval: Bryan Farmer, Deputy Director of Special Services

Executive Approval: Gary Mekjian, City Manager



## CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: October 13, 2025

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the Universalist Unitarian Church of Farmington's Trail of Treats to be held on Sunday, October 26, 2025

### ADMINISTRATIVE SUMMARY

- The City received an application from Kyle Stewart, representing Universalist Unitarian Church of Farmington, for a Special Event Permit to hold the Trail of Treats event on Sunday, October 26, 2025, from 10:30am to 1:00pm at Universalist Unitarian Church of Farmington, located at 25301 Halsted Road.
- This will be an outdoor trick or treating event with stations located along Universalist Unitarian Church of Farmington's woodland walking path. There will also be simple games and craft activities in the parking lot.
- The required insurance and/or indemnification agreement was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions and details as verified by the applicant:
  - The event will be open to the general public with available parking on property
  - The event is anticipating 200 people
  - The applicant did not request police assistance for this event
  - Egress shall be maintained throughout the building
  - Fires lanes shall not be blocked or restricted
  - Open flame candles shall be prohibited. Only battery powered candles or glow sticks shall be utilized
  - All applicable permits shall be applied for through the Building Department
  - The proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
  - The event shall comply with minimum Fire Prevention Code requirements



## CITY CLERK'S REPORT TO MAYOR AND COUNCIL

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### RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for Universalist Unitarian Church of Farmington to hold the Trail of Treats event on Sunday, October 26, 2025, from 10:30am to 1:00pm at Universalist Unitarian Church of Farmington, located at 25301 Halsted Road, subject to the terms and conditions outlined in the City Clerk's report dated October 13, 2025.

Respectfully submitted,

Carly Lindahl, City Clerk

# APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS  
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336  
(248) 871-2410 FAX (248) 871-2411

**ALL FEES ARE NON-REFUNDABLE**

**Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00**

A **Clean Up Deposit** of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

**Temporary Outdoor Sales:** (Sales event held on the same property as the business and accessory to the use of the business) are limited to 14 consecutive days and a total of 28 days in any 12 month period.

**NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)**

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

See separate sheet for officer list

APPLICANT'S RESIDENTIAL ADDRESS:  
Church hosting event at:  
25301 Halsted Rd, Farmington Hills, MI 48335

Applicant home:

APPLICANT'S PHONE: Office: 248-478-7272

Cell: [REDACTED]

RELATION OF APPLICANT TO BUSINESS/EVENT:  Owner  Manager  Representative  Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS:  PROFIT  NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

25301 Halsted Rd, Farmington Hills, MI 48335

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES  NO

IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

A trick or treating event (Treats on the Trail) with ToT stations along UUCF's woodland walking path. simple games and craft activities will be in the parking lot and open to the community

DATE OF THE EVENT: 10/26/2025 TIME OF YOUR EVENT: 10:30AM - 1:00 PM

**NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm**

IS THE EVENT OPEN TO THE GENERAL PUBLIC?  YES  NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING:  YES  NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 200

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

YES  NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION - INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE **NOT ALLOWED** TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)?  YES  NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: \_\_\_\_\_

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: \_\_\_\_\_

**NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.**

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT?  YES  NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT?  YES  NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

IS ANY SIGNAGE PROPOSED?  YES  NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

IS THE EVENT FOR PROFIT?  NON-PROFIT

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK  YES  NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS?  YES  NO ANY DEVIATIONS REQUESTED? \_\_\_\_\_

*Kyle Stewart*

Applicant's Signature

Kyle Stewart

DATE: 7/21/2025

Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections **MAY** be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

**FOR OFFICE USE ONLY:**

- Application and fee
- Complete Site Plan/Map

*Susan Silversides*  
*9/26/25*

**APPROVALS:**

- Police
- Fire
- Planning/Bld/Zoning
- Engineering

**IF APPLICABLE:**

- Insurance Certificate (if required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city) *N/A*
- Tent Certificate of Flame Resistance *N/A*
- Tent Co. Information (see above) *N/A*
- Names/Addresses of Corporation *N/A*
- Neighborhood Signatures (block parties closing a road) *N/A*
- Carnivals Only (State of MI Certificate) *N/A*



**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
SEPTEMBER 22, 2025 – 3:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 3:04pm.

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

Councilmembers Absent: Bridges

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Skrobola, Brown and Sullen-Winn, and City Attorney Joppich

**PRESENTATION OF THE SPECIAL SERVICES FINANCIAL SUSTAINABILITY STRATEGIC ACTION PLAN BY THE SPORTS FACILITIES COMPANIES**

Mayor Rich opened discussion on this agenda item, noting that the intent of the meeting was to allow Councilmembers to learn about the Special Services Financial Sustainability Strategic Action Plan and to discuss it, and no decisions or actions would be taken at this session.

City Manager Mekjian introduced Evan Eleff from Sports Facilities Companies (SFC), who would walk Council through each major area of service and their revenue/expense profiles, past and projected financial performance, potential strategies for addressing the structural deficit, and next steps toward long-term fiscal sustainability.

Mr. Eleff explained that his prior presentation had focused narrowly on the Costick Center and new Activity Center, while this presentation would cover the entire Special Services Department. The presentation listed each strategy in detail, including projected economic results and next steps, per strategy.

**Goals to Balance**

There is a need to balance two sometimes conflicting goals:

1. Financial Sustainability: Reduce the Special Services Department’s structural gap to levels comparable to its pre-HAWK operating period, before the HAWK Community Center’s opening and related debt obligations. This will entail combining revenue growth, expense control, and partnerships.
2. Preservation of Access: Maintain the City’s high-impact, community-oriented programs, including 50 & Better services, health and wellness, sports and recreation, and cultural arts offerings.

**Historic Financial Performance**

- Pre-HAWK (pre-2021): annual net operating loss approximately \$2.6 million.
- Post-HAWK: net deficit rose to \$6.1M, \$6.3M, and \$6.6M in successive years.

The current year shows improving revenues, indicating a positive trend, though the gap remains substantial.

### **Benchmarking Against Peer Agencies**

Compared to national Parks and Recreation agencies (pop. 50k–100k), FH Parks operations account for 15% of Special Services budget vs 38% national average. FH Special Services provides broader functions, resulting in higher expenditures.

The City's administration costs account for roughly 25–27%, a figure within expected ranges given the department's broader scope. Farmington Hills' model is recreation-heavy, owing to its larger physical assets such as the HAWK, the golf course, and the ice arena. This structure naturally elevates expenditures relative to traditional parks departments.

### Revenues

Despite higher costs, the City correspondingly generates greater revenue:

- Per capita revenue: \$125.19 versus a national median of \$45.20.
- Top-quartile peer median: \$95 per capita; Farmington Hills exceeds this figure.

### Expenses

- Operational expenditure per capita: Positioned between the U.S. median and upper quartile (approximately 70–75th percentile).
- Cost recovery rate: 69.5% compared to 33% nationally and approximately 51% among top-performing agencies.

This level of performance signifies a high-functioning, revenue-productive department, not one that is underperforming. The issue lies in the scale of operations and capital obligations, not in inefficiency.

### **Deferred maintenance and capital needs**

Deferred maintenance is one of the City's most pressing challenges. Typical agencies of comparable size carry less than \$1 million in deferred maintenance; high-end cases reach \$10 million. Farmington Hills, by contrast, carries over \$20 million in deferred maintenance obligations. This estimate includes approximately \$14–\$16 million identified during the Costick Center loan accrual study, plus additional facility needs at the HAWK, the golf course, and the ice arena. These figures must inform all long-term financial planning, as addressing deferred maintenance through strategic capital investments could simultaneously modernize assets, reduce operating costs, and increase service capacity.

SFC incorporated these realities into a comprehensive capital budget framework, recommending future capital expenditures of ~\$30 million that would not only eliminate deferred maintenance but also improve the department's fiscal efficiency and sustainability.

### **Departmental Vertical Analysis**

Mr. Eleff outlined how Special Services organizes its budget across several verticals: Golf, Ice, Recreation, Cultural Arts, Seniors (50 & Better), Administration, and Parks Maintenance.

A comparative performance review showed the following:

- Golf and Ice divisions: Operating in the black (self-sustaining).
- Recreation: Slight deficit.
- Cultural Arts: Approximately \$600,000 annual subsidy.
- Seniors/Costick operations: Around \$1.1 million annual deficit, including facility costs.

The City's near-term focus should be on the deficit divisions—Cultural Arts and Seniors—since those represent the largest areas for improvement or structural adjustment. While the profitable divisions could still improve, the priority areas for fiscal balance are the mid-range and deficit divisions.

Mr. Eleff reiterated that Farmington Hills' Special Services Department is not low performing despite the magnitude of its structural deficit. On the contrary, its revenue generation and cost recovery place it among the top-performing agencies nationally. Financial sustainability should be viewed as a matter of proportional balance, not performance deficiency. The department simply operates a wider scope of services than most, creating a larger base of fixed costs and capital obligations. The department needs to improve net income by ~\$2.5 million to reach its sustainability target.

Four elements must be addressed in tandem for long-term sustainability: revenue generation, expense control, partnership development, and capital expenditure (CapEx) strategy.

### **Revenue Strategies**

Fair Market Fee Alignment: Adjust pricing to align with comparable market rates while maintaining resident affordability.

- The HAWK facility's pricing is competitive and significantly below regional peers such as the YMCA.
- SFC recommends a two-phase 10% fee increase (5% each year for two years), resulting in \$320,000 (low-end) – \$420,000 (high end) in additional annual income over three years.

Dedicated Marketing Investment: Establish a defined marketing budget within Special Services to increase awareness and participation.

- Establishing a \$120,000 annual marketing budget can generate \$240,000–\$360,000 in net revenue by increasing participation and membership. This recommendation would not necessarily add new costs, as the City already has unused marketing funds within the existing budget, potentially exceeding the suggested amount.
  - Three options include:
    1. Contract with an external agency to develop a comprehensive marketing plan, with implementation via existing staff or a new marketing position.
    2. Contract with an external agency with full responsibility for implementation.
    3. Incorporate marketing as a requirement in third-party operational contracts where appropriate.

Food and Beverage Operations: Modernize offerings, pricing, and efficiency across facilities such as the HAWK, Ice Arena, and Founders Park.

- Improved food and beverage operations could generate an additional \$560,000 annually, with net impact of \$255,000. Current F&B revenue is below benchmarking averages; F&B should be 10% to 12% of total revenue at ice and sports facilities, and 8% to 10% of total revenue at recreational facilities.
- Potentially outsource operations to professional vendors.

### **Cost Containment Strategies**

High-Cost Service Review: Evaluate and potentially consolidate or outsource high-cost program areas, particularly Cultural Arts. Currently salaries and wages are over \$1 million annually, with projected revenue of \$1.3 million.

- Complete a thorough program-by-program evaluation to identify opportunities for consolidation, restructuring, or reallocation of staff resources.

- Explore third-party management or outsourced operations for certain programs or facilities where appropriate.
- Utilize a new facility to achieve operational cost savings through improved design and systems. Currently the Costick Center runs at a \$1.1 million annual deficit. Projected improvement from the construction of a new activities center including modern, energy-efficient systems that reduce operational costs, optimize space utilization, and additional off-peak rental revenue from non-senior users of the pool and gym courts, all of which can reduce the deficit to under \$700,000 annually. Importantly, no reductions are proposed to senior programs, services, or operating hours. The new facility model assumes full preservation of all current senior offerings.

### **Partnership development**

Continue to develop partnerships, notably with Oakland County and local business entities.

- SFC identified sponsorships and naming rights as a major untapped opportunity for the City's facilities. Recent examples of naming rights partnerships at other venues included agreements with Sheels, Wintrust, CityNet Center, and Advent Health. Naming rights are not the only revenue avenue—signage, onsite activation events, and corporate sponsorships can also contribute substantial financial benefits.
- The process of establishing sponsorships involves identifying marketable assets, valuing them based on visibility and attendance, and engaging potential sponsors. Mr. Eleff estimated that naming rights for the HAWK facility could be valued conservatively between \$150,000 and \$200,000 annually. The City will ultimately determine whether to pursue such opportunities as part of its overall strategy.

### **Capital Expenditure Strategy**

- One time revenue sources
- Fund Balance
- Millage

Mr. Eleff outlined the capital expenditure requirements associated with the Special Services Department's sustainability goals, currently projected at approximately \$30 million. This estimate includes the development of a new activity center, completion of remaining work at the Hawk, and smaller capital needs for the Ice Arena and Golf Course. Capital funding should first focus on one-time revenue sources, including the Oakland County partnership, which may yield a one-time payout estimated around \$4 million, and potential sale of the Costick Center property valued between \$2 million and \$3 million net after demolition and preparation costs. Additional funding sources could include upfront contributions from donors or sponsors in exchange for naming rights, use of fund balance reserves, or revenue from a future millage expansion. Failure to incorporate these capital funding measures could undermine the department's long-term financial sustainability by increasing recurring expenses.

The annual cumulative total of all implemented strategies would be between \$1.9 million (low end) and \$2.7 million (high end) on net income, with an estimated \$1.1 million in deficit reduction for Senior Services.

### **Next steps:**

Mr. Eleff outlined three key steps for Council and staff consideration:

1. Review, approve, and decide which recommended strategies and execution paths to pursue.
2. Develop a formal action plan with an implementation timeline and prioritization of projects and initiatives (e.g., priority one, priority two, phase one, phase two).

3. Execute the approved plan using a disciplined, transparent management system.

The Sports Facilities Companies will continue to serve as an advisor and implementation partner to the Special Services Department.

### **COUNCIL DISCUSSION**

#### **Clarifications – Deferred Maintenance**

Mayor Pro Tem Dwyer asked for clarification regarding the \$20 million deferred maintenance total, including whether it represented an annual or multi-year projection. Mr. Eleff clarified that the \$20 million reflected the total identified capital replacement and maintenance needs across multiple facilities, including immediate, three-year, and five- to seven-year projections as outlined in the City's most recent facilities study. This figure was cumulative rather than annual. If no immediate repairs were made, the costs could escalate in subsequent years.

Mayor Pro Tem Dwyer asked whether most of the \$20 million applies to the Hawk and Costick Center. Mr. Eleff confirmed that approximately \$18–\$19 million of the deferred maintenance total related to those two facilities, with the Costick Center alone accounted for \$14–\$16 million of the estimate, largely due to pool system deterioration, corroded piping, and mechanical and electrical issues.

Mayor Pro Tem Dwyer was concerned about the advisability of investing additional millions into aging infrastructure, particularly the 55-year-old Hawk facility. Mr. Eleff responded that the \$20 million figure did not represent new discretionary investments, but rather critical repairs required to preserve the existing \$29 million capital investment made during the Hawk's retrofit approximately five years ago. He noted that previous renovation funds focused primarily on the first and second floors, while several deferred items—including HVAC and mechanical work—remained outstanding.

Mayor Rich noted that the facilities study referenced in the discussion predated her term as Mayor, as well as predated Mayor Pro Tem Dwyer's and Councilmember Aldred's service on Council. Mr. Eleff agreed that the current fiscal challenges originated prior to the involvement of the present Council. Since SFC began its partnership with the City in 2022, efforts have been focused on restoring financial stability, maintaining community services, and developing long-term sustainability measures.

#### **Cultural Arts Funding and Millage Allocation**

Councilmember Bruce asked about the allocation of millage funds to cultural arts programs. Was any portion of the City's special services millage directly allocated to cultural arts operations or was it simply carried forward through the general fund?

Finance Director Skrobola responded that millage funds were historically allocated to the general fund. However, while the distribution had traditionally been based on prior formulas dating back to the late 1990s, those allocations were not binding in terms of how the general fund was used. While certain divisions such as Parks and Recreation benefited from these funds, the general fund routinely expended more than the millage allocations on those services each year.

Mr. Eleff added that the allocations were broadly aligned by division but not specifically tied to cultural arts programs. The \$600,000 deficit reported for cultural arts reflected actual operational shortfalls.

Mr. Eleff provided additional explanation regarding how certain expenses were distributed within the City's accounting framework. Some operational divisions, such as golf and ice operations, included

utilities and supply costs directly in their profit and loss statements, while divisions such as cultural arts and recreation did not. These expenses were instead rolled up under administrative overhead. To more accurately represent the financial condition of each area, SFC reallocated administrative costs proportionally based on facility square footage and usage. As a result, the adjusted reports reflected a \$213,000 administrative expense allocation for cultural arts, representing its proportional share of facility costs at the Hawk. This accounting reallocation did not eliminate the deficit but clarified the source of certain costs, allowing the City to better understand the true financial performance of the cultural arts program area, which were not projected to reach break-even status under the current structure.

### **Membership Pricing and Resident vs. Non-Resident Considerations**

#### **Utility cost methodology**

Councilmember Knol raised questions regarding potential membership pricing adjustments at the Hawk facility. Specifically, she asked whether membership pricing could be further differentiated between residents and non-residents, noting that Farmington Hills taxpayers should be prioritized in affordability while still welcoming participants from neighboring communities.

Mr. Eleff agreed that differential pricing was a reasonable consideration, and that protecting resident affordability was a central goal of the sustainability strategy. His team would evaluate membership data to determine the proportion of non-resident members and assess whether additional pricing tiers could be implemented. He also noted that non-resident pricing could be aligned with YMCA benchmarks while maintaining lower rates for residents.

Councilmember Knol requested clarification on the total utility costs attributed to the theater and asked whether ticket prices for the Cultural Arts programs, particularly at the Hawk, had been compared to nearby facilities such as the Berman Theater or similar regional venues. She also asked about the financial performance of the extremely popular Youth Theater program.

Mr. Eleff responded that all utility data is available and can be provided. He also confirmed that pricing comparisons were conducted across multiple program types, including ticketing. He noted that ticket pricing is difficult to benchmark because of variable program value and guest performers. He emphasized that the current analysis does not recommend wholesale pricing changes but instead proposes deeper evaluation by program type. He suggested a more detailed assessment of vertical program performance, such as the Youth Theater, to determine areas that may warrant further investment or restructuring.

#### **Need for local benchmarking and cautions against outsourcing**

Councilmember Boleware reflected on prior presentations from The Sports Facilities Companies, recalling that earlier findings presented in 2020–2022 raised several questions from Council that were not fully revisited in subsequent sessions. She sought clarification on the benchmarking methodology, specifically whether the comparison data derived from Michigan or from other regions across the U.S., noting that cost-of-living differences could affect the validity of financial benchmarks.

Mr. Eleff explained that the current presentation relies primarily on national benchmark data from the National Recreation and Parks Association, though the second phase of the study also included comparisons with local peer communities, evaluating factors such as millage, staffing, and full-time employment ratios.

Councilmember Boleware expressed concern about outsourcing recommendations contained within the proposal, particularly regarding the cultural arts programs. She cited the City's long-standing commitment to cultural arts, referencing Farmington Hills' 25-year celebration of its cultural arts department and recent recognition from the Architectural Digest as one of the top 25 cities to move to, due in part to its artistic vibrancy and community engagement. Councilmember Boleware stressed the importance of preserving the City's artistic identity, diversity, and safety as core community values. She emphasized that public art initiatives, including displays and mixed-use community spaces for artists and teachers, should remain a civic priority.

Councilmember Boleware advocated for maintaining strong internal staffing within the cultural arts and special services departments, noting staff's contributions to community life and resident satisfaction. She cautioned against moving too quickly toward outsourcing before assessing whether additional staff support or resources could strengthen existing programs. She needed more time to review the presented data, validate financial projections, and consult with communications and administrative staff before determining a final path forward.

Mr. Eleff clarified that the national benchmark data referenced in tonight's presentation was not the basis for any recommendations. Those figures were intended solely to illustrate how Farmington Hills' Special Services Department differs from a typical Parks and Recreation Department.

The department's deficit goal to reduce the \$6.2 million deficit to a sustainable \$2.5 million was informed by Farmington Hills' actual fiscal data rather than national averages. Also, the presented plan does not constitute a mandate to outsource, restructure, or eliminate staff. Instead, it offers a range of strategic options to help the City reduce its fiscal gap without diminishing community services.

Council Member Boleware questioned whether the national average comparisons influenced the consultant's recommendations, noting that such metrics could misrepresent local realities due to cost-of-living differences among states. Mr. Eleff reiterated that the national benchmarks were for context only, not determinants.

#### **Fiscal responsibility including marketing opportunities**

Council Member Aldred commended the City's excellent services and echoed prior remarks that, while cost recovery rates were competitive, the deficits required responsible decisions regarding spending and revenue priorities. He supported exploring fee adjustments for nonresidents to ensure fairness and financial sustainability. He also inquired about the marketing strategy referenced in the presentation—specifically whether SFC identified underutilized programs that could be strengthened through targeted marketing efforts.

Mr. Eleff responded that membership and passholder programs at the Hawk facility were one such opportunity. Better understanding usage patterns, capacity, and participation timing could help the City market more effectively and increase revenue. Founders Sports Park may also benefit from improved programming and utilization coordination.

Council Member Aldred asked whether the "high-cost services" referenced in the SFC report reflected expense reductions alone or also revenue opportunities.

Mr. Eleff clarified that the figures represented net results, incorporating both expenditure reductions and revenue gains. The analysis prioritizes turning reinvestment into successful, self-sustaining

programs—such as the youth theater—while reconsidering or reducing offerings that consistently operate at a loss.

He further indicated that 50-and-better programs were among the most resource-intensive services, with facility costs at the Costick Center contributing heavily. The prior recommendations for a new, right-sized activity center were developed to address those facility-related inefficiencies.

Councilmember Aldred supported potential marketing initiatives and facility optimization strategies as avenues to address cultural arts and other service costs more sustainably.

### **Current budget improvements**

Councilmember Knol pointed out that the current presentation did not reflect the 2025–2026 adopted budget, which already includes significant corrective actions to reduce the Special Services deficit. Council and Special Services Department have implemented numerous adjustments since the prior fiscal year, driving the deficit down from approximately \$6.1 million to roughly \$4.4 million. Including the approved 2025–2026 budget in the presentation would provide a more accurate representation of the City’s progress and efforts to date. While more work remains to reach sustainability, several operational efficiencies and revenue adjustments are already in place and should be recognized.

Finance Director Skrobola confirmed that the \$900,000 Oakland County Parks contribution had already been incorporated into the fiscal projections. He outlined additional expected improvements—approximately \$100,000 to \$200,000 in annual revenue increases across various program areas such as fitness, recreation, and cultural arts. These adjustments represent ongoing progress and are expected to produce measurable gains in the coming fiscal periods. The actual outcome could exceed projections.

Mr. Eleff agreed that several current initiatives already align with the financial improvement strategies being discussed. These include revenue-generating programs and operational efficiencies already underway in the 2024–2025 cycle. He recognized Council’s efforts to advance sustainability and noted that the presentation was meant to build upon, not overlook, those accomplishments.

### **Policy perspective and Long-Term Planning**

Mayor Rich stressed that government is not a business and must balance fiscal responsibility with the continued provision of essential community services. Community values—diversity, safety, and the arts—are defining characteristics of Farmington Hills. She emphasized that the City’s commitment to its cultural and recreational identity should remain central as fiscal strategies are developed.

Mayor Rich made the following points:

- The Costick Center will remain open until the new Activity Center is operational.
- The new facility will continue to provide Meals on Wheels, congregate dining, a pool suitable for aquatic exercise, and accessible parking.
- Funding and sustainability remain the next major challenge, with projected costs between \$25 million and \$30 million.
- Cultural arts programming will remain robust, and recent recognition from Architectural Digest underscored the City’s reputation for cultural excellence.
- She opposed outsourcing cultural or recreational services to for-profit entities, stating that taxpayer funds should not be used to pay for-profit entities.
- She cautioned against internal budgeting allocations that assign costs beyond departmental control and stressed the importance of evaluating efficiencies within the scope of management authority.

- Fee structures require review to ensure non-resident participants are not subsidized by City taxpayers. She recommended a differential pricing structure once the new computer system is implemented.
- Potential land sales at the Costick site should account for both immediate revenue and the long-term fiscal benefit of converting public land to taxable private property.
- Food and beverage services at City facilities, particularly the Hawk and Longacre House, represent opportunities for improvement and should be included in sustainability considerations.
- She emphasized that programming for 50 & Better residents must continue, including offerings after 5:00 p.m.

Mayor Rich concluded by noting that the presentation provided a range of options, and City Council would proceed cautiously, prioritizing public services and long-term stability over outsourcing or privatization. She proposed that Council Members submit further questions through the City Manager for follow-up discussion at a future study session.

### **Concluding Remarks**

City Manager Mekjian addressed next steps. To support progress on the Special Services Financial Sustainability Strategic Action Plan, clear direction from Council was needed concerning the next phases, including timeline expectations and identification of any procedural gaps or additional requirements. He and Mayor Rich had discussed the importance of establishing measured expectations and he would communicate forthcoming next steps to Council through his weekly updates.

Mayor Rich encouraged Council Members to continue submitting additional questions, comments, and concerns to City Manager Mekjian. She thanked residents who have shared feedback.

Mayor Rich announced that any residents present who wished to make public comment could do so during the Regular City Council Meeting immediately following this meeting.

### **ADJOURNMENT**

The Study Session meeting was adjourned at 4:52pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
SEPTEMBER 22, 2025 – 5:00 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 5:08PM.

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

Councilmembers Absent: Bridges

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

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by members of the Fire Department.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

MOTION by Knol, support by Boleware, to approve the agenda as amended to allow public comment following ANNOUNCEMENTS/PRESENTATIONS specifically on the Special Services Financial Sustainability Strategic Action Plan, which was presented during the study session prior to this meeting.

MOTION CARRIED 6-0.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**  
**PRESENTATION OF BREAST CANCER AWARENESS SHIRTS TO CITY COUNCIL BY THE FIRE DEPARTMENT**

Sergeant Nick Newcomb, Farmington Hills Fire Department, presented Breast Cancer Awareness T-shirts to City Council. He noted that proceeds from the \$30 shirts, available at Station 5, support local women undergoing cancer treatment through the department’s long-standing partnership with Corewell Cancer Center. He also highlighted other Charity Fund programs, including *Heroes on Wheels* (bikes for children) and *Feeding the Seniors* (Thanksgiving meals).

Dan Fantore, Commission on Aging Chair, appreciated having a realistic timeline for a new senior center. He raised concerns about the deteriorating condition of the Costick Center. He was also concerned about the possibility of a new senior center at the HAWK, noting that many seniors oppose relocating services to the Hawk facility, citing issues such as fragmented programming across multiple floors, limited and small elevators, challenging traffic and parking conditions, and the lack of an adequate kitchen to support Meals on Wheels and other senior meal programs. The Commission on Aging believes that an effective senior center should be located on a single floor, with sufficient accessibility and facilities. While many users support construction of a new senior center on the Costick Center grounds, they also recognize the potential value of redeveloping that land. Mr. Fantore stated that if the sale of the Costick property offsets costs and avoids a tax increase, an alternative site may be preferable. He further noted that redevelopment of the Costick Center land could generate ongoing tax revenue that should be dedicated to funding a new senior center.

**PUBLIC COMMENT ON STUDY SESSION ITEM**

Loraine Daro, resident, urged City Council to take immediate action on establishing a new senior center, expressing frustration over delays and the continued discussion of the Hawk facility, which she noted had previously been deemed unviable. She emphasized that seniors want a clear location, timeline, and plan, citing concerns about rising taxes, the availability of nearly \$60 million in the general fund, and increased costs caused by years of inaction. Ms. Daro stressed that placing senior services on multiple floors at the Hawk would fragment the community and discourage participation, particularly among the oldest residents. She urged the development of a new, one-story facility to replace the failing Costick Center.

Pat Hansen, City of Farmington, asked City Council to use a portion of the nearly \$60 million in unassigned city funds for a new senior center. She spoke against moving the senior center to the HAWK, noting that it had been proposed to put senior activities on the second and third floors, while having the gym and pool in new construction on the opposite side of the building.

Nancy Coumoundourus noted that the City had recently been recognized in *Architectural Digest* as one of the top 25 U.S. cities for arts programs. While comparisons to other communities were discussed during the study session, the City should be cautious when making such comparisons with municipalities who do not match the exceptional services offered in Farmington Hills. She commended Council members for affirming their commitment not to outsource services, emphasizing that contracting with outside providers often reduces quality and prioritizes profit over community benefit. She highlighted the decades of experience among current staff, whose contributions in both cultural arts and recreation deserve respect and recognition. Ms. Coumoundourus encouraged Council to continue asking questions as the study progresses and thanked them for their ongoing support of special services.

Kimberly Gerns, owner of In the Mitten Productions which operates the Farmington Hills' youth theater, spoke about the unique value of the City's Special Services staff, who are deeply invested in the community and in understanding their participants—something that cannot be replicated through outsourcing. She warned that contracting out services would undermine the quality of the programs, which sets Farmington Hills apart from other communities. Ms. Gerns also noted that the City's cultural and youth theater programs are of professional caliber, and she urged the City to increase marketing and promotional efforts so that more residents are aware of the high-quality programs already in place.

Pea Gee, resident, commended staff at the Hawk facility for their strong customer service but expressed disappointment with her reception at the Costick Center, where she felt unwelcome. She noted that the City's programming does not currently include activities such as chess or card games like Bid Whist, which has led residents to seek such opportunities in neighboring communities. She emphasized that attracting diverse participants requires openness to new types of programming and cultural inclusivity.

Worley Ortiz, resident and seven-year Meals on Wheels volunteer, emphasized the vital role the program plays by providing not only a hot meal but also a meaningful wellness check for recipients. She also highlighted the positive impact of the SENEX program on her mother.

James Aren, City of Farmington, cautioned against privatizing special services, noting that it often leads to higher long-term costs, reduced performance, and frequent staff turnover.

Angie Smith, resident, spoke about the value of the Costick Center as place for building friendships, community, and mental well-being. She also raised concerns about the condition of the facility. Ms. Smith urged the City to maintain the Costick Center so that seniors can continue to gather there.

### **CORRESPONDENCE**

Mayor Rich addressed an email that questioned why certain comments made to City Council were allowed at the last meeting. She explained that the comments were protected by the First Amendment.

### **CONSENT AGENDA**

MOTION by Bruce, support by Aldred, to approve the consent agenda as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

MOTION CARRIED 6-0.

### **CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

### **COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Aldred acknowledged the public's concerns regarding the Costick Center and emphasized Council's understanding of the community's desire for a single-floor facility and the preservation of essential services such as Meals on Wheels. He clarified that no services will be discontinued before an appropriate alternative is identified. Council is continuing to evaluate options, including the HAWK and other potential sites, while considering important factors such as accessibility and parking. The concerns expressed by residents are being heard and Council remains committed to exploring solutions that meet the community's needs.

Mayor Rich:

- Announced that Architectural Digest had designated Farmington Hills as one of the top 25 places to live in the US in 2025, highlighting its work in cultural arts and recreation.
- Shared her experience and recommended the Cycling for Active Adults group for folks 50+.
- The Gateway project at 696 and Orchard Lake Road is underway.

### **CITY MANAGER UPDATE**

- The Annual Farmington Hills Open House will be held at City Hall on Saturday, October 4, from 12:00pm-3:00pm.
- The Bagels & Business event will be held at the HAWK on October 22, from 10:00am-12:30pm for vendors who would like to become City contractors.
- City Manager Mekjian acknowledged the complexity of the ongoing special services financial analysis, noting that while the analysis has been challenging, the study is providing greater clarity on how to move forward. He emphasized that both Council and administration share the same goal: creating a state-of-the-art facility that meets community needs while remaining fiscally responsible.

He affirmed that staff's role is to provide Council with the best possible information to guide decision-making. He thanked the public for their patience as the work continues.

**UNFINISHED BUSINESS:**

**CONSIDERATION OF ENACTMENT OF ORDINANCE C-6-2025, TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 5.0, "SITE STANDARDS," TO ADD A NEW SECTION 34-5.20, "DESIGN STANDARDS" IN ORDER TO ESTABLISH STANDARDS REGARDING BUILDING MATERIALS, ARCHITECTURAL SCALING, AND ROOFING, WINDOW, AND BUILDING ENTRANCE DESIGN REQUIREMENTS FOR NEW CONSTRUCTION AND FOR CERTAIN EXPANSIONS, ADDITIONS, AND CHANGES IN USE; AND SUMMARY FOR PUBLICATION.**

Director of Planning and Community Development Kettler-Schmult, explained that this is the second reading for Zoning Text Amendment 5, which provides design standards for non-residential buildings. This item was before Council on September 8 with a public hearing and first reading. If approved this evening for enactment, the Text Amendment will go into effect in 21 days.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-6-2025, to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 5.0, "Site Standards," to add a new Section 34-5.20, "Design Standards" in order to establish standards regarding building materials, architectural scaling, and roofing, window, and building entrance design requirements for new construction and for certain expansions, additions, and changes in use; and summary for publication.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**NEW BUSINESS**

**CONSIDERATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT 2, 2021 AGREEMENT FOR VILLAS AT PEBBLE CREEK (SARAH FISHER) INCLUDING REVISED SITE PLAN 59-5-2022. CMR 9-25-128**

Director of Planning and Community Development Kettler-Schmult introduced this proposed PUD agreement. The plan and layout for the site had been revised, and the agreement was recommended by staff and the city attorney for Council's comment and approval this evening. This is the final step in the PUD process involving planning commission and city council. After this, the applicant will move on to construction drawings and construction for the site.

MOTION by Dwyer, support by Knol, that the City Council of Farmington Hills hereby approves the Planned Unit Development 2, 2021 agreement for Villas at Pebble Creek (Sarah Fisher), including revised Site Plan 59-5-2022;

IT IS FURTHER RESOLVED, the City Manager be authorized to sign the agreement.

Motion discussion:

In response to a question from Councilmember Adred, Tim Loughrin, Robertson Homes, said that if

approved this evening, the applicants will complete the application before the Brownfield Redevelopment Authority and return with that application to City Council, hopefully by the end of October. Once the Brownfield Plan is approved, they will close on the property and begin demolition. The plan is to complete demolition over the winter, and begin with utility construction in spring 2026, in conjunction with the completion of the Sarah Fisher Pump Station. If this timeline goes as planned, paving will be complete in summer 2026, and construction will then begin on new homes.

Councilmember Bruce expressed enthusiasm for this project, which will bring development to a long-vacant property in the City.

MOTION CARRIED 6-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF AWARD OF FIREWORKS DISPLAY FOR THE USA 250<sup>TH</sup> CELEBRATION TO AMERICAN FIREWORKS COMPANY IN THE AMOUNT OF \$50,000. CMR 9-25-129**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to American Fireworks Company for the June 25, 2026, celebration for \$50,000. American Fireworks Company also hold the status of a disabled vendor.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE BIDDESTONE SUBDIVISION CULVERTS REPLACEMENT PROJECT TO MILLER LS BRIDGE CONSTRUCTION IN THE AMOUNT OF \$1,303,364.83. CMR 9-25-130**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the Biddestone Culvert Replacement Project be awarded to the lowest competent bidder, Miller LS Bridge Construction of Portland, Michigan, in the amount of \$1,303,364.83, and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AWARD OF AGREEMENT FOR SPICER STABLES ROOF REPLACEMENT TO STERLING CONSTRUCTION & ROOFING IN THE AMOUNT OF \$44,565.48. CMR 9-25-131**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the Spicer Stables roof replacement to Sterling Construction & Roofing in the amount of \$44,565.48 (\$29,565.48 plus a substantial contingency cost of \$15,000 for unforeseen and anticipated cost due to the age of the building for replacement). Sterling Construction is categorized as a minority owned company.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR STATUS CHANGE UNDER SECTION 10.01A OF THE CITY CHARTER FOR THE POLICE DEPARTMENT. CMR 9-25-132**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the status change of Officer Lavin and Meyer, pursuant to the City Charter, Article X, Section 10.01A.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE NORTH FARMINGTON HIGH SCHOOL HOMECOMING PARADE TO BE HELD ON FRIDAY, SEPTEMBER 26, 2025.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for the North Farmington High School Homecoming Parade to be held on September 26, 2025, from 6:00pm to 6:50pm, subject to the following terms and conditions:

- The parade will begin at Forest Elementary and proceed through the subdivision
- Once the parade reaches Walnut Lane and Farmington Road, it will pause briefly until all participants have reached Farmington Road. Farmington Road will be closed just north of Walnut Lane and just north of 13 Mile Road
- The applicant has requested six police officers to help with the road closure and has requested this be done via an overtime posting that will be paid for by the school

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF SEPTEMBER 8, 2025.**

MOTION by Bruce support by Aldred, that the City Council of Farmington Hills hereby approves the City Council study session minutes of September 8, 2025.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF SEPTEMBER 8, 2025.**

MOTION by Bruce support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of September 8, 2025.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**PUBLIC COMMENTS**

Pea Gee, resident, addressed negative campaigning, and stressed the importance of candidates following campaign rules.

**ADJOURNMENT**

The regular session of City Council meeting adjourned at 6:02PM.

Respectfully submitted,

Carly Lindahl, City Clerk