

AGENDA
CITY COUNCIL STUDY SESSION
NOVEMBER 24, 2025 – 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COUNCIL CHAMBER
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

(5:30PM - Oath of Office to Mayor and Council Members elected on November 4, 2025)

1. Call Study Session to Order
2. Roll Call
3. Discussion on [site selection for the new activities center](#)
4. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, 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.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/24/25

DEPT: City Manager's Office

RE: Study Session/Site Selection for Replacement of the Costick Activities Center

ADMINISTRATIVE SUMMARY

- **Presentation Overview** The City's consultants, Sports Facilities Company (SFC) and Hubbell, Roth and Clark (HRC), will join city staff to present information on site selection for a new activities center to replace the functionally obsolete Costick Center. The attached materials include the slide presentation and HRC feasibility study analyzing various options considered for The Hawk property.
- **Action Requested** Staff seeks City Council consensus based on the recommendations in the attached materials. Following this discussion, staff will request that the City Council consider the approval of identifying the selected site immediately following regular City Council meeting.



November 21, 2025

City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, Michigan 48336-1103

Attn: Mr. Gary Mekjian, P.E., City Manager
Re: Feasibility Study Summary
Senior and Activity Center Facilities at the Hawk Community Center

HRC Job No. 20250627

Dear Mr. Mekjian:

In response to the City's request, HRC has prepared this feasibility study and analysis of utilizing The Hawk Community Center property for a future senior and activities center. This study is intended to specifically evaluate this location and the potential options for locating a new facility. A variety of options were considered, including expansions of the existing building, interior improvements on the third floor, and a new free-standing building at various locations on the site. Should the City elect to utilize The Hawk property, the project team recommends a free-standing facility be positioned in the south to southeast area of the property, as detailed in the analysis below. Additional master planning of this site is recommended to determine the most suitable location for the building that complements the existing facilities and provides opportunities for additional parking and other features and amenities.

Background

The building, currently known as the Costick Center, was constructed circa 1963. It was home to the City's Special Services Department Administration and much of the City's recreational programming until The Hawk opened in 2021. The Costick Center currently provides much of the City's senior programming, Meals on Wheels, and congregate dining. Through various meetings and conversations with the project team, HRC understands the Costick Center is too large for this current need and is functionally obsolete. As a result, the City has been studying the potential needs and locations for an improved senior and activities center. The majority of this study and work has been done through Sports Facilities Companies (SFC) in conjunction with City staff. The City's team has reviewed the existing Costick Center property, along with alternate site locations, for a new senior center.

The City engaged HRC to specifically evaluate the feasibility of using The Hawk and the surrounding property for a proposed facility. The Hawk Community Center provides a centralized location with existing facilities for the community. The property has signalized pedestrian and vehicular access at 12 Mile Road and offers a shared space for the community as a whole. The City has renovated the lower two floors of The Hawk and the third floor, while not as extensively renovated as the lower levels, has seen moderate improvements and is currently used for a variety of community needs.

SFC developed the City's needs analysis in 2025 that provided several opportunities for public participation and input. The results of this effort provided recommendations that were provided to City Council and shared with the residents, earlier this year. The recommendations for a new senior activities center include a 6-lane swimming pool, locker facilities, a gymnasium, and other amenities with a total required area of approximately 37,000 – 40,000 sft. This new facility / area would likely require approximately 180 new parking spaces. Considering the current use of The Hawk and a potential new senior activity center, additional parking beyond the 180 spaces, is desired.

Options Considered

This feasibility study evaluated options for accommodating this proposed area at The Hawk. These options included building a new facility connected to The Hawk, repurposing the third floor, and constructing a new free-standing facility at different locations on the property. The following options, shown in the attached exhibits, were considered:

- New building (option A) consisting of a swimming pool, gymnasium, and locker facility connected to the NW corner of The Hawk via a new elevated, enclosed, crosswalk.
- New building (option B) consisting of a swimming pool, gymnasium, and locker facility connected to the SW corner of The Hawk via an extension of the existing elevated crosswalk. The existing crosswalk would need to be enclosed.
- Repurposing of the third floor of The Hawk.
- New free-standing building (option C) immediately south of The Hawk, connected via a ground-level, covered crosswalk.
- New free-standing building (option D) in the southeast area of the property.

Based on the information contained in the SFC study, the City is currently studying the costs for constructing a new free-standing building with the desired amenities. These costs could range from \$25M - \$35M depending on the final determinations for size, facilities, and needs.

The options for a new building, connected to The Hawk facility using an elevated, enclosed pedestrian crosswalk requires significant structural improvements and added costs beyond building a new structure adjacent to The Hawk. In addition, the site topography, grading and significant retaining wall construction required for the new access drive and expanded parking lot around the new building options A or B adds significant costs to these options. HRC estimates the options for connecting a new building to The Hawk could cost up to \$10M more than a free-standing building option, increasing the estimated cost to \$35-\$45 Million for options A or B.

HRC explored the options to use the existing third floor of The Hawk for some of the new facilities. A gymnasium on this floor would require the existing roof to be raised 17 feet. This would require significant modifications to the existing HVAC and mechanical systems on the roof and within the building. Structural improvements would be required to the existing columns and framing supports, from the roof down to the building foundations. These improvements and major structural renovations required for a higher roof would require the entire Hawk facility to be closed during construction. This consideration was determined to be unacceptable to the City and it was not explored further.

Lastly, HRC and the City team evaluated options for a free-standing building on the site. Locating the building and additional parking just south of The Hawk, (option C), would impact the existing parking lot and underground detention area on-site. This option would include a covered, at-grade walkway from the new building to The Hawk, with a new access entry on the south side of The Hawk. Options for additional parking with this option are limited.

After discussions and meetings with the City team, the southeast area of the property (option D) offered an ideal location for a new building, the desired parking and it also provided excess space that could be utilized for future community improvements and outdoor areas. This option would serve more as a stand-alone building, and it did not include a connection to The Hawk, at this time. Option D would require the extension of the current access road as shown in the attached exhibit. A new sidewalk would parallel the roadway for campus pedestrians. This site location also includes potential new areas to expand parking for the site.

Recommendation

HRC and the City team worked closely to review the potential options to utilize The Hawk facility and property for a new senior and activities center. The team recommends consideration of a new stand-alone building located generally in the south to southeast area of the property. This would include construction of a new access road, sidewalk, connections to existing pedestrian facilities, and a new parking lot. The building could be one or two stories, as shown in the attached exhibits. In addition, the decision to construct a one- or two-story building will impact the remaining space for future use and also impact project costs. A two-story facility utilizes less property and may be more cost effective, with potential savings of 20% +/- compared to a single-story building.

Additional master planning is recommended for the entire Hawk Community Center site, including this southerly area. This effort will help determine the most suitable location for the new senior and activity center. The ideal location will incorporate and complement the existing facilities, accommodate additional parking, needs and provide opportunities for future amenities and features.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Charles E. Hart, P.E.
Vice President / Partner

CEH/ceh
Attachment

pc: City of Farmington Hills; Karen Mondora
HRC; JMG, JQD, File



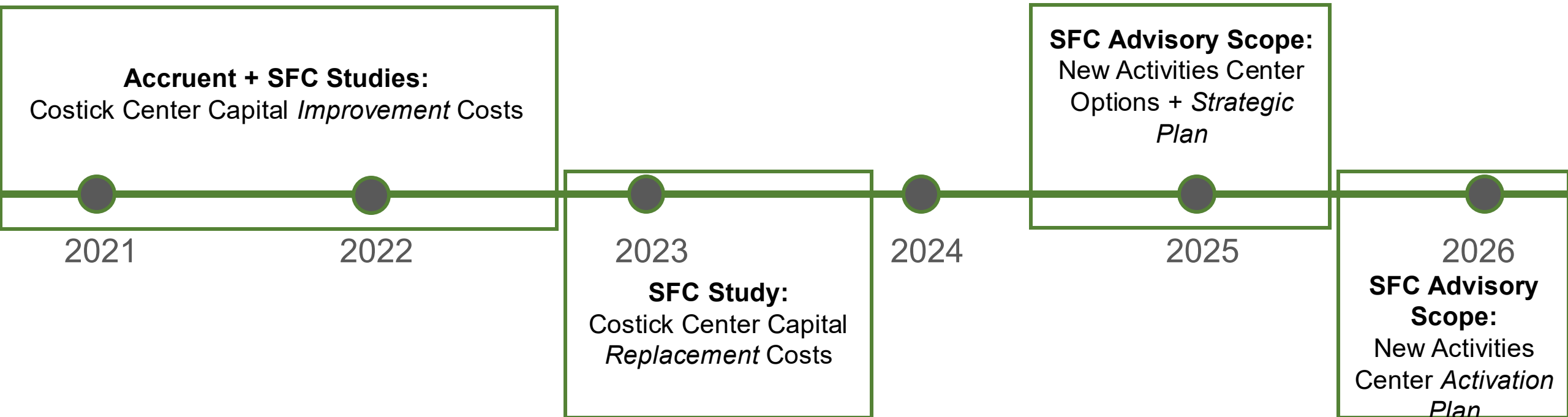
NEW ACTIVITIES CENTER PROJECT LOCATION OPTIONS



AGENDA

- History & Timeline
- Community Engagement Summary
- Site Options & Feasibility Assessment
- Comparative Cost Implications
- Proposed Timeline for New Activities Center
- Staff Comments
- Q&A

HISTORY & TIMELINE

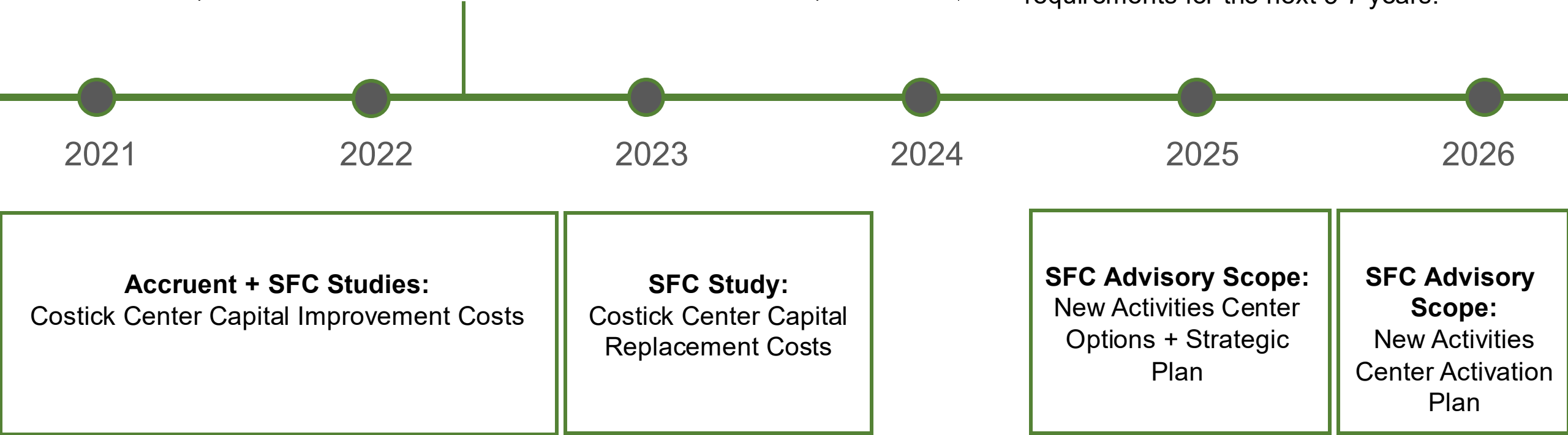


HISTORY & TIMELINE

Costick Facility Investment Needs	Total
Accruent Study - Facility System Renewals	\$12,900,000
Counsleman-Hunsaker Audit - Pool Systems Renewals	\$606,000
Total Facility System Renewals (Capital Expenditure Needs)	\$13,506,000

Improvement Notes:

- Accruent Study: 2018 dollars
- CH Study: 2021 dollars
- **2025 Adjustment: \$22-\$27+ million**
- This investment would cover replacement requirements for the next 5-7 years.



HISTORY & TIMELINE

USE OF FUNDS	
Land Cost	\$0
Hard Costs	\$11,595,289
Specialty Equipment Costs	\$265,865
Furniture, Fixtures, and Equipment	\$578,879
Soft Costs Construction	\$1,902,193
Soft Costs Operations	\$869,846
Escalation	\$1,119,603
Working Capital Reserve	TBD
TOTAL USE OF FUNDS	\$16,331,675

Replacement Notes:

- 2022 study showed building costs only; did not include access improvements or site-specific costs.
- **2025 Adjustment: \$27.2 million**



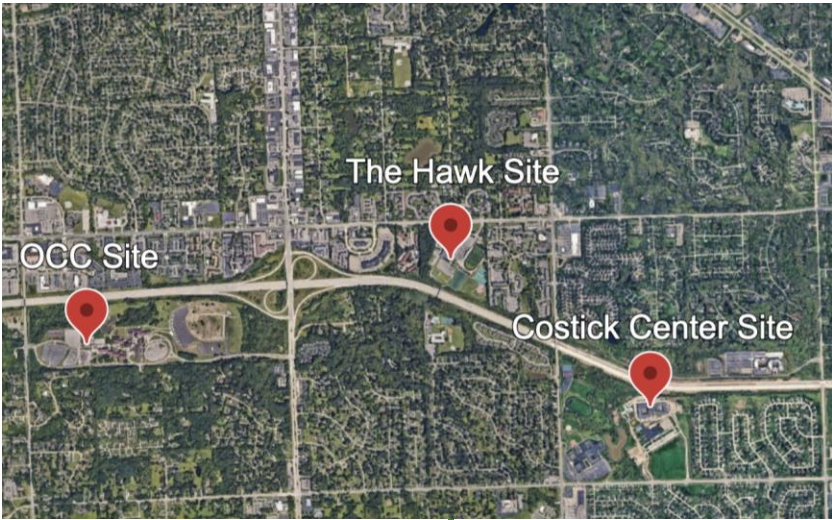
Accruent + SFC Studies:
Costick Center Capital
Improvement Costs

SFC Study:
Costick Center Capital
Replacement Costs

SFC Advisory Scope:
New Activities Center
Options + *Strategic Plan*

SFC Advisory Scope:
New Activities
Center *Activation Plan*

HISTORY & TIMELINE



Accruent + SFC Studies:
Costick Center
Capital Improvement Costs

SFC Study:
Costick Center Capital
Replacement Costs

SFC Advisory Scope:
New Activities Center
Options + *Strategic Plan*

SFC Advisory Scope:
New Activities
Center *Activation Plan*

COMMUNITY ENGAGEMENT

IMMERSIVE COMMUNITY OUTREACH & ENGAGEMENT

Face-to-Face
Technology Driven
Existing Data



IMMERSIVE COMMUNITY OUTREACH & ENGAGEMENT



Touchpoints:

- **Public Listening Sessions**
 - December 2024
 - February 2025
 - April 2025
- **Focus Group Interviews**
 - Formal and Informal
 - December 2024 – April 2025
- **Project Website with Survey**
 - February– March 2025
- **Leadership Feedback Loop**
 - February – June 2025
- **Historic Data**
 - 2021-2025

COMMUNITY ENGAGEMENT FEEDBACK



Location:

- Strong **opposition to Activities Center being attached** to The Hawk (especially if on 2nd or 3rd floor)
- Strong desire to keep **"dedicated feel"** of the Costick Center

COMMUNITY ENGAGEMENT FEEDBACK



Costick Center Physical Assets:

- Noting that the **facility's quality and functionality are declining**
- **Most desired** assets:
 - **Pool** (inclusive of lap lanes and therapy)
 - **Pickleball** courts
 - Indoor **walking track**
 - **Group exercise** spaces
 - **Gathering** space/coffee bar
- Strong desire for **single story building**

COMMUNITY ENGAGEMENT FEEDBACK



Programs and Services:

- Strong connection to **existing staff**
- Request for **expanded times**, particularly evenings and weekends
- Request for **more classes** and programs for both active and passive recreation

COMMUNITY ENGAGEMENT FEEDBACK

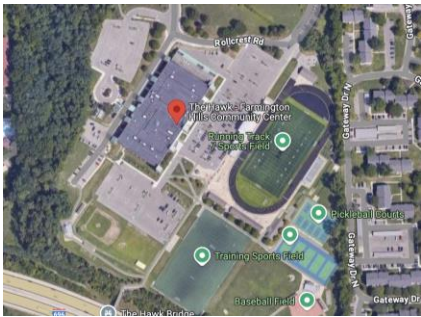
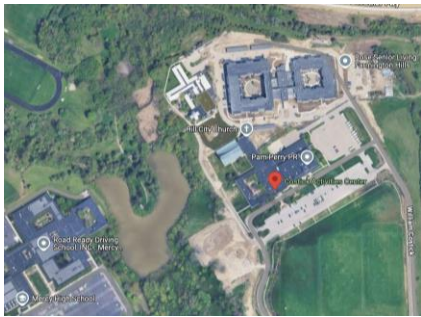


Affordability:

- **Price sensitivity**, particularly relative to daily entry fees at The Hawk
- Recognition of need to focus on **fiscal responsibility**
- **Concern over increased taxes**

NEW ACTIVITIES CENTER SITE OPTIONS & FEASIBILITY ASSESSMENT

SITE OPTIONS & ASSESSMENT: SERVICE AREA COMPARISON



Key Market Stats: 10-Minute Drive Time			
Key Stat Category	Costick Center Site	The Hawk Site	OCC Site
Population Size	62,709	80,643	90,894
Children/Teens	11,538	15,362	17,115
50+	27,285	36,055	38,703
Median Age	44.2	45.2	43.3
Median Household Income	\$74,082	\$87,046	\$93,479
Memberships/Clubs	\$293	\$349	\$354
Participative Sports	\$126	\$151	\$154
Recreation Lessons	\$149	\$184	\$193

SITE OPTIONS & ASSESSMENT: SITE BENEFITS AND CHALLENGES



OCC SITE

Key Benefits:

- **Largest population** within 10-minute service area of the three sites
- Creates opportunity for **integrated education** initiatives (e.g., health sciences)
- Can utilize **existing infrastructure** (traffic signal, parking, and utilities)
- Maximizes opportunity for **land sale** and **property tax** income
- Offers “**dedicated space**” feel during peak 50 & Better program times

Key Challenges:

- Expected to **require land lease**
- Limited **site control by City** (e.g., use of shared parking)
- Reduces FHSS **operational efficiency** opportunities
- Will require brief **adjustment period** for new recreation location

SITE OPTIONS & ASSESSMENT: SITE BENEFITS AND CHALLENGES

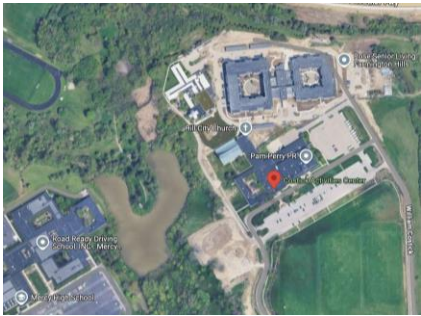
COSTICK CENTER SITE

Key Benefits:

- Established, **preferred location** for 50 & Better participants
- Creates **partnership opportunities** with Rose Senior Living
- Can utilize **existing infrastructure** (parking and utilities)
- Maintains “**dedicated space**” feel during peak 50 & Better program times

Key Challenges:

- **Smallest population** within 10-minute service area of the three sites
- Reduction of **land sale** income opportunity
- Reduction of **property tax** income opportunity



SITE OPTIONS & ASSESSMENT: SITE BENEFITS AND CHALLENGES

THE HAWK SITE

Key Benefits:

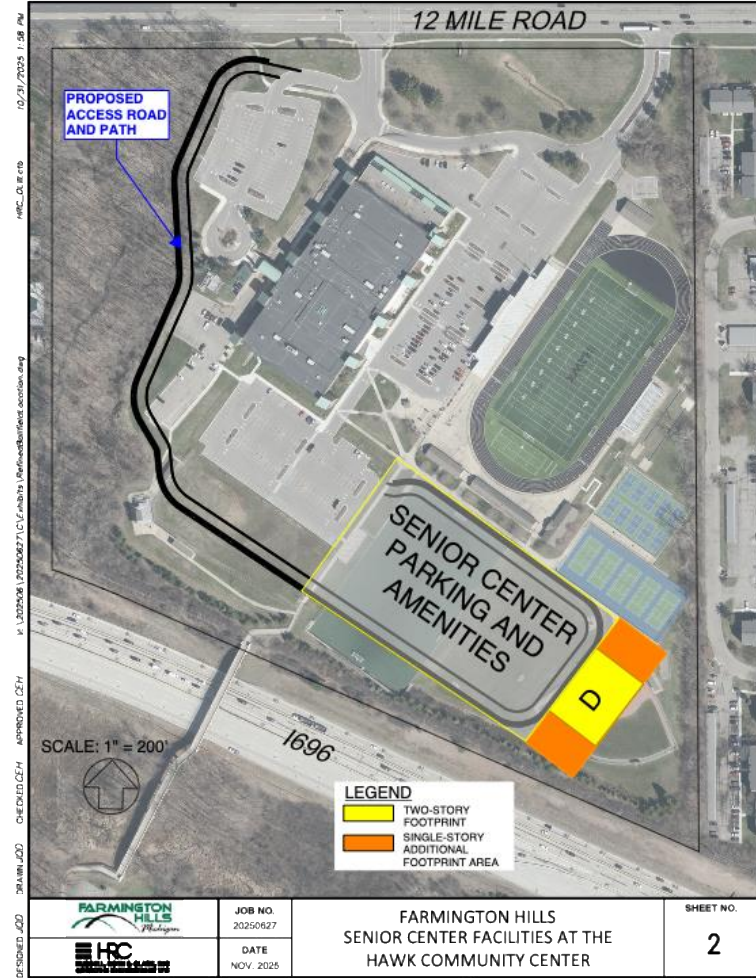
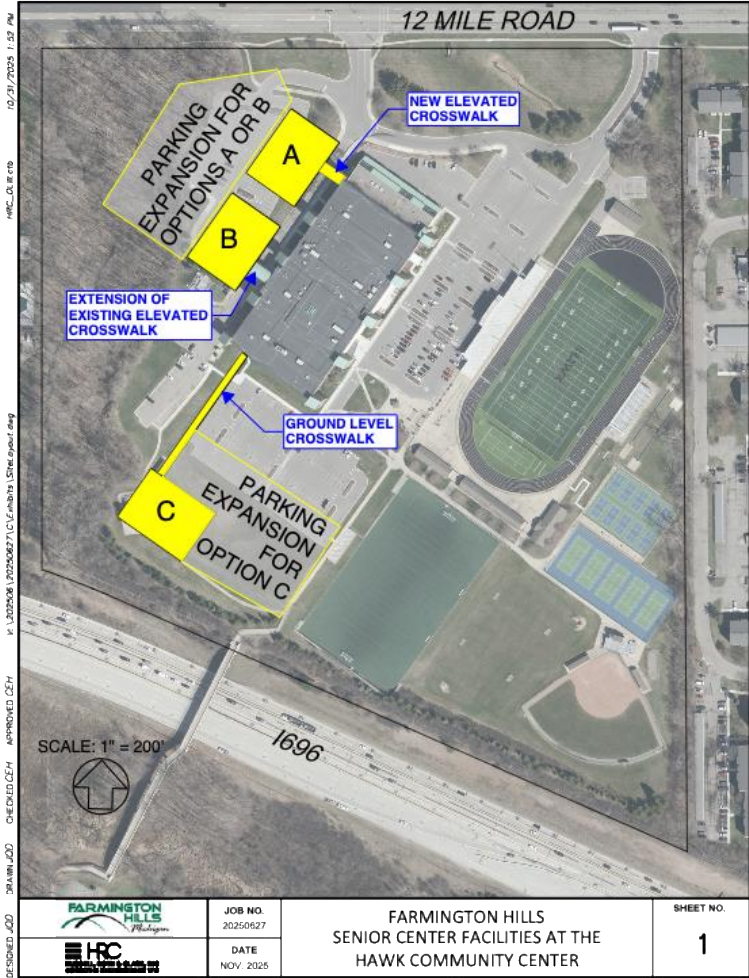
- Creates opportunity for **operational efficiencies** (staffing and programming)
- Creates a **central campus/community hub for active recreation** and service offerings
- Maximizes opportunity for **land sale** and **property tax** income (if Costick is sold)
- Maintains “**dedicated space**” feel during peak 50 & Better program times (If stand-alone facility on Hawk property)

Key Challenges:

- Reduces feeling of a “**dedicated space**” during “peak” 50 & Better programming if attached to the Hawk (primarily when school is out of session)
- Requires **additional parking**
- May **reduce outdoor program** opportunities



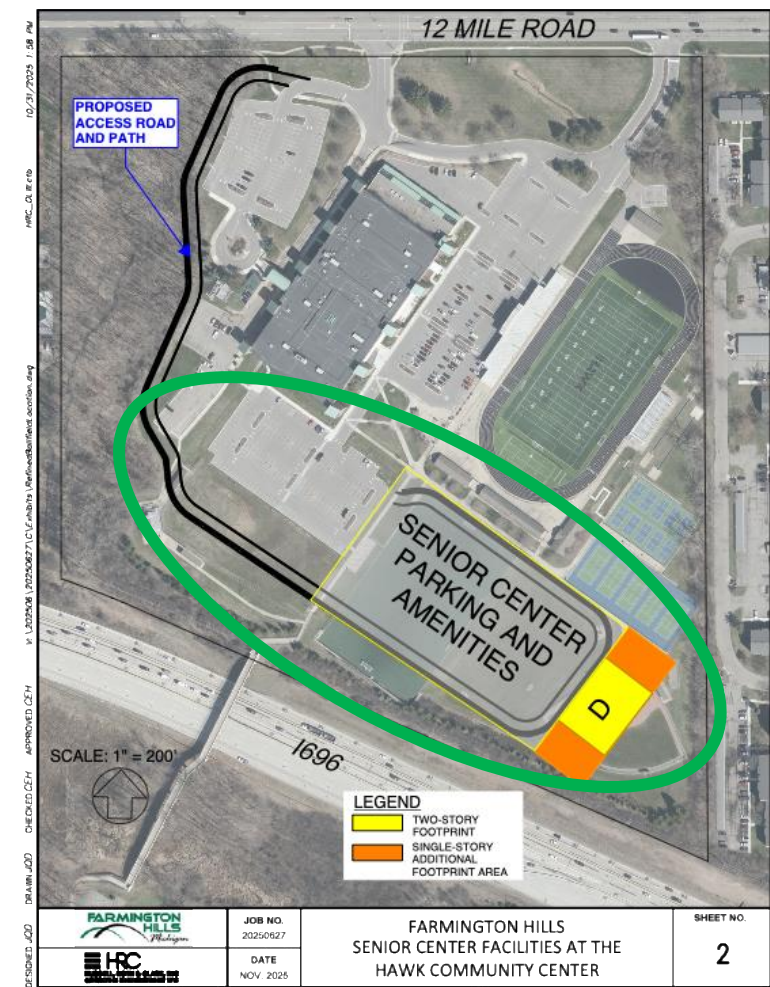
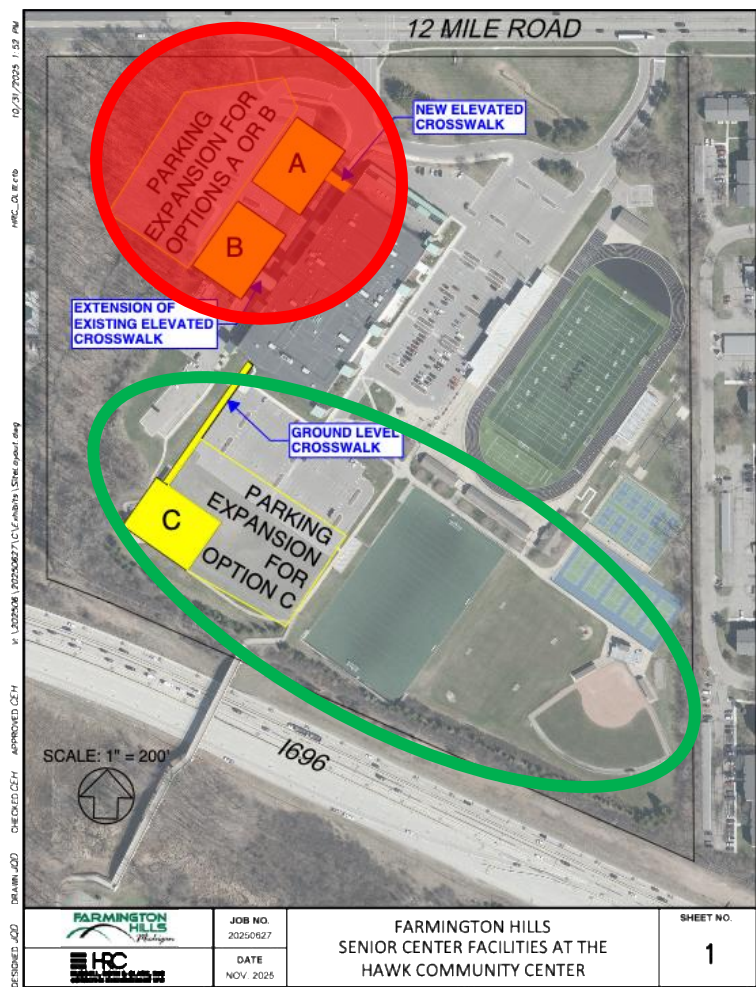
HRC FEASIBILITY STUDY: HAWK SITE OPTIONS



©2025 Hubbell, Roth and Clark, Inc. All Rights Reserved.

©2025 Hubbell, Roth and Clark, Inc. All Rights Reserved.

HRC FEASIBILITY STUDY: HAWK SITE OPTIONS



COMPARATIVE CAPITAL & ONGOING EXPENSE IMPLICATIONS

	Costick Center Site	OCC Site	Hawk Site (Scen. 3)
Capital Development Costs			
Activities Center Building Expenses	\$30,000,000	\$30,000,000	\$30,000,000
Road/Access Road Expenses	\$0	\$0	\$2,500,000
5-Year Land Lease Expenses	\$0	Unknown*	\$0
Offsetting Income and Operational Savings			
Net Proceeds from Costick Site Land Sale	(\$2,000,000)	(\$3,000,000)	(\$3,000,000)
5-Year Residential Development Property Taxes	(\$500,000)	(\$750,000)	(\$750,000)
5-Year Operational Savings	\$0	\$0	(\$1,500,000)
Total Comparative Cost	\$27,500,000	\$26,250,000*	\$27,250,000

*Long-term lease payments would be required and would raise the overall cost of using the OCC site.

PROPOSED TIMELINE FOR NEW FACILITY

Pre-Development	Months 1-12
New Activities Center Site Decision	<div><div></div></div>
Activities Center Funding Process	<div><div></div></div>
Hawk Site Master Plan	<div><div></div></div>




Development	Months 1-12	Months 12-24	Months 25-36
Design and Cost Estimating	<div><div></div></div>		
Construction RFP Process	<div><div></div></div>		
Site Prep	<div><div></div></div>		
Construction		<div><div></div></div>	<div><div></div></div>
FF&E Installation			<div><div></div></div>
Soft Opening			<div><div></div></div>
Grand Opening			<div><div></div></div>

PROPOSED TIMELINE FOR NEW FACILITY

Pre-Development	Months 1-12
New Activities Center Site Decision	
Activities Center Funding Process	
Hawk Site Master Plan	









Development	Months 1-12	Months 12-24	Months 25-36
Design and Cost Estimating			
Construction RFP Process			
Site Prep			
Construction			
FF&E Installation			
Soft Opening			
Grand Opening			

PROPOSED TIMELINE FOR NEW FACILITY

Pre-Development	Months 1-12
New Activities Center Site Decision	
Activities Center Funding Process	
Hawk Site Master Plan	

Timeline for the overlap or transition from Pre-Development to Development will depend on:

- Funding structure
- Availability of funds
- Council's direction

Development	Months 1-12	Months 12-24	Months 25-36
Design and Cost Estimating			
Construction RFP Process			
Site Prep			
Construction			
FF&E Installation			
Soft Opening			
Grand Opening			

STAFF COMMENTS

Two KEY reasons staff prefer The Hawk site for the new Activities Center

1. Operational Efficiencies

- **Better use of resources**- Using labor, equipment, and materials more wisely
- **Cost savings** - Bringing everything onto one campus helps reduce costs while improving productivity.
- **Smoother workflows** - Simplifying processes and removing steps that don't add value.

2. Consolidation to one campus aligns with Council's recently adopted Mission, Vision, and Goals

- **Cultivate Placemaking & Community Hubs** - Creating a single, central campus encourages social interaction, improves accessibility, and supports a wider variety of activities in one place.
- **Foster a Welcoming Community** - A unified campus makes it easier for people to gather, participate, and build meaningful connections.
- **Uphold Community Safety & Well-being** - Bringing services together in one location supports safer, more consistent operations and enhances the overall well-being of residents.



THANK YOU!

AGENDA
CITY COUNCIL MEETING
NOVEMBER 24, 2025
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

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

STUDY SESSION (6:00PM Council Chamber – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda
2. Proclamation recognizing November 29, 2025 as [Small Business Saturday](#)

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 6-11)

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

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

NEW BUSINESS:

3. Consideration of [appeal of a Freedom of Information Act request](#) dated September 27, 2025.

4. Consideration of approval of the site selection for the new activities center. [CMR 11-25-169](#)
5. Consideration of a request to reconsider City Council's motion to deny Cluster Site Plan 54-4-2025, Forest at Riverwalk; south side of Folsom Road between Parker Avenue and Lundy Drive. [CMR 11-25-170](#)

CONSENT AGENDA:

6. Recommended approval of award of bid for Sign Shop Supplies to MD Solutions, Inc. in the amount not-to-exceed the annual budgeted amount, with approved extensions. [CMR 11-25-171](#)
7. Recommended approval of the Fats, Oils, and Greases Prevention Program to Eganix Inc. in an amount not to exceed \$75,000 for the current year, with approved extensions in the amount not-to-exceed the annual budgeted amount. [CMR 11-25-172](#)
8. Recommended approval of purchase of Ice Arena Replacement Scoreboards to Nevco Sports LLC, in the amount of \$31,182.36. [CMR 11-25-173](#)
9. Recommended approval of purchase of Bobcat Zero-Turn Riding Mower with Accessories to Doosan Bobcat North America in the amount of \$17,536.66. [CMR 11-25-174](#)
10. Recommended approval of City Council [study session minutes](#) of November 10, 2025.
11. Recommended approval of City Council [regular session minutes](#) of November 10, 2025.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, 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
Small Business Saturday
Nov. 29, 2025


- WHEREAS,** the City of Farmington Hills celebrates local small businesses and recognizes that they create jobs, boost the economy and help to preserve the character of the community; and,
- WHEREAS,** the City of Farmington Hills is home to more than 5 thousand businesses that are owned and operated by hardworking people of all kinds. Of each dollar spent at local businesses, 68 cents stays local and recirculates to other area businesses; and,
- WHEREAS,** Michigan has more than 900 thousand small businesses that amount to more than 98% of Michigan businesses. Small businesses employ nearly 2 million Michiganders, representing approximately half of Michigan's total workforce; and,
- WHEREAS,** consumers who shop on Small Business Saturday are making a conscious commitment to support small, independently owned businesses and make purchases with a positive impact; and,
- WHEREAS,** Small Business Saturday is an important part of small businesses' busiest season, during which consumers are encouraged to shop or eat at independently owned businesses and purchase gift cards from local businesses.

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 Nov. 29, 2025, as **Small Business Saturday** in Farmington Hills and urge the community to support small businesses annually on the Saturday after Thanksgiving and throughout the year.

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

Theresa Rich, Mayor

Kevin Steen



November 20, 2025

Subject: FOIA Appeal Confirmation

Dear Ms. Lindahl,

I am writing to confirm that my FOIA appeal remains active and should be considered based on this letter and the written record already submitted. My appeal fully explains my position regarding the City's use of the MCL 15.243(1)(g) exemption, and the non-specific 10-business-day extension issued under MCL 15.235(2)(d).

Although the City ultimately released the tentative agreement, this later disclosure does not cure or negate the underlying FOIA violations. The City's initial reliance on MCL 15.243(1)(g) was improper at the time it was asserted, as the tentative agreement had been shared with a third-party during negotiations and therefore could not qualify as a confidential attorney work product. Furthermore, the City's assertion that the tentative agreement became releasable only after it was "executed and ratified" is inconsistent with Michigan FOIA. The document was a public record under MCL 15.232(h) as soon as it was prepared and possessed by the city, and its later execution does not retroactively validate the earlier denial. Ratification has no bearing on FOIA status, and public access to a record cannot depend on internal approval processes or the timing of labor negotiations.

Additionally, the City's extension notice did not provide the specific factual basis required under MCL 15.235(2)(d), and the explanation in the November 6, 2025, letter simply restates the statutory ability to extend a deadline rather than identifying a lawful, fact-based reason for doing so. Michigan FOIA requires a particularized and factual justification for any extension, and boilerplate or conclusory statements do not satisfy this obligation. As such, the procedural violation remains, even though the document was provided later.

FOIA does not require the requester to attend or participate in a public hearing. While I may be able to attend the meeting on Monday, November 24, 2025, my schedule is uncertain, and I may not be present. Regardless of attendance, I respectfully request that the City evaluate the appeal on the written materials I have submitted.

My goal is to ensure that future FOIA requests are handled in full compliance with the Michigan FOIA statute and its commitment to open government. Transparency is the foundation of public trust, and when records are released promptly and lawfully, residents can engage with confidence and participate meaningfully in their local government. I appreciate the City's attention to this matter and trust that future FOIA responses will reflect this shared commitment to openness and accountability.

I look forward to your response. Thank you.

Sincerely,

Kevin Steen

Kevin Steen

[REDACTED]

[REDACTED]

October 21, 2025

Subject: FOIA Appeal – Improper Use of MCL 15.243(1)(g) and Deadline Extension

To Whom It May Concern:

I am appealing the denial of my FOIA request dated September 27, 2025, which sought a copy of the most current tentative agreements between the City of Farmington Hills and all bargaining units representing police officers, police command staff, and dispatchers. The denial cited MCL 15.243(1)(g), claiming confidential attorney work product.

This exemption is inapplicable for the following reasons:

1. The tentative agreement is not a confidential attorney-client communication. It is a negotiated document shared between the City and the union, thereby waiving any claim of privilege.
2. The record does not reflect confidential legal advice but rather mutually agreed-upon terms of employment, which are subject to public disclosure under FOIA once they exist in tangible form.
3. The Michigan FOIA statute (MCL 15.231(2)) requires that exemptions be narrowly construed, and that disclosure is the rule, not the exception.
4. Additionally, the City of Farmington Hills has previously released other tentative agreements under FOIA — specifically on August 24, 2023 — confirming that such records are considered disclosable and not protected by attorney-client privilege.

Accordingly, I respectfully request that the denial be reversed and that the requested tentative agreements be released in full.

Moreover, the City's use of a 10-business-day extension for what was a simple, single-record request violates MCL 15.235(2). The extension was issued without a lawful, fact-based justification as required. When a public body relies on a generic or pretextual explanation (e.g., "extra time to search for and respond"), the extension fails to satisfy the statute's requirements and constitutes a technical violation of MCL 15.235(2).

Invoking an extension under such vague reasoning — especially for a readily available record such as a tentative agreement — defeats the statute's clear intent of prompt and efficient disclosure. The statute's allowance of "up to 10 business days" does not grant unlimited discretion or permit extensions for convenience.

The City's conduct in this matter raises serious concerns about compliance with both the letter and intent of the Michigan FOIA statute. I urge the City to handle future FOIA requests with greater efficiency, transparency, and adherence to statutory requirements.

Sincerely,
Kevin Steen

From: [Kevin](#)
To: [FOIA Request Clerk](#)
Subject: FOIA Request - PD Tentative Agreements
Date: Saturday, September 27, 2025 3:08:58 PM

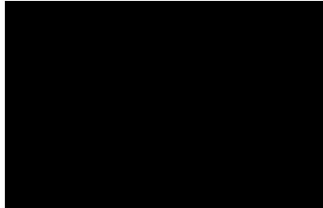
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear FOIA Coordinator,

Pursuant to Michigan's Freedom of Information Act, MCL 15.231 et seq., I am requesting **copies of the most recent tentative agreements between the City of Farmington Hills and the bargaining units representing police officers, police command staff, and dispatchers.**

Please provide the records electronically via email.

Sincerely,
Kevin Steen





OFFICE OF CITY CLERK

November 6, 2025

VIA E-MAIL

Kevin Steen



Re: Freedom of Information Act Appeal

Dear Kevin Steen:

This letter is in response to your Freedom of Information Act (FOIA) appeal submitted to the City Clerk's Office via email on October 21, 2025, and considered received on the following Council meeting date of October 27, 2025, requesting to appeal the response to your request for an electronic copy of the most current tentative agreement between the City of Farmington Hills and all bargaining units representing police officers, police command staff, and dispatchers.

The request was denied in part with respect to a copy of the most recent tentative agreement between the City of Farmington Hills and the bargaining unit representing police officers (MIFOPLC), per MCL 15.243 (1)(g) – confidential attorney work product.

That tentative agreement has since been executed and ratified. While the normal procedure is to submit a new FOIA request, the City is providing the requested agreement in an effort to be responsive, and the information is included with this letter.

Additionally, the 10-business day extension that was utilized to respond to your request is allotted per MCL 15.235 (2): *Unless otherwise agreed to in writing by the person making the request, a public body shall, subject to subsection (10), respond to a request for a public record within 5 business days after the public body receives the request by doing 1 of the following:*

- (a) Granting the request.*
- (b) Issuing a written notice to the requesting person denying the request.*
- (c) Granting the request in part and issuing a written notice to the requesting person denying the request in part.*
- (d) Issuing a notice extending for not more than 10 business days the period during which the public body shall respond to the request. A public body shall not issue more than 1 notice of extension for a particular request.*

As the requested records have been provided, please confirm whether you would like to rescind your FOIA appeal.

Sincerely,

CITY OF FARMINGTON HILLS

A handwritten signature in black ink, appearing to read "Carly Lindahl".

Carly Lindahl, MMC, MiPMC II
City Clerk

/nm

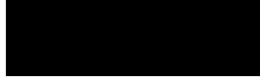


OFFICE OF CITY CLERK

October 20, 2025

VIA E-MAIL

Kevin Steen



Re: Freedom of Information Act Request

Dear Kevin Steen:

This letter is in response to your Freedom of Information Act (FOIA) request submitted to the City Clerk's Office via email on September 27, 2025, requesting electronic copies of the most recent tentative agreements between the City of Farmington Hills and the bargaining units representing police officers, police command staff, and dispatchers.

Your request is granted in part with respect to the most recent tentative agreements between the City of Farmington Hills and the bargaining units representing police command staff and dispatchers. There is no charge as the records were available with minimal research, and the information is included with this letter.

Your request is denied in part with respect to a copy of the most recent tentative agreement between the City of Farmington Hills and the bargaining unit representing police officers, per MCL 15.243 (1)(g) – confidential attorney work product. In an effort to be responsive, the City is providing a copy of the most recent approved agreement with the bargaining unit representing police officers.

In the event you are not satisfied with this response, you have the right to submit a written appeal under MCL 15.240 that specifically states the word "appeal" and identifies the reason or reasons for reversal of this denial. In addition, you may also seek judicial review of this denial pursuant to MCL 15.240, including the right to receive attorney fees and damages as provided in MCL 15.240 if, after judicial review, the circuit court determines that the public body has not complied with MCL 15.235 and orders disclosure of all or a portion of a public record.

The City's specific protocol for responding to FOIA requests is set forth in the Public Summary and the City's Procedure and Guidelines available on its website at: www.fhgov.com. Paper copies of the aforementioned documents are also available at the City Clerk's Office.

If you have any questions regarding this matter, please contact me at 248-871-2420.

Sincerely,

CITY OF FARMINGTON HILLS

A handwritten signature in black ink, appearing to read "Carly Lindahl".

Carly Lindahl, MMC, MiPMC II
City Clerk

/nm



OFFICE OF CITY CLERK

October 6, 2025

VIA E-MAIL

Kevin Steen



Re: Freedom of Information Act Request

Dear Kevin Steen:

Please be advised that your Freedom of Information Act request submitted to the City of Farmington Hills Clerk's Office via email on September 27, 2025, will require extra time to search for and respond.

Pursuant to MCL 15.235(2)(d), I am extending the time to respond to your request. Accordingly, you can expect a response on or before October 20, 2025.

If you have any questions regarding this matter, please contact me at 248-871-2420.

Sincerely,

CITY OF FARMINGTON HILLS

A handwritten signature in black ink, appearing to read "Carly Lindahl".

Carly Lindahl, MMC, MiPMC II
City Clerk

/nm



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/24/25

DEPT: City Manager's Office

RE: Site Selection for Replacement of the Costick Activities Center

ADMINISTRATIVE SUMMARY

- Over the last few years, the City has been working with its consultant, SFC, to develop a plan for the replacement of the Costick Activities Center, which is functionally obsolete.
- At the June 23, 2025 City Council Study Session, SFC presented the results of our community outreach and engagement efforts, that largely identified desires of the community regarding the amenities and location of a new facility. There were also three potential site options identified that evening and staff were directed to prioritize the next steps for decision and development of a new facility.
- At the Study Session this evening, City Council discussed the next step in this process, which is to finalize a site for the new facility and move forward with preliminary engineering/architectural design.
- The three locations previously identified have been evaluated. This evaluation also included a detailed presentation of the feasibility studies completed for several options on the HAWK property.

RECOMMENDATION

- IT IS Resolved that the City Council has chosen the future site of the City's new activities center as recommended at the November 24, 2025 City Council Study Session, and authorizes the City Manager to procure the necessary engineering, architectural and other consultants needed to develop preliminary site and architectural plans for City Council's consideration.

Prepared and Approved by: Gary Mekjian, City Manager



November 21, 2025

City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, Michigan 48336-1103

Attn: Mr. Gary Mekjian, P.E., City Manager
Re: Feasibility Study Summary
Senior and Activity Center Facilities at the Hawk Community Center

HRC Job No. 20250627

Dear Mr. Mekjian:

In response to the City's request, HRC has prepared this feasibility study and analysis of utilizing The Hawk Community Center property for a future senior and activities center. This study is intended to specifically evaluate this location and the potential options for locating a new facility. A variety of options were considered, including expansions of the existing building, interior improvements on the third floor, and a new free-standing building at various locations on the site. Should the City elect to utilize The Hawk property, the project team recommends a free-standing facility be positioned in the south to southeast area of the property, as detailed in the analysis below. Additional master planning of this site is recommended to determine the most suitable location for the building that complements the existing facilities and provides opportunities for additional parking and other features and amenities.

Background

The building, currently known as the Costick Center, was constructed circa 1963. It was home to the City's Special Services Department Administration and much of the City's recreational programming until The Hawk opened in 2021. The Costick Center currently provides much of the City's senior programming, Meals on Wheels, and congregate dining. Through various meetings and conversations with the project team, HRC understands the Costick Center is too large for this current need and is functionally obsolete. As a result, the City has been studying the potential needs and locations for an improved senior and activities center. The majority of this study and work has been done through Sports Facilities Companies (SFC) in conjunction with City staff. The City's team has reviewed the existing Costick Center property, along with alternate site locations, for a new senior center.

The City engaged HRC to specifically evaluate the feasibility of using The Hawk and the surrounding property for a proposed facility. The Hawk Community Center provides a centralized location with existing facilities for the community. The property has signalized pedestrian and vehicular access at 12 Mile Road and offers a shared space for the community as a whole. The City has renovated the lower two floors of The Hawk and the third floor, while not as extensively renovated as the lower levels, has seen moderate improvements and is currently used for a variety of community needs.

SFC developed the City's needs analysis in 2025 that provided several opportunities for public participation and input. The results of this effort provided recommendations that were provided to City Council and shared with the residents, earlier this year. The recommendations for a new senior activities center include a 6-lane swimming pool, locker facilities, a gymnasium, and other amenities with a total required area of approximately 37,000 – 40,000 sft. This new facility / area would likely require approximately 180 new parking spaces. Considering the current use of The Hawk and a potential new senior activity center, additional parking beyond the 180 spaces, is desired.

Options Considered

This feasibility study evaluated options for accommodating this proposed area at The Hawk. These options included building a new facility connected to The Hawk, repurposing the third floor, and constructing a new free-standing facility at different locations on the property. The following options, shown in the attached exhibits, were considered:

- New building (option A) consisting of a swimming pool, gymnasium, and locker facility connected to the NW corner of The Hawk via a new elevated, enclosed, crosswalk.
- New building (option B) consisting of a swimming pool, gymnasium, and locker facility connected to the SW corner of The Hawk via an extension of the existing elevated crosswalk. The existing crosswalk would need to be enclosed.
- Repurposing of the third floor of The Hawk.
- New free-standing building (option C) immediately south of The Hawk, connected via a ground-level, covered crosswalk.
- New free-standing building (option D) in the southeast area of the property.

Based on the information contained in the SFC study, the City is currently studying the costs for constructing a new free-standing building with the desired amenities. These costs could range from \$25M - \$35M depending on the final determinations for size, facilities, and needs.

The options for a new building, connected to The Hawk facility using an elevated, enclosed pedestrian crosswalk requires significant structural improvements and added costs beyond building a new structure adjacent to The Hawk. In addition, the site topography, grading and significant retaining wall construction required for the new access drive and expanded parking lot around the new building options A or B adds significant costs to these options. HRC estimates the options for connecting a new building to The Hawk could cost up to \$10M more than a free-standing building option, increasing the estimated cost to \$35-\$45 Million for options A or B.

HRC explored the options to use the existing third floor of The Hawk for some of the new facilities. A gymnasium on this floor would require the existing roof to be raised 17 feet. This would require significant modifications to the existing HVAC and mechanical systems on the roof and within the building. Structural improvements would be required to the existing columns and framing supports, from the roof down to the building foundations. These improvements and major structural renovations required for a higher roof would require the entire Hawk facility to be closed during construction. This consideration was determined to be unacceptable to the City and it was not explored further.

Lastly, HRC and the City team evaluated options for a free-standing building on the site. Locating the building and additional parking just south of The Hawk, (option C), would impact the existing parking lot and underground detention area on-site. This option would include a covered, at-grade walkway from the new building to The Hawk, with a new access entry on the south side of The Hawk. Options for additional parking with this option are limited.

After discussions and meetings with the City team, the southeast area of the property (option D) offered an ideal location for a new building, the desired parking and it also provided excess space that could be utilized for future community improvements and outdoor areas. This option would serve more as a stand-alone building, and it did not include a connection to The Hawk, at this time. Option D would require the extension of the current access road as shown in the attached exhibit. A new sidewalk would parallel the roadway for campus pedestrians. This site location also includes potential new areas to expand parking for the site.

Recommendation

HRC and the City team worked closely to review the potential options to utilize The Hawk facility and property for a new senior and activities center. The team recommends consideration of a new stand-alone building located generally in the south to southeast area of the property. This would include construction of a new access road, sidewalk, connections to existing pedestrian facilities, and a new parking lot. The building could be one or two stories, as shown in the attached exhibits. In addition, the decision to construct a one- or two-story building will impact the remaining space for future use and also impact project costs. A two-story facility utilizes less property and may be more cost effective, with potential savings of 20% +/- compared to a single-story building.

Additional master planning is recommended for the entire Hawk Community Center site, including this southerly area. This effort will help determine the most suitable location for the new senior and activity center. The ideal location will incorporate and complement the existing facilities, accommodate additional parking, needs and provide opportunities for future amenities and features.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Charles E. Hart, P.E.
Vice President / Partner

CEH/ceh
Attachment

pc: City of Farmington Hills; Karen Mondora
HRC; JMG, JQD, File



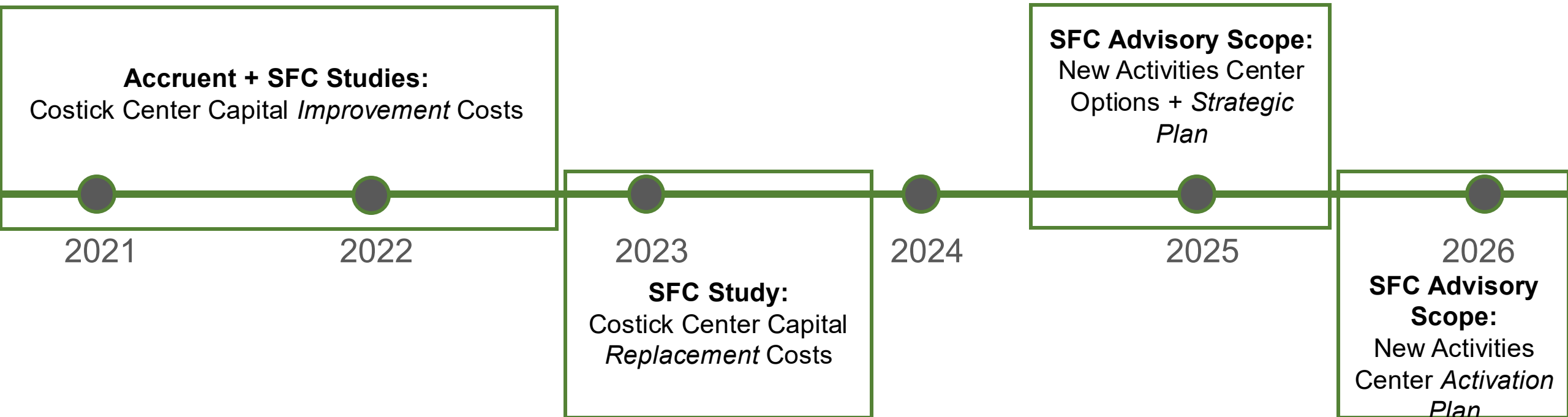
NEW ACTIVITIES CENTER PROJECT LOCATION OPTIONS



AGENDA

- History & Timeline
- Community Engagement Summary
- Site Options & Feasibility Assessment
- Comparative Cost Implications
- Proposed Timeline for New Activities Center
- Staff Comments
- Q&A

HISTORY & TIMELINE

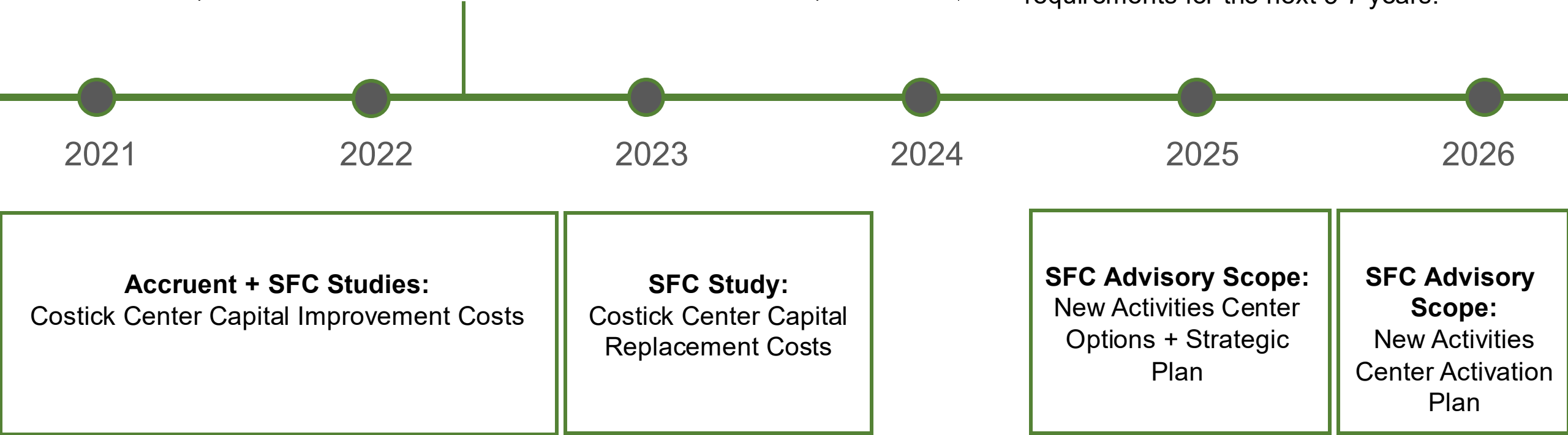


HISTORY & TIMELINE

Costick Facility Investment Needs	Total
Accruent Study - Facility System Renewals	\$12,900,000
Counsleman-Hunsaker Audit - Pool Systems Renewals	\$606,000
Total Facility System Renewals (Capital Expenditure Needs)	\$13,506,000

Improvement Notes:

- Accruent Study: 2018 dollars
- CH Study: 2021 dollars
- **2025 Adjustment: \$22-\$27+ million**
- This investment would cover replacement requirements for the next 5-7 years.



HISTORY & TIMELINE

USE OF FUNDS	
Land Cost	\$0
Hard Costs	\$11,595,289
Specialty Equipment Costs	\$265,865
Furniture, Fixtures, and Equipment	\$578,879
Soft Costs Construction	\$1,902,193
Soft Costs Operations	\$869,846
Escalation	\$1,119,603
Working Capital Reserve	TBD
TOTAL USE OF FUNDS	\$16,331,675

Replacement Notes:

- 2022 study showed building costs only; did not include access improvements or site-specific costs.
- **2025 Adjustment: \$27.2 million**



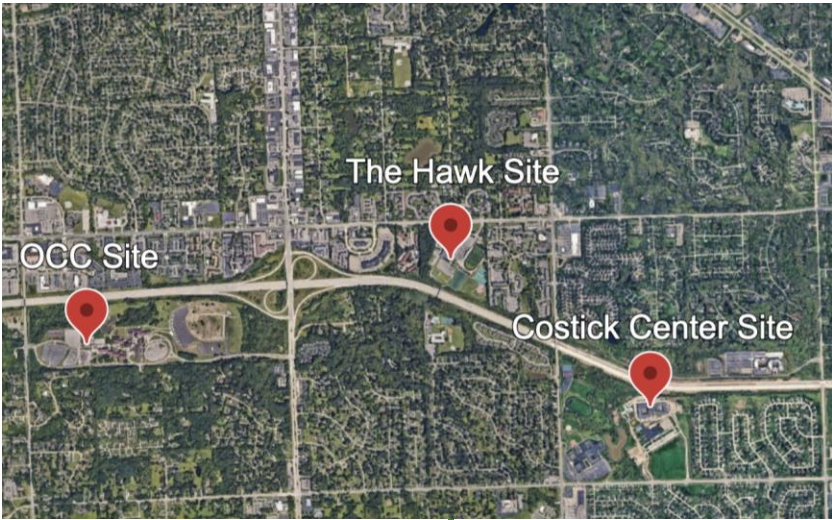
Accruent + SFC Studies:
Costick Center Capital
Improvement Costs

SFC Study:
Costick Center Capital
Replacement Costs

SFC Advisory Scope:
New Activities Center
Options + *Strategic Plan*

SFC Advisory Scope:
New Activities
Center *Activation Plan*

HISTORY & TIMELINE



Accruent + SFC Studies:
Costick Center
Capital Improvement Costs

SFC Study:
Costick Center Capital
Replacement Costs

SFC Advisory Scope:
New Activities Center
Options + *Strategic Plan*

SFC Advisory Scope:
New Activities
Center *Activation Plan*

COMMUNITY ENGAGEMENT

IMMERSIVE COMMUNITY OUTREACH & ENGAGEMENT

Face-to-Face
Technology Driven
Existing Data



IMMERSIVE COMMUNITY OUTREACH & ENGAGEMENT



Touchpoints:

- **Public Listening Sessions**
 - December 2024
 - February 2025
 - April 2025
- **Focus Group Interviews**
 - Formal and Informal
 - December 2024 – April 2025
- **Project Website with Survey**
 - February– March 2025
- **Leadership Feedback Loop**
 - February – June 2025
- **Historic Data**
 - 2021-2025

COMMUNITY ENGAGEMENT FEEDBACK



Location:

- Strong **opposition to Activities Center being attached** to The Hawk (especially if on 2nd or 3rd floor)
- Strong desire to keep "**dedicated feel**" of the Costick Center

COMMUNITY ENGAGEMENT FEEDBACK



Costick Center Physical Assets:

- Noting that the **facility's quality and functionality are declining**
- **Most desired** assets:
 - **Pool** (inclusive of lap lanes and therapy)
 - **Pickleball** courts
 - Indoor **walking track**
 - **Group exercise** spaces
 - **Gathering** space/coffee bar
- Strong desire for **single story building**

COMMUNITY ENGAGEMENT FEEDBACK



Programs and Services:

- Strong connection to **existing staff**
- Request for **expanded times**, particularly evenings and weekends
- Request for **more classes** and programs for both active and passive recreation

COMMUNITY ENGAGEMENT FEEDBACK

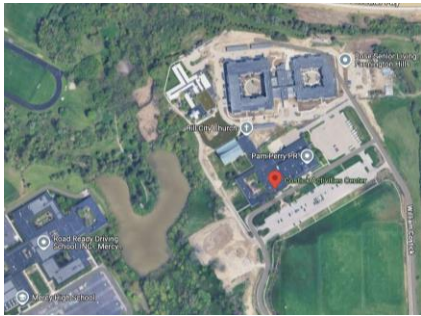


Affordability:

- **Price sensitivity**, particularly relative to daily entry fees at The Hawk
- Recognition of need to focus on **fiscal responsibility**
- **Concern over increased taxes**

NEW ACTIVITIES CENTER SITE OPTIONS & FEASIBILITY ASSESSMENT

SITE OPTIONS & ASSESSMENT: SERVICE AREA COMPARISON



Key Market Stats: 10-Minute Drive Time			
Key Stat Category	Costick Center Site	The Hawk Site	OCC Site
Population Size	62,709	80,643	90,894
Children/Teens	11,538	15,362	17,115
50+	27,285	36,055	38,703
Median Age	44.2	45.2	43.3
Median Household Income	\$74,082	\$87,046	\$93,479
Memberships/Clubs	\$293	\$349	\$354
Participative Sports	\$126	\$151	\$154
Recreation Lessons	\$149	\$184	\$193

SITE OPTIONS & ASSESSMENT: SITE BENEFITS AND CHALLENGES



OCC SITE

Key Benefits:

- **Largest population** within 10-minute service area of the three sites
- Creates opportunity for **integrated education** initiatives (e.g., health sciences)
- Can utilize **existing infrastructure** (traffic signal, parking, and utilities)
- Maximizes opportunity for **land sale** and **property tax** income
- Offers “**dedicated space**” feel during peak 50 & Better program times

Key Challenges:

- Expected to **require land lease**
- Limited **site control by City** (e.g., use of shared parking)
- Reduces FHSS **operational efficiency** opportunities
- Will require brief **adjustment period** for new recreation location

SITE OPTIONS & ASSESSMENT: SITE BENEFITS AND CHALLENGES

COSTICK CENTER SITE

Key Benefits:

- Established, **preferred location** for 50 & Better participants
- Creates **partnership opportunities** with Rose Senior Living
- Can utilize **existing infrastructure** (parking and utilities)
- Maintains “**dedicated space**” feel during peak 50 & Better program times

Key Challenges:

- **Smallest population** within 10-minute service area of the three sites
- Reduction of **land sale** income opportunity
- Reduction of **property tax** income opportunity



SITE OPTIONS & ASSESSMENT: SITE BENEFITS AND CHALLENGES

THE HAWK SITE

Key Benefits:

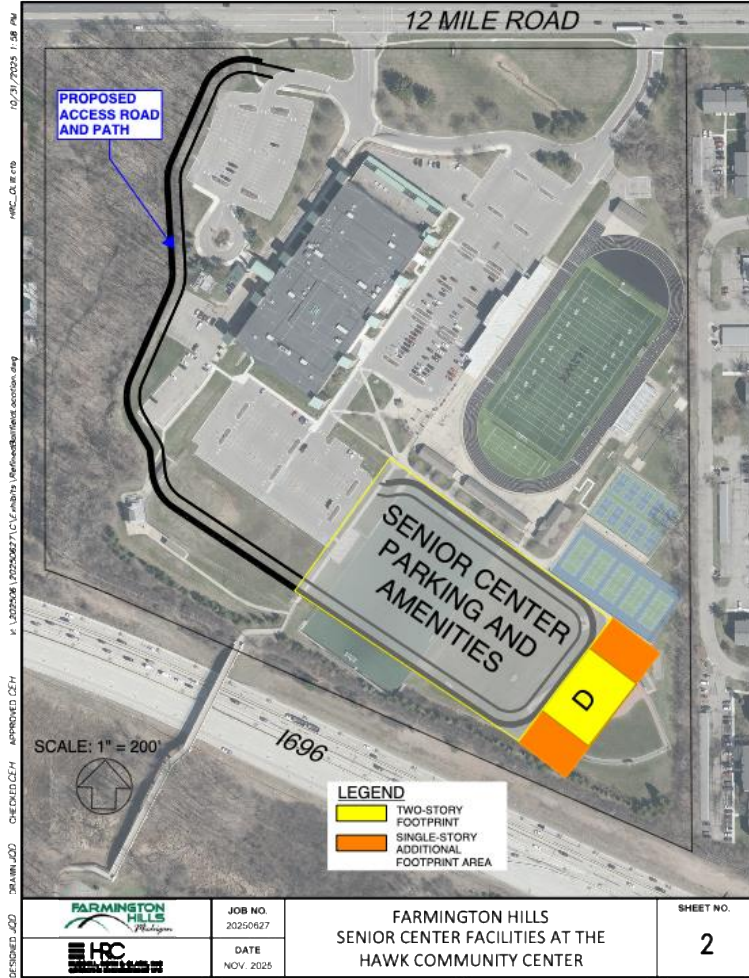
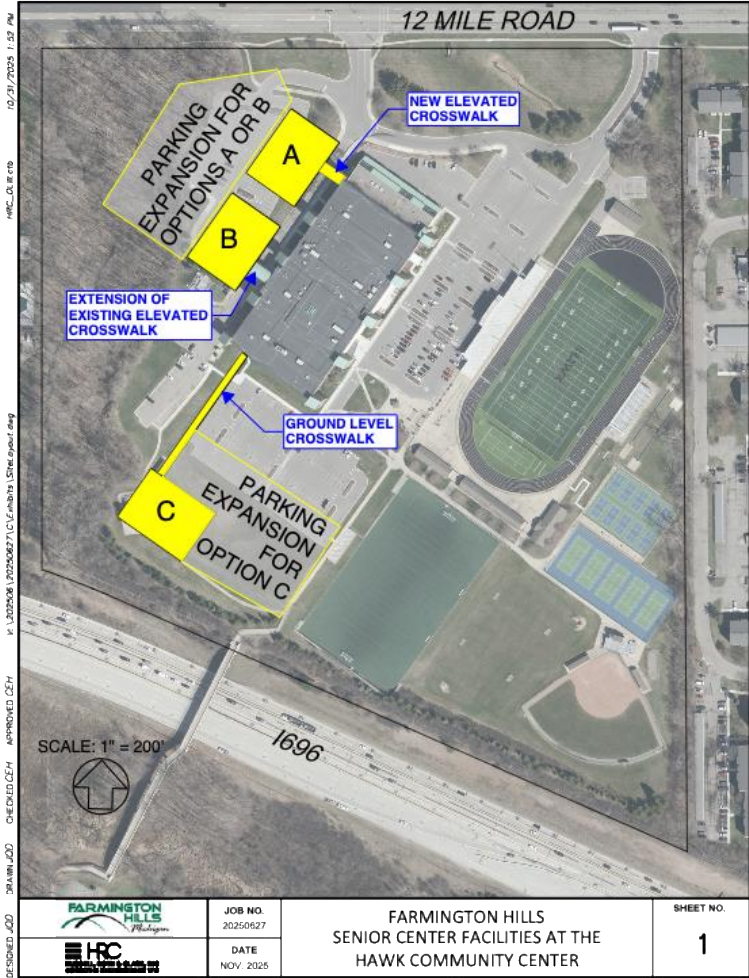
- Creates opportunity for **operational efficiencies** (staffing and programming)
- Creates a **central campus/community hub for active recreation** and service offerings
- Maximizes opportunity for **land sale** and **property tax** income (if Costick is sold)
- Maintains “**dedicated space**” feel during peak 50 & Better program times (If stand-alone facility on Hawk property)

Key Challenges:

- Reduces feeling of a “**dedicated space**” during “peak” 50 & Better programming if attached to the Hawk (primarily when school is out of session)
- Requires **additional parking**
- May **reduce outdoor program** opportunities



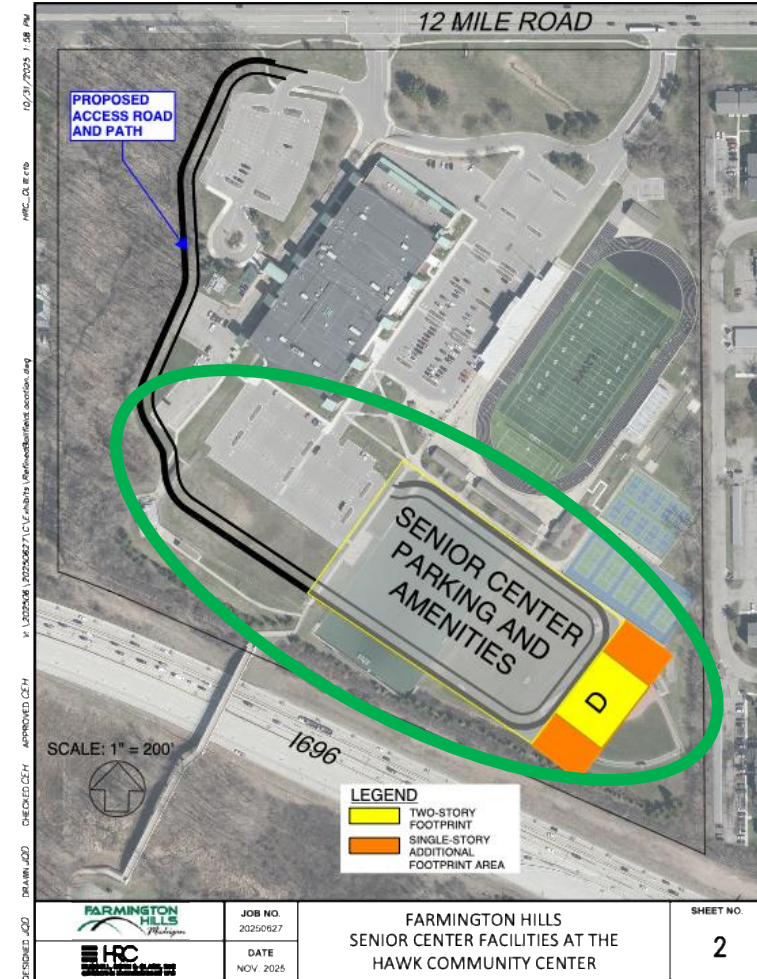
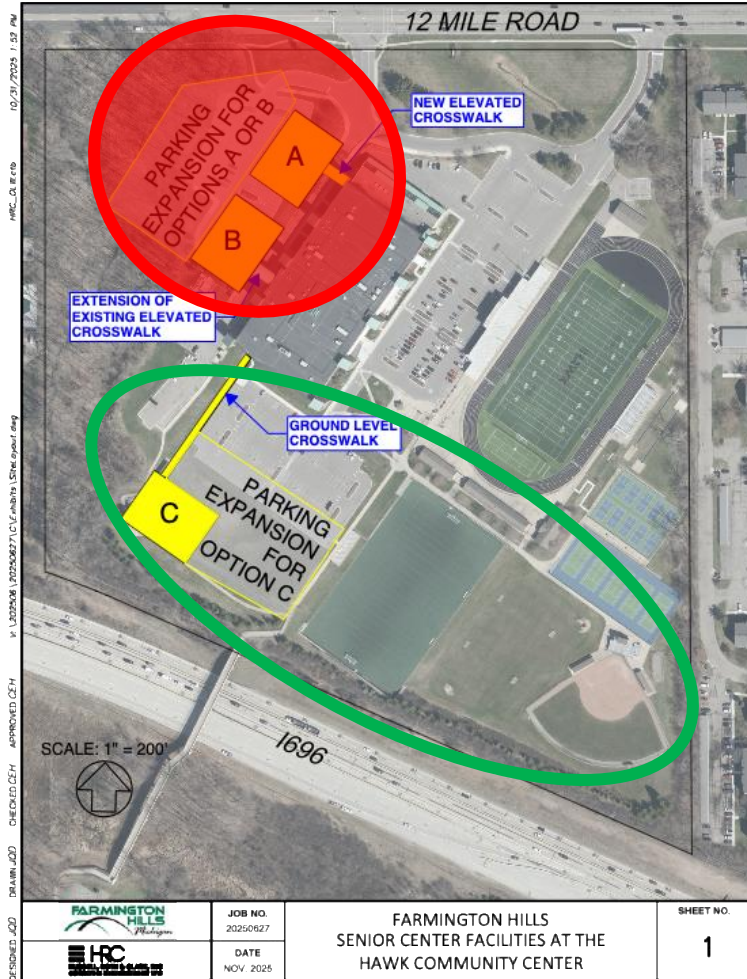
HRC FEASIBILITY STUDY: HAWK SITE OPTIONS



©2025 Hubbell, Roth and Clark, Inc. All Rights Reserved.

©2025 Hubbell, Roth and Clark, Inc. All Rights Reserved.

HRC FEASIBILITY STUDY: HAWK SITE OPTIONS



COMPARATIVE CAPITAL & ONGOING EXPENSE IMPLICATIONS

	Costick Center Site	OCC Site	Hawk Site (Scen. 3)
Capital Development Costs			
Activities Center Building Expenses	\$30,000,000	\$30,000,000	\$30,000,000
Road/Access Road Expenses	\$0	\$0	\$2,500,000
5-Year Land Lease Expenses	\$0	Unknown*	\$0
Offsetting Income and Operational Savings			
Net Proceeds from Costick Site Land Sale	(\$2,000,000)	(\$3,000,000)	(\$3,000,000)
5-Year Residential Development Property Taxes	(\$500,000)	(\$750,000)	(\$750,000)
5-Year Operational Savings	\$0	\$0	(\$1,500,000)
Total Comparative Cost	\$27,500,000	\$26,250,000*	\$27,250,000

*Long-term lease payments would be required and would raise the overall cost of using the OCC site.

PROPOSED TIMELINE FOR NEW FACILITY

Pre-Development	Months 1-12
New Activities Center Site Decision	<div><div></div></div>
Activities Center Funding Process	<div><div></div></div>
Hawk Site Master Plan	<div><div></div></div>




Development	Months 1-12	Months 12-24	Months 25-36
Design and Cost Estimating	<div><div></div></div>		
Construction RFP Process	<div><div></div></div>		
Site Prep	<div><div></div></div>		
Construction		<div><div></div></div>	<div><div></div></div>
FF&E Installation			<div><div></div></div>
Soft Opening			<div><div></div></div>
Grand Opening			<div><div></div></div>

PROPOSED TIMELINE FOR NEW FACILITY

Pre-Development	Months 1-12
New Activities Center Site Decision	
Activities Center Funding Process	
Hawk Site Master Plan	









Development	Months 1-12	Months 12-24	Months 25-36
Design and Cost Estimating			
Construction RFP Process			
Site Prep			
Construction			
FF&E Installation			
Soft Opening			
Grand Opening			

PROPOSED TIMELINE FOR NEW FACILITY

Pre-Development	Months 1-12
New Activities Center Site Decision	
Activities Center Funding Process	
Hawk Site Master Plan	

Timeline for the overlap or transition from Pre-Development to Development will depend on:

- Funding structure
- Availability of funds
- Council's direction

Development	Months 1-12	Months 12-24	Months 25-36
Design and Cost Estimating			
Construction RFP Process			
Site Prep			
Construction			
FF&E Installation			
Soft Opening			
Grand Opening			

STAFF COMMENTS

Two KEY reasons staff prefer The Hawk site for the new Activities Center

1. Operational Efficiencies

- **Better use of resources**- Using labor, equipment, and materials more wisely
- **Cost savings** - Bringing everything onto one campus helps reduce costs while improving productivity.
- **Smoother workflows** - Simplifying processes and removing steps that don't add value.

2. Consolidation to one campus aligns with Council's recently adopted Mission, Vision, and Goals

- **Cultivate Placemaking & Community Hubs** - Creating a single, central campus encourages social interaction, improves accessibility, and supports a wider variety of activities in one place.
- **Foster a Welcoming Community** - A unified campus makes it easier for people to gather, participate, and build meaningful connections.
- **Uphold Community Safety & Well-being** - Bringing services together in one location supports safer, more consistent operations and enhances the overall well-being of residents.



THANK YOU!



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 24, 2025

DEPT: Planning and Community Development

RE: Request to Reconsider Cluster Site Plan 54-4-2025 - Forest at Riverwalk

ADMINISTRATIVE SUMMARY:

Applicant: Forest at Riverwalk Development LLC

Owners: Forest at Riverwalk Development LLC

Sidwell: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043

Zoning: RA-3 One-Family Residential District

Master Plan: Single Family Residential

Location: South side of Folsom Road, between Parker Avenue and Lundy Drive

Description of Request: Forest at Riverwalk Development LLC has formally requested a reconsideration of the City Council motion to deny Cluster Site Plan 54-4-2025. The request further proposes modifications to the proposed roadway. The proposed layout would create a turnaround and an unpaved connection to Parker with a breakaway gate for emergency access.

The request is for reconsideration of the revised plans by the City Council at a regular meeting date in January 2026.

Proposal Background: The subject application more generally proposes a Cluster Site Plan to develop 16.3 net acres into a subdivision of 33 single-family detached homes at a maximum density of 2.6 units per acre.

PROCEDURAL HISTORY:

- February 15, 2024- Planning Commission qualifies the site for Cluster Option at a Public Hearing with a density of 2.6 units per acre (6-0)
- August 21, 2025 - Planning Commission preliminary hearing and set for public hearing (6-0)



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- September 18, 2025 - Planning Commission public hearing and recommendation to City Council (6-0)
- November 10, 2025 - City Council regular meeting, motion to deny (5-1)

ATTACHMENTS:

- Request for Reconsideration, narrative and exhibits from Forest at Riverwalk dated November 20, 2025
- Giffels Webster's review, dated July 22, 2025
- City Engineer's interoffice correspondence, dated July 24, 2025
- Fire Marshal's interoffice correspondence, dated July 25, 2025
- February 15, 2024, Planning Commission regular meeting minutes
- August 21, 2025, Planning Commission regular meeting minutes
- September 18, 2025, Planning Commission public hearing meeting minutes
- November 10, 2025, City Council regular meeting minutes

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

Approved by: Gary Mekjian, P.E., City Manager

FOREST AT RIVERWALK DEVELOPMENT LLC

31355 W. Thirteen Mile Road, Suite 200
Farmington Hills, Michigan 48334

November 20, 2025

City Council
City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, Michigan 48336-1103

Re: Cluster Site Plan 54-4-2025
South side of Folsom Road
Between Parker Avenue and Lundy Drive

Received

NOV 20 2025

City of Farmington Hills
Planning Dept.

Members of Council,

Forest at Riverwalk Development LLC is requesting the Farmington Hills City Council to reconsider the decision to deny our request for approval of a proposed cluster site plan for 33 single family homes on our property south of Folsom Road.

We have been considering the various concerns of our neighbors and the Members of City Council who opposed our proposed site plan. Since the last meeting we have studied ways to modify the site plan to respond to those concerns. We are submitting with this letter a revised site plan which removes the road which runs to Parker Avenue and replaces it with a gated (breakaway gate) unpaved access road which can be used by EMS vehicles, fire trucks and police vehicles for emergencies. There will be no public access to or from Parker Avenue into the Forest at Riverwalk community. A public road will not exist next to the home of the neighbor who lives on Parker Avenue. Traffic will not enter or exit our community onto Parker Avenue, yet emergency vehicles will have access to and from the community at the south end. Accompanying this letter is a preliminary drawing of a section of the site plan showing the emergency access road rather than a public road.

We have again reviewed the storm water drainage plan for the site and confirmed that the storm water system that has been designed by our engineers will remove all rainwater, surface water and storm water from the developed portion of Forest at Riverwalk and transport it through swales and underground storm water pipes into the detention basin at the southeast corner of the developed portion of the site. A highlighted copy of the storm water drainage system showing the swales, catch basins and storm water drainage pipes accompanies this letter. The site will be graded as shown on the grading plan so that all rainwater, surface water or storm water will flow into the swales and then to the rear yard catch basins or toward the street and into the roadway catch basins. No rainwater, surface water or storm water will flow from the Forest at Riverwalk community onto the property of the adjacent homeowners. In fact, because the ground level of much of the property west of the proposed development is at a higher elevation than the

elevation of our proposed development, surface water is likely to flow from the property of the adjacent property owners to the west on to the area of the proposed development. The drainage system of the proposed development has been designed to accommodate the estimate of the additional storm water drainage that may come from adjacent parcels. In some locations adjacent properties to the east of our property may be receiving runoff from our property. After the site is developed, any surface water running from our property to the east will be captured by our swales and catch basins and transported by storm water pipes to the detention basin. The surface water and groundwater around the basement wall of the homes that will be built is drained to a sump pump in the basement of the home. The water discharged from the sump pumps is transported by plastic pipe to the underground storm water pipes in the rear yard and then to the detention basin.

As mentioned by our engineer during the public hearing, the storm water detention basin has been designed to be larger than required for the proposed development to accommodate any additional storm water that flows from the adjacent property onto the area of the proposed development. The outlet from the detention basin has been restricted to be sure that water flowing out of the detention basin into the adjacent stream will not cause the stream to overflow during intense rainstorms. These plans were submitted to the City of Farmington Hills Engineering Department for review. If the City Council agrees to reconsider its decision not to approve our proposed Cluster Site Plan, our engineer will meet with the City Engineer to review the proposed storm water management system in more detail to be sure that the system has been designed to properly handle all surface water from the site as well as from the adjacent properties.

Accompanying this letter is a site plan which shows a proposed subdivision which meets all the requirements of the current RA-3 Zoning designation of our property. The lots are 80 feet wide and will result in larger homes being built on the site. This site plan eliminates more of the green space. Traffic will flow between Folsom Road and Colfax Avenue, rather than traffic flowing only to and from Folsom Road. We decided to use the cluster option to increase the amount of green space that would be preserved.

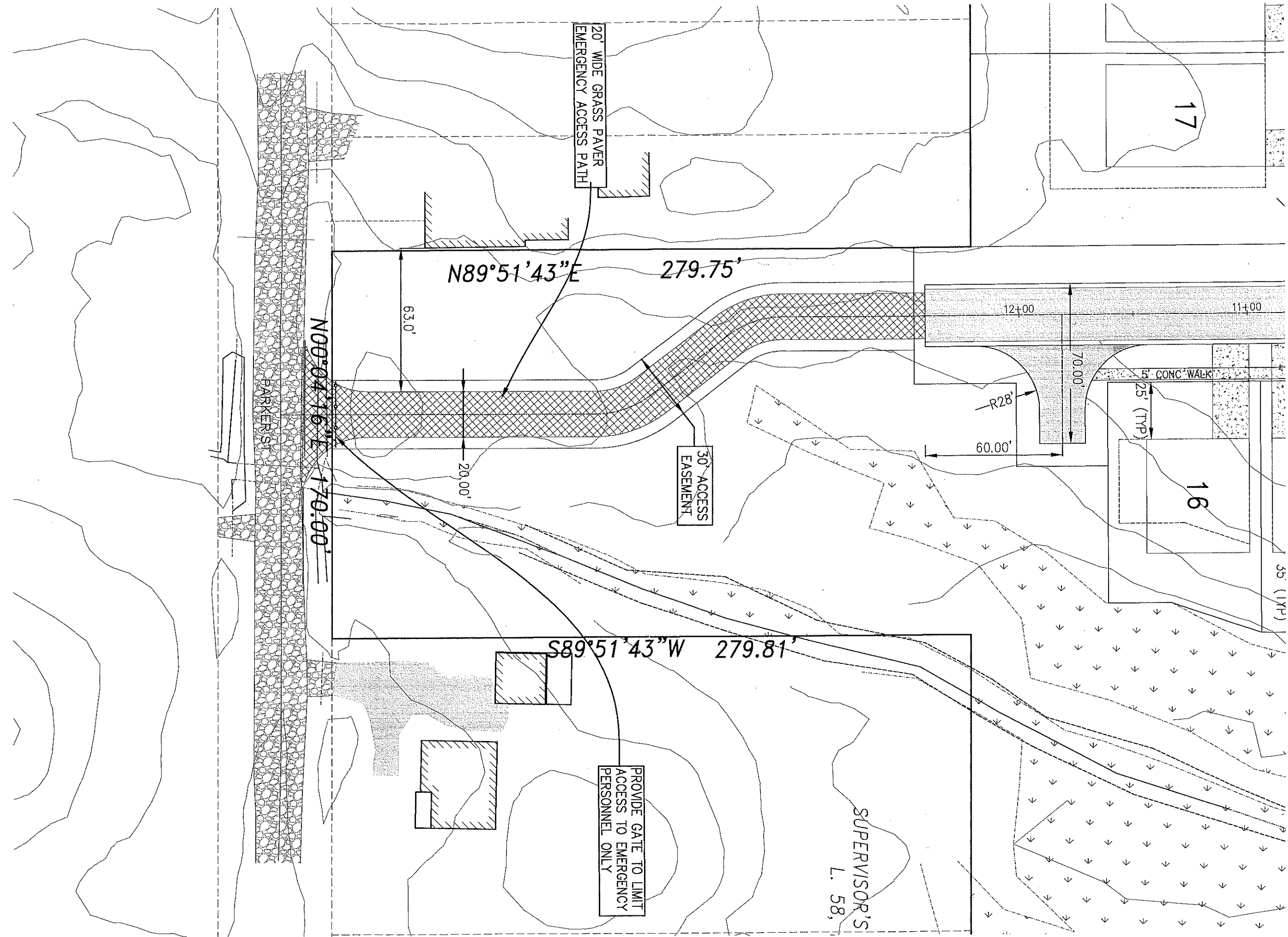
We will be available at your meeting on November 24 to answer any additional questions that you may have concerning the proposed modifications to the Cluster Zoning Site Plan or the alternative RA 3 Site Plan which we introduced with this letter. We would like to have the City Council agree to reconsider our application to approve the cluster site plan and then postpone its reconsideration until a regularly scheduled meeting in January to provide Forest at Riverwalk Development LLC time to review the revised site plan in detail with the City Engineer, City Planner, Fire Department and Police Department.

Forest at Riverwalk Development LLC hopes that you will reconsider your decision to deny our request to approve the Cluster Zoning Site Plan.

FOREST AT RIVERWALK DEVELOPMENT LLC



Stuart L. Michaelson, Manager



THE FOREST AT RIVERWALK

PART OF THE NORTHEAST 1/4 OF SECTION 34

TOWN 1 NORTH, RANGE 9 EAST

CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



SITE DATA

ZONING: RA-3
MINIMUM LOT AREA: 10,000 SF
MINIMUM AVERAGE PER SUBDIVISION: 12,500 SF
MINIMUM LOT WIDTH: 80 FT.
LOT COVERAGE: 35% MAX.

MINIMUM YARD SETBACKS:

FRONT: 30 FT.
REAR: 35 FT.
SIDE: 8' ONE SIDE
20' TOTAL TWO

EXISTING

RA-3
10,000 SF
12,500 SF
80 FT.
35% MAX.

PROPOSED

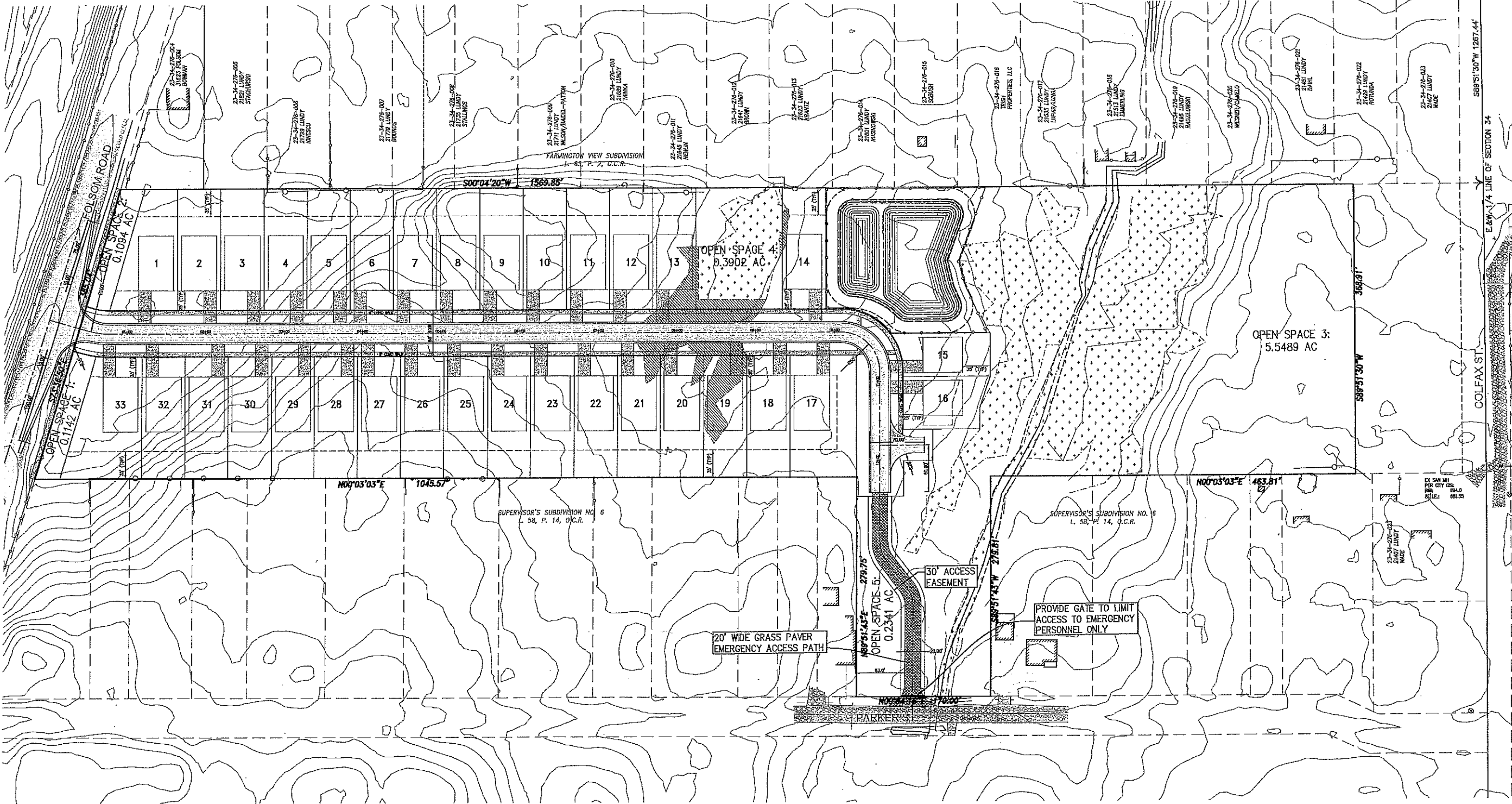
RA-3, CLUSTER OPTION
6,600 SF
8,857 SF
55 FT.
35% MAX.

SITE AREA: 14.8621 ACRES
UNITS PROPOSED: 33 UNITS
DENSITY: 2.22 UNITS/ACRE

OPEN SPACE: 6.40 ACRES
6.40 / 14.8621 = .431 ~ 43.1%

8 MILE RD.
VICINITY MAP
NOT TO SCALE

E. 1/4 CORNER
SEC. 34,
T.1N., R.9E.



REGULATED WETLAND
WETLAND IMPACT AREA
= 0.3251 ACRES

SITE PLAN

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

STATUS:

DATE: 11-19-2025

PROJECT NO. 2025.02

JOB NO. 2025.02

OWNER: MR. STUART MICHAELSON

DEVELOPER: WINDMILL KRIE NEW DEVELOPMENTS

ADDRESS: 31333 W. THIRTEEN MILE ROAD, SUITE 200

CITY: FARMINGTON HILLS, MI 48334

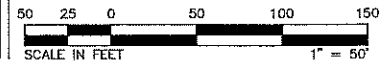
SHEET
01

THE FOREST AT RIVERWALK

PART OF THE NORTHEAST 1/4 OF SECTION 34

TOWN 1 NORTH, RANGE 9 EAST

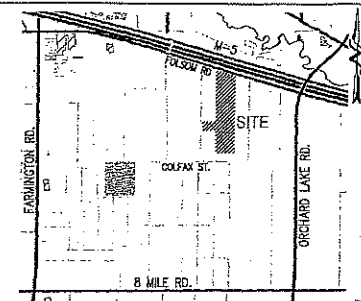
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



SITE DATA

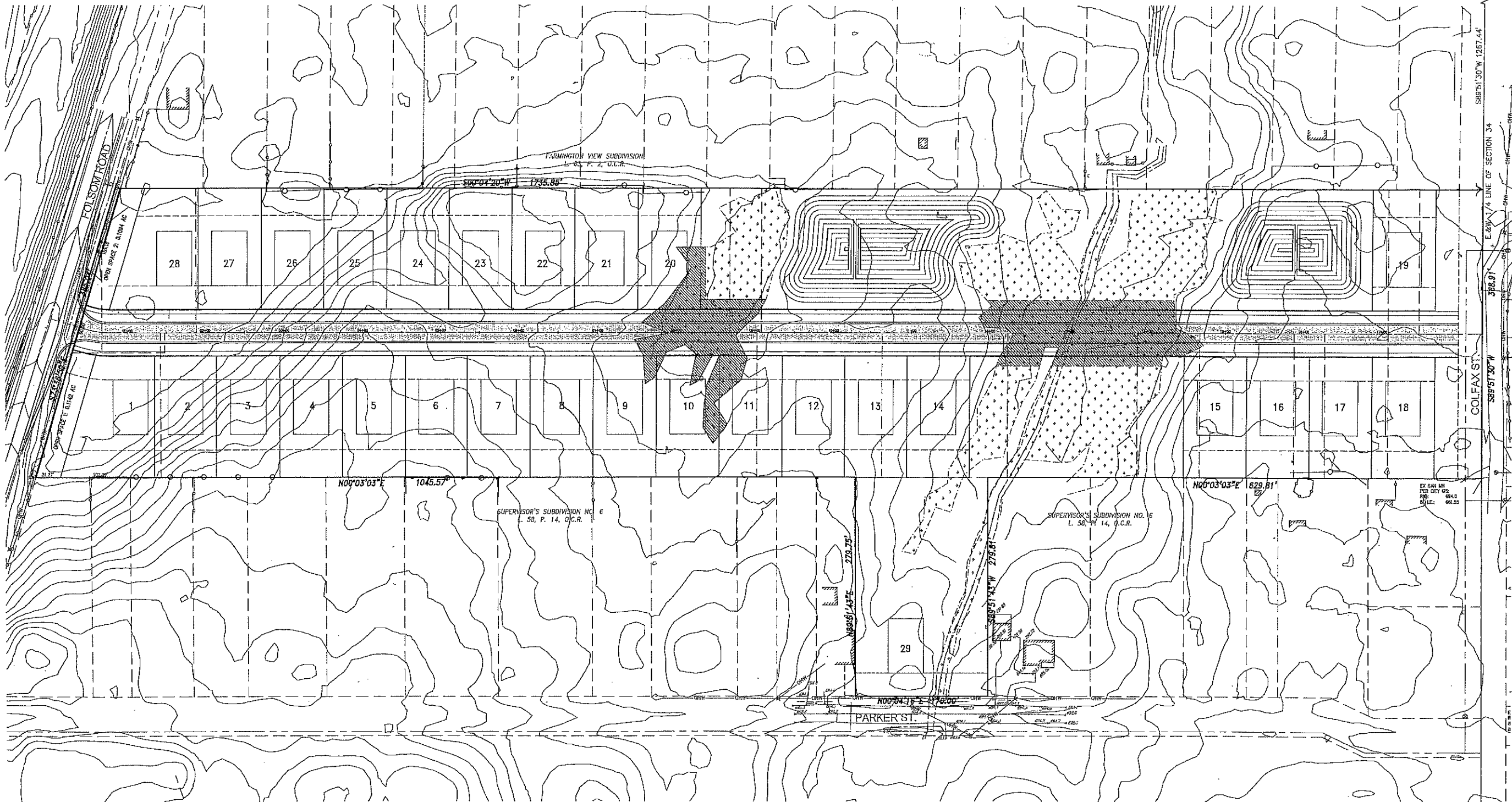
ZONING: RA-3
MINIMUM LOT AREA: 10,000 SF
MINIMUM AVERAGE PER SUBDIVISION: 12,500 SF
MINIMUM LOT WIDTH: 80 FT.
LOT COVERAGE: 35% MAX.
MINIMUM YARD SETBACKS:
FRONT: 30 FT.
REAR: 35 FT.
SIDE: 8' ONE SIDE
20' TOTAL TWO

SITE AREA: 16.27 ACRES
UNITS PROPOSED: 29 UNITS
DENSITY: 1.78 UNITS/ACRE



VICINITY MAP
NOT TO SCALE

E 1/4 CORNER
SEC. 34
T.1N., R.9E.



REGULATED WETLAND

WETLAND IMPACT AREA



WETLAND IMPACT AREA
= 0.7837 ACRES

SITE PLAN

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

ENGINEERS, SURVEYORS

Michael L. Priest & Associates, Inc.
40665 Koppernick Road, Canton, MI 48107
Phone: (734) 459-8560
Fax: (734) 459-2585

MLP
AND ASSOCIATES, INC.

STATUS:

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL HILL NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 11-13-2025

FILE: EDP
JOB NO. 2023.02

SCALE: 1" = 60'

SHEET

01

July 22, 2025

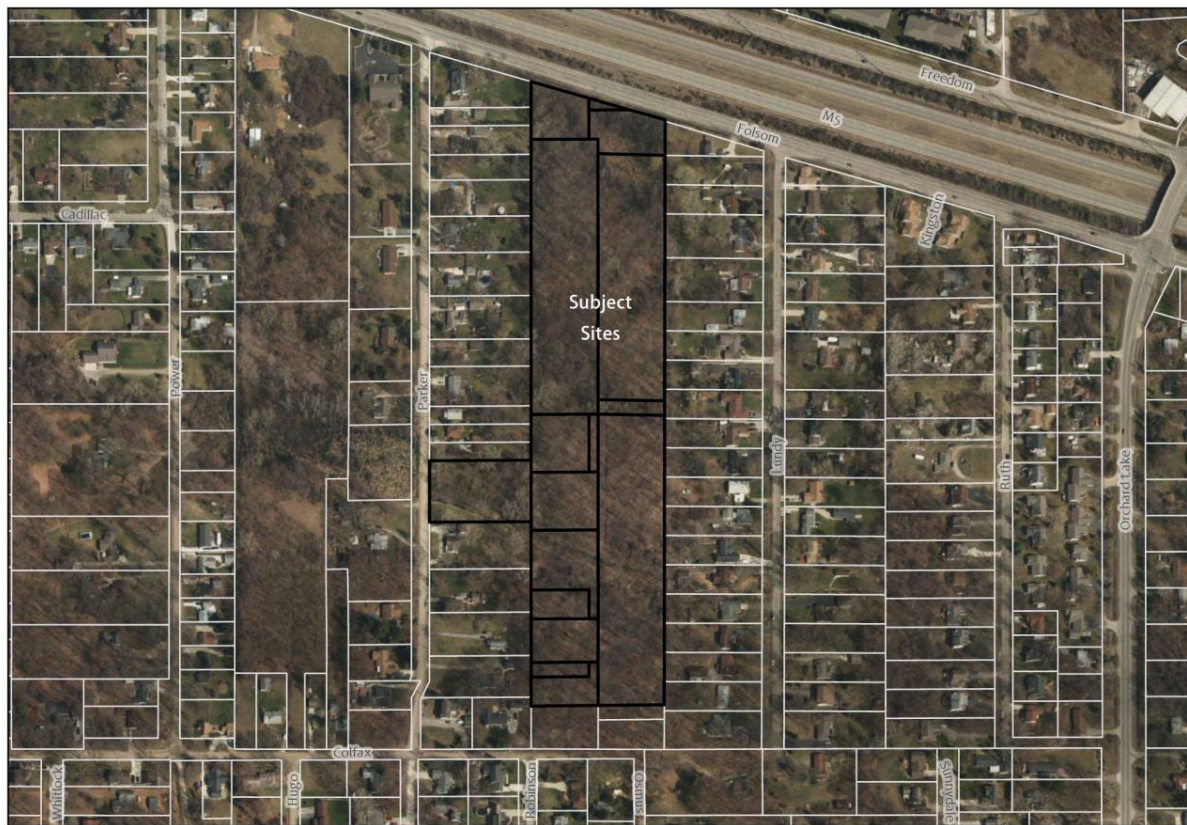
Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336



Cluster Site Plan

Case: 54-4-2025
Site: Vacant Folsom Rd; 16.3 acres (all or parts of 16 parcels)
Applicant: Forest at Riverwalk Development
Plan Date: 2/25/2024 (updated 6/12/2025)
Zoning: RA-3 Single Family

We have completed a review of the application for cluster site plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.



0 250 500 750 1,000 Feet

giffels
webster
May 28, 2019

SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The parcel is zoned RA-3 Single Family Residential.
2. **Existing site.** The subject property is located south of M-5 between Farmington Road and Orchard Lake Road. The property runs from M-5 south to Colfax Road, which is 8 ½ Mile. The existing site is entirely undeveloped and heavily wooded, with several areas of wetland. It consists of all or part of 16 separate parcels. Generally, it is a trapezoid connecting Folsom to Colfax, though one small portion juts westward and fronts on Parker Street, and the lots connecting the site to Colfax are kept as outlots and not part of the proposed cluster. The total acreage of the site is 16.29 acres. 2.47 acres is right-of-way, leaving 13.83 net acres.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	M-5	M-5
East	RA-3	Single Family Homes
South	RA-3	Single Family Homes
West	RA-3	Single Family Homes

4. **Site configuration and access.** The site is accessible from Folsom Road and Parker St.

Cluster Qualification:

This plan received a preliminary determination that it qualifies for a one-family cluster under item 2.A.i. at the February 15, 2025, Planning Commission meeting.

MOTION by Aspinall, support by Stimson, to make a preliminary determination that One-Family Cluster Option 1, 2023, dated October 13, 2023, submitted by Forest at Riverwalk Development, LLC, meets the following qualification standards as set forth in Section 34- 3.17.2.B. of the Zoning Ordinance: ii, vi, and viii; permitting a maximum density of 2.6 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Under Section 34-3.17 One Family Cluster Option, the Planning Commission may make a determination that the site qualifies for a One Family Cluster based on the following criteria and procedures.

2. Conditions for qualification:
 - A. Qualification for the cluster option shall be based on two (2) findings by the planning commission with final density dependent upon whether or not the site qualifies under both findings:
 - i. **First, the planning commission shall find that the parcel will qualify for the cluster development option as defined in Section 34-3.17.2.B.i-viii. Development would be at the single family densities permitted in subsection 34-3.17.3.A. This finding must be made in all cases.**
Section 34-3.17.2.B.i-viii is addressed below. Section 34-3.17.3.A permits 2.6 units per acre for a One Family Cluster in the RA-3 district under this item.
 - ii. Second, the planning commission may additionally find that the parcel is located in a transition area or is impacted by nonresidential uses or traffic on major or secondary thoroughfares or other similar conditions. If the planning commission makes such a finding, it may permit an increase in density up to the maximum densities established in subsection 34-3.17.3.B.

Under standard i. above, 42 units are available on 16.3 acres. Standard ii. would permit up to 63 units. The plans at the time showed 38 units and have been revised down to 33 units.

Section 34-3.17.2.B.i-viii. “The planning commission may approve the clustering or attaching of buildings on parcels of land under single ownership and control which, in the opinion of the planning commission, have characteristics that would make sound physical development under the normal subdivision approach impractical because of parcel size, shape or dimension or because the site is located in a transitional use area or the site has natural characteristics which are worth preserving or which make platting difficult. In approving a parcel for cluster development, the planning commission shall find at least one of the following conditions to exist:”

- i. The parcel to be developed has frontage on a major or secondary thoroughfare and is generally parallel to such thoroughfare and is of shallow depth as measured from the thoroughfare.
- ii. **The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.**
- iii. The parcel is shaped in such a way that the angles formed by its boundaries make a subdivision difficult to achieve and the parcel has frontage on a major or secondary thoroughfare.
- iv. A substantial portion of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots of the development abutting the major thoroughfare.
- v. A substantial portion of the parcel's perimeter is bordered by land that is located in other than an RA district or is developed for a use other than single-family homes.
- vi. **The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.**
- vii. The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten (10) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than the exceptional or infrequent features of the site. The topography is such that achieving road grades of less than that permitted by the city would be impossible unless the site were mass graded. The providing of one-family clusters will, in the opinion of the planning commission, allow a greater preservation of the natural setting.
- viii. **The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.**

We have bolded the items of this subsection that the PC cited in its qualification motion.

Cluster Site Plan:

1. **Summary of Plan.** A concept plan showing 38 lots was submitted at qualification; this number has since been decreased to 33 units, which is permitted on 16.3 acres under the cluster option. The plan shows road connections to Folsom Road and Parker Street. A large area of wetland is shown at the southern end of the property; the lots have been configured to generally avoid containing wetland.
2. **Master Plan.** The property is designated Single Family Residential on the Future Land Use Map. It does not fall into any Special Residential Planning Areas, nor any other special study areas. Surrounding properties have the same designation.
3. **Residential Densities Map.** The residential densities map designates this land as medium density. This category includes the RA-3 and RA-4 districts.

4. **Dimensional Standards.** The cluster option allows the dimensional standards of the district to be waived. This table compares the proposal to district standards

Standard	Required in RA-3 (standard)	Proposed
Front Setback	30 ft	25 ft
Side Setback	8 ft least side/20 ft total	5 ft least side/10 ft total
Rear Setback	35 ft	35 ft
Building Height	25 ft	Not addressed on plans
Min Lot Size	12,500 sq ft (avg 10,000 sq ft)	Smallest: 7,795 sq ft; typical: 8,470 sq ft
Min Lot Width	80 ft	Typical is approx. 55 ft

5. **Separation Standards.** Per Section 34-3.17.4.B., “Spacing between groups of attached buildings or between groups of four (4) unattached buildings shall be equal to at least twenty (20) feet in an RA-3 district, measured between the nearest points of adjacent buildings.” The plan meets this standard with increased side setbacks on lots 4 and 5.
6. **Cluster Standards.** Cluster developments must meet the design standards of subsection 34-3.17.4.
- Garages must be set back 20 feet. *All lots have a minimum front setback of 25 feet.*
 - The side of a cluster facing a major or secondary thoroughfare must be set back 25 feet. *This standard is met.*
 - No building may be placed within 25 feet of any property line. *This standard is met.*
 - 15% of the development must be set aside as open space. *This standard is met.*
 - If it has not already been provided, the applicant must provide a copy of the EGLE permit allowing impacts to wetlands on Lots 13, 14, 19, 20, and 21.
7. **Lighting.** No general lighting of the site or street appears to be proposed.
8. **Superimposed aerial.** During cluster qualification, the planning commission cited standards 34-3.17.2.B.ii., vi, and viii. Per Section 34-3.17.5.C.iii, parcels qualifying under items vi and viii **are required** to submit a sheet superimposing the plan on an aerial image. A superimposed aerial was provided.

Tree Removal (Section 5.18)

The site contains 1,489 trees, 629 of which are proposed to be removed, per the Landscape Plan. This includes 86 landmark trees, totaling 2144.1 inches. **The tree inventory table appears to have some minor discrepancies which shall be corrected and plantings should be updated to meet the correct requirements. The table indicates the removal of 637 trees, including 86 landmark trees totaling 2122.5 inches. There is a discrepancy of 8 non-landmark trees.**

Landscaping

- Street Trees.** 45 street trees are proposed. Street tree requirements are met.
- Cost Estimate.** A cost estimate has been provided. *The cost estimate must be submitted prior to final review, per Section 3.17.5.C.iv.a.*
- Buffering / Transition Area.** A buffer is required adjacent to one-family districts.

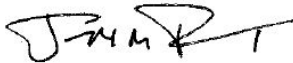
The type of buffer will be impacted by whether the cluster units are detached or attached. Per the Zoning Ordinance, "in order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the planning commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:

- i. Single-family lots subject to the standards of Section 34-3.1 of this chapter;
- ii. Detached buildings with setbacks as required by Section 34-3.1 of this chapter for the applicable residential district;
- iii. Open or recreation space;
- iv. Changes in topography which provide an effective buffer;
- v. A major or secondary thoroughfare;
- vi. Some other similar means of providing a transition.

As noted above, a buffer is required adjacent to one-family districts. **The applicant should clearly identify which method they are proposing for consideration as a transition. The Planning Commission should review this method and determine if it satisfies the criteria listed above.** All surrounding development is single-family housing. The applicant proposes to plant all 100 replacement trees (apart from 6) along the rear property lines of the lots backing up to neighboring residential properties.

We are available to answer questions.

Respectfully,
Giffels Webster

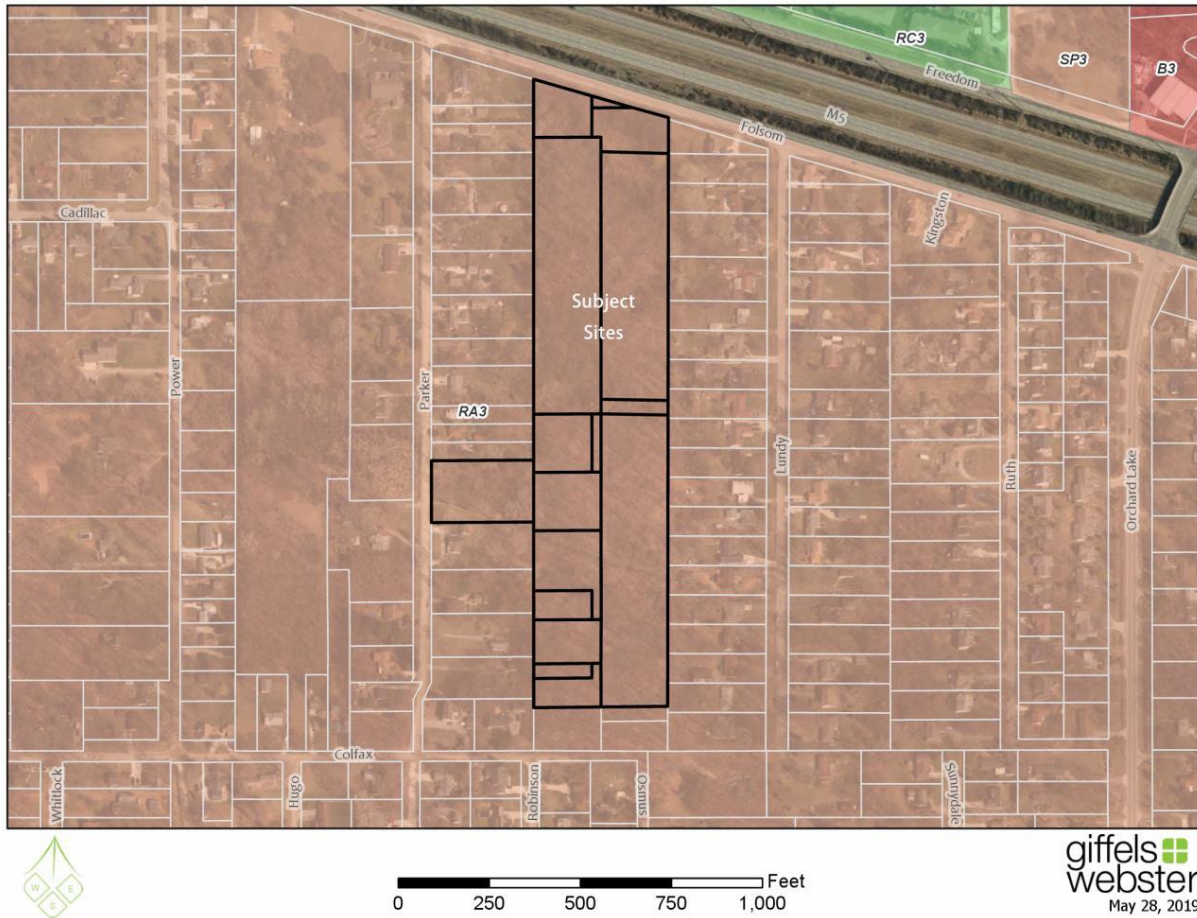


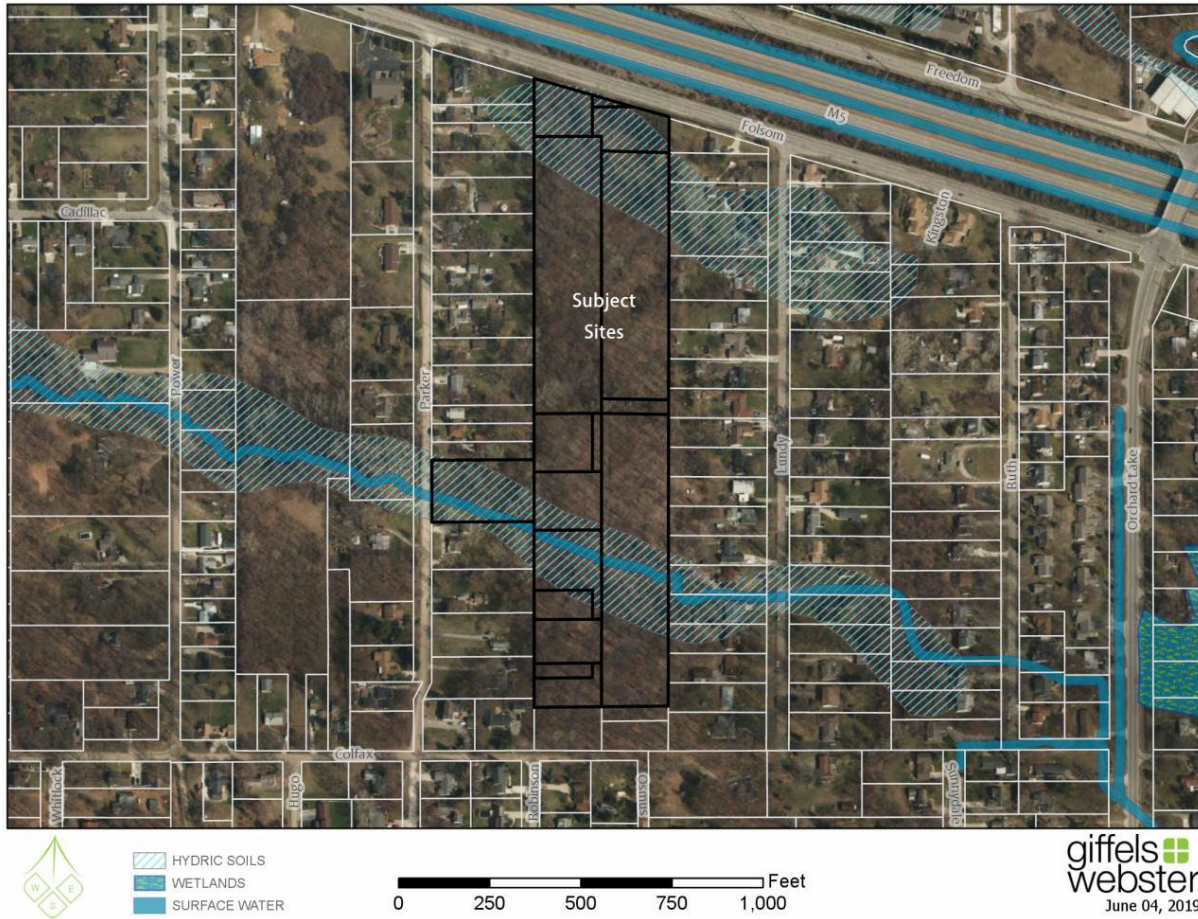
Joe Tangari, AICP
Principal Planner



Julia Upfal, AICP
Senior Planner

Zoning








DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: July 24, 2025
TO: Erik Perdonik
FROM: James Cubera, City Engineer 
SUBJECT: REVISED Cluster Site Plan 54-04-2025
The Forest at Riverwalk
Part of N.E. ¼ of Section 34
PJ#34-19-58, 22-23-34-252-019-036 & 043

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on July 09, 2025. Our preliminary comments remain as per our memo of April 17, 2025. We note that many of them have been addressed. We have the following updated comments.

- 1) An eight-inch watermain extension and loop from the 8" watermain at the corner of Osmus Avenue and Colfax Street to the 8" watermain on Lundy Drive should strongly be considered. Also, although the easement is only 30 feet wide the sanitary sewer extension must be placed such that it allows for enough offset for this watermain installation within this easement. A directionally drilled watermain in this area would be appropriate.
- 2) It is strongly suggested that the sanitary sewer on Colfax Street be extended to service any future lot split resultant parcels.
- 3) The submitted storm water detention, restriction and stormwater quality "submitted sheet" will be reviewed during construction review.
- 4) The curb cut to Parker Avenue appears to encroach on private property within the development. This encroachment needs to be eliminated.
- 5) It is suggested that the 30-foot additional ROW on the Colfax Street frontage of the original properties involved in this development be dedicated at this time.
- 6) It appears that this development may involve a parcel split of some sort in order to meet the proposed development property lines. If this is the case, then the requirements of the lot split ordinance will also take effect. Sewer and water extensions required by it will be necessitated as well as the Colfax Street ROW dedication. The paving of Colfax Street will also have to be addressed if a lot split becomes apparent in order to meet the proposed property lines of this development.



FIRE

FARMINGTON HILLS



INTEROFFICE CORRESPONDENCE

Date: July 25, 2025
To: Planning Commission
From: Jason Baloga, Fire Marshal
Subject: Revised Cluster Site Plan 54-4-2025 (Folsom btw Parker & Lundy Road)

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

1. Hydrant Coverage Chapter 12 Section 12-11(2); hydrants shall be spaced 500ft. apart in single-residential areas. This will be discussed further during Engineering review.
2. Site Access Chapter 12 Section 12-11 (1); site shall accommodate fire apparatus with a fifty-foot (50') turning radius and shall be measured to the centerline of the roadway. This will be verified during Engineering review.

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

Jason Baloga, Fire Marshal

JB/al

6. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for resurfacing existing wood decking with Aztek composite decking, and removing the railings on the deck.
7. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for installing a generator in the rear yard with landscaping screening,+ to retain structure’s historical character.

Historic District Commission Activities in 2023 included:

- Cemetery Master Plan Implementation
- Spicer House Roof Replacement
- Botsford Inn Exterior Restoration
- Nehemiah Hoyt House – needs restoration
- March 2023 – HDC attended the 65th annual Michigan in Perspective: Local History Conference

MOTION by Grant, support by Stimson, to accept the Historic District Commission 2023 Annual Report.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2023

LOCATION:	South side of Folsom Road, between Parker Avenue and Lundy Drive
PARCEL I.D.:	22-23-33-252-019, 020, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, 043
PROPOSAL:	Qualification of sixteen (16) parcels for construction of single family homes within RA-3, One Family Residential zoning district via One-Family Cluster Option
ACTION REQUESTED:	Qualification of One-Family Cluster Option
APPLICANT:	Forest at Riverwalk Development, LLC
OWNER:	Forest at Riverwalk Development, LLC

Applicant presentation

Stuart Michaelson and George Mager, Forest at Riverwalk Development, LLC, were present on behalf of this application for cluster option qualification. The applicants highlighted the following:

- The site had previously qualified for the cluster option, and still met the qualification criteria.
 - The parcel had frontage on a major or secondary thoroughfare, and had a narrow width as measured along the thoroughfare, which makes platting difficult.
 - The parcel contained a floodplain or poor soil conditions which resulted in a substantial portion of the total area of the parcel being unbuildable.
 - The parcel contained natural assets which would be preserved through the use of cluster development. Such assets included natural stands of large trees, land which served as a natural habitat for wildlife, unusual topographic features, or other natural assets which should be preserved.
- Because this plan had significant differences from the previously qualified plan, tonight the applicants were again seeking qualification under the cluster option.
- The applicants had purchased the site from the previous developer. Acknowledging concerns about wetland and tree preservation, the applicants came up with a new plan in order to avoid the

creek and save many more trees, and to run the access road out to Parker Street (instead of Colfax). Only a small part of the wetland would be impacted.

- If the plan received qualification this evening, the applicants would seek a permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) relative to wetland impacts and mitigation. EGLE had already visited the site and identified the wetlands in response to the previous plan, and would revisit the site in response to this new application. The applicants would also be working with their own wetlands consultant, and had already walked the site with their consultant.

Planner's review

Referencing the February 6, 2024 Giffels Webster review memorandum, Planning Consultant Tangari provided the following information.

Cluster option process:

- Under the cluster option, some of the land on the site would be set aside, and housing units would be placed (clustered) in a smaller area of the site.
- The process for cluster option approval included 3 public hearings, the first of which was to determine whether or not the site qualified for the option. Tonight the Planning Commission was being asked to determine whether the site qualified for the cluster option by meeting criteria laid out in the ordinance. If the Commission determined the site did qualify for the cluster option, the applicant could then proceed with a site plan application. Qualification does not guarantee site plan approval.
- Site plan review requires a second public hearing. If at that time the Commission recommended approval of the site plan, the plan would move forward to City Council, who would hold the third public hearing.
- In November 2023 the Commission determined that the plan met the criteria to be considered for cluster development, but the required public hearing was not held. The purpose of tonight's meeting was to hold the first public hearing.

Planners review and findings:

- The parcel is zoned RA-3 One Family Residential, and is located south of M-5 between Farmington Road and Orchard Lake Road, and between Folsom Road to the north and Colfax Street to the south.
- The existing site consists of all or part of 16 parcels, is entirely undeveloped and heavily wooded, and contains several areas of wetland.
- The site consisted of 16.29 acres; 2.4 acres of the site is right-of-way which leaves 13.83 net acres.
- As stated, M-5 is to the north of the site; the rest of the site is surrounded by single family homes.
- The site is accessible from Folsom Road and Parker Street.
- The qualifications in Section 34.3.17 of the zoning ordinance for the cluster option were two tiered. The first tier allows a certain density and the second tier allows additional density if certain conditions are met. However, the applicant is requesting a density lower than the density permitted in the first tier. The second tier will not be addressed.
- The first tier permitted a density of 2.6 units per acre. The applicant is proposing 38 units where 42 would be allowed under the first tier.
- An EGLE review will be required prior to development.
- Three qualification criteria potentially applied to the site:

- ii. The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.*
- vi. The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.*
- viii. The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.*

- A large wetland area is shown on the southern portion of the site, where there would be no lots.
- A smaller secondary wetland area contains proposed lots. EGLE will determine if those wetlands are regulated.
- The conceptual plan showed street trees and screening trees at the margins of the project as well as some landscaping of the retention basin. Full review of a cluster site plan would occur during the next stage of approval should qualification be granted.
- The future land use map of the master plan showed the site to be designated as single-family residential use. Surrounding properties had the same designation. The site did not fall into any special residential planning areas or other special study areas.
- The residential densities map designated the site as medium density, which includes RA-3 and RA-4. The site was currently zoned RA-3.

Public Hearing

Vice Chair Trafelet opened the public hearing at 8:03pm.

Steve Hall, Parker Street, was concerned about the effect this development would have on groundwater water drainage. There were already runoff issues on Whitlock Street caused by development there. There was an existing high water table on Parker Street. How will groundwater from the development affect existing septic systems, and will the development be tied into public sewer? Who will be responsible for issues caused by the development after the developer has moved on?

Rene Daihl, Lundy Drive, was concerned about water issues caused by the development. Per the online documentation, the developer is planning to tie into pipes that are at the end of Lundy, only two lots from her property. Ms. Daihl had installed a sump pump that operated constantly, in order to prevent water from entering her basement. Today it was running every one minute 22 seconds. Tree and root removal would lead to flooding. She was also concerned that the development would stress the power grid, noting that her power was frequently out. Residents should be included in meetings between EGLE and the developer.

Mary Newlin, Lundy Drive, gave the history of this area, and expressed concern that the proposed development involved destruction of the only remaining natural green space in the City. She described 100+ year old trees, deer and animal species that were only seen in the woods. Would the existing stream be preserved? She had purchased a generator to keep her sump pump going when the power went out; without the generator her first floor would be flooded. This development would be located where the most water was located. She was concerned about the effect of the development on existing wells and septic systems.

Laurie Williams, Parker Street, echoed concerns about groundwater discharge, noting that she had a septic field. She had two sump pumps beneath her house. Citing a loss of privacy, she asked what barrier would be placed between the development and her backyard. Parker Street was unpaved, and was the only thru-way from 8 Mile Road to Folsom Road in this area; traffic on the street threw rocks and dirt, and with no sidewalks and no streetlights, everyone had to walk in the street. Increased traffic on Parker was a huge concern. There were endangered species on the site. Heavy construction equipment will damage Parker Road.

Paul Rusinowski, Lundy Drive, was concerned about the proposed lot sizes. The space and woods were what attracted him to the neighborhood, and the development would have a negative effect on privacy and decrease property values by packing houses into a small area. What would happen to displaced wildlife? Mr. Rusinowski thought there were more wetlands than illustrated on the plan. He supported new construction, but the natural woodlands should be preserved.

Neal Krantz, Lundy Drive, said wetlands took up a substantial portion of the middle of the site. His sump pump operated constantly. He was concerned with property value, but his primary concern was water drainage.

Kirk Bowman, Folsom Road, echoed concerns about water drainage. There was an area behind his house with no trees that constantly had multiple inches of water that would be displaced by this development. A drainage ditch near his house was constantly flowing. The soil was rocky clay which does not absorb water well. He did not think the construction would be able to handle the water and wildlife displacement.

Denise Hall, Parker Street, described seasonal issues with the dirt road. The road was narrow; who would pay for maintenance costs if construction trucks started using it?. She described water levels in the neighborhood, and echoed concerns about water drainage. Who would take responsibility for damage to existing septic systems? She described wildlife in the area, and asked the Commission to save the property.

Dragos Ionescu, Lundy Drive, echoed concerns about water drainage. The plan had credibility issues.

Elizabeth Bowman, Folsom Road, said water drainage was a big concern. The proposed lots were in a wetland area, and she was concerned that the water would be displaced onto her property. There were power issues in the area. Construction would disrupt her household. The development would take away the beauty of the neighborhood.

Diane (no last name), Parker Street, said there was more acreage related to golf parks than wooded areas in the City. She echoed concerns about water and wildlife displacement. Tree removal would cause more downed power lines.

Scott Elser, Parker Street, echoed concerns about water drainage, and said he had an issue with changing zoning rules for the developer.

Tom Seabolt, Parker Street, described water levels and drainage issues in the neighborhood. He used two sump pumps to prevent flooding. He lived 50 feet from Parker Street; construction would be disruptive. He was concerned about traffic issues on Parker Street, noting the children in the neighborhood.

Sarah (no last name), Parker Street, said she moved to the neighborhood because of its up north feel. She echoed concerns about extra traffic on Parker Street, and asked what the city planned to do to address traffic issues on the street to ensure the safety of pedestrians. She described wildlife on the site. She was concerned about construction lasting until 7:00pm.

Michelle Gala, Parker Street, said the residents had fought to keep Parker Street a dirt road. She echoed concerns about water levels in the neighborhood, and talked about traffic concerns. She described wildlife in the neighborhood. She noted that the City had considered making the site a nature park.

Heather Trapchak, Parker Street, echoed concerns about water levels in the neighborhood. She emphasized the importance of maintaining green spaces. She asked members of the Commission to visit the area.

Seeing that no other members of the public wished to speak, Vice Chair Trafelet closed public comment and asked the applicants to respond. The development team provided the following further information:

In response to public comment:

- Construction traffic would be limited to using a new road into the development, and would not be on Lundy Drive or Parker Street.
- The development would have to be approved by the city engineering department.
- The site would be self-contained, with separate storm sewers, located in the rear of the individual home sites.
- Water could be held in detention for a long period of time.
- Experience showed that adding storm sewers drained a site, often helping the neighbors.

In response to questions from the Commission:

- DTE had indicated that there was enough power in the area for the development.
- The development would include 38 houses.
- The design of the lots was based on city ordinances related to the type of development proposed.
- The developers were aware of water levels in the area. Water from the property would have to be retained before entering a public system, and could not contribute to water concerns on neighboring properties.

Commissioner Ware noted that the residents could request a traffic study from the City, but that speed bumps would require an asphalt road.

MOTION by Aspinall, support by Stimson, to make a preliminary determination that One-Family Cluster Option 1, 2023, dated October 13, 2023, submitted by Forest at Riverwalk Development, LLC, meets the following qualification standards as set forth in Section 34-3.17.2.B. of the Zoning Ordinance: ii, vi, and viii; permitting a maximum density of 2.6 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Commissioner Stimson said he supported the motion in order to give the applicant a chance to come back with a better plan, as he did not support the entire preliminary plan. The 55' width of the lots was too narrow and out was out of character with this neighborhood. He encouraged the applicant to

Vice Chair Trafelet advised the public present that the Capital Improvement Plan included an item for a Folsom Road storm sewer from 9 Mile to Orchard Lake Road, to provide lateral storm sewers for Folsom Road, as well as a rehabilitation of the existing storm sewer system.

Roll call vote:

Aspinall	yes
Grant	yes
Trafelet	yes
Stimson	yes
Varga	yes
Ware	yes

Motion passed 6-0.

B. 2024/2025 THROUGH 2029/2030 CAPITAL IMPROVEMENTS PLAN

ACTION REQUESTED: Adoption of plan

Public Hearing

Vice Chair Trafelet opened the public hearing on the 2024/2025 through 2029/2030 Capital Improvements Plan. Seeing that no members of the public wished to speak, Vice Chair Trafelet closed the public hearing and brought the matter back to the Commission.

The Planning Commission had discussed the Capital Improvements Plan at its January 25, 2024 meeting.

MOTION by Varga, support by Stimson, to adopt the City of Farmington Hills Capital Improvements Plan for 2024/2025 through 2029/2030 as presented.

Roll call vote:

Aspinall	yes
Grant	yes
Trafelet	yes
Stimson	yes
Varga	yes
Ware	yes

Motion passed 6-0.

REGULAR MEETING

A. REZONING REQUEST ZR 1-1-2024

LOCATION:	31118 Orchard Lake Road
PARCEL I.D.:	22-23-02-103-025
PROPOSAL:	Rezone eastern portion of one (1) parcel from P-1, Vehicular Parking to B-3, General Business zoning district
ACTION REQUESTED:	Set for Public Hearing

Commissioner Mantey suggested that the narrowness of the parcel created practical development constraints. He reasoned that designating the site as a PUD was the most effective way to ensure compatibility with neighboring residential and office uses. By granting a PUD, the Commission could allow relief from strict setback requirements while achieving land use patterns consistent with adjacent properties. Planning Consultant Tangari affirmed that this interpretation could be used to justify qualification, emphasizing that the Commission had authority to determine compatibility under PUD standards.

MOTION by Manty, support by Varga, to make a preliminary finding that PUD 1, 2025, dated June 20, 2025, submitted by Schafer Development LLC., qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter, and it is further determined that the proposal meets at least one (1) of the objectives as outlined in Section 34-3.20.2.E.i. through viii.

The Planning Commission finds:

- 1. The proposed plan preliminarily PUD meets the following qualification standard of Section 34-3-20-2.E.i. thru viii:**
 - ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses, in that given the narrowness of the lot, the proposed development is more compatible with the existing development to the east and to the west than the existing development or any development that could be made given the current zoning.**

Motion passed 5-1 by voice vote (Stimson opposed).

D. CLUSTER SITE PLAN 54-4-2025

LOCATION:	South side of Folsom Road, between Parker Avenue and Lundy Drive,
PARCEL I.D.:	22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043
PROPOSAL:	Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District
ACTION REQUESTED:	Set for Planning Commission Public Hearing
APPLICANT:	Forest at Riverwalk Development, LLC
OWNER:	Forest at Riverwalk Development, LLC

Consultant comments

Referencing the July 22, 2025 Giffels Webster memorandum, Planning Consultant Tangari explained that the action before the Commission was to set a public hearing for the proposed cluster development, located south of Folsom, between Parker and Lundy. The project had been previously qualified by the Planning Commission at the lower allowed density level, consistent with the proposed 33 units. Outstanding issues included verifying the accuracy of the tree inventory, as many survey tags were obscured by bark growth, and clarifying landscaping as the method of transition between the development and surrounding neighborhoods. Detailed discussion of these issues would occur during the public hearing.

Applicant presentation

Stuart Michaelson, Forest at Riverwalk, 31355 W. 13 Mile Road, said that they had previously appeared before the Planning Commission twice—first for cluster qualification, and later for a public hearing

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

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:	Set for Planning Commission Public Hearing
APPLICANT:	Frank Jarbou (formerly Timothy Collier)
OWNER:	Hunter's Square Development, LLC

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.

Motion approved unanimously by voice vote.

C. CLUSTER SITE PLAN 54-4-2025

LOCATION: South side of Folsom Road, between Parker Avenue and Lundy Drive, PARCEL I.D.: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043

PROPOSAL: Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District

ACTION REQUESTED: Recommend to City Council

APPLICANT: Forest at Riverwalk Development, LLC

OWNER: Forest at Riverwalk Development, LLC

Applicant presentation

Members of the applicant team present this evening included:

Stuart Michaelson, Windmill Group

George Major, Co-Manager, Forest at Riverwalk

Evan Priest, Civil Engineer, MLP & Associates

Brian Devlin, Landscape Architect

The development team provided the following information:

- The property was purchased in August 2023 as an assemblage of 16 parcels.
- The Planning Commission had previously determined the site qualifies for a one-family cluster option, which was sought in order to reduce lot widths to preserve open space, wetlands, and trees, and to avoid disturbance to the river on the property.
- Following direction from the Planning Commission, the applicant pursued a wetland permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) before site plan review. The wetland permit has been secured.
- As part of the wetland permit process, the team and their consultant, Barr Engineering, met with EGLE in February 2024 for a pre-application review, and a formal wetland permit application was submitted in July 2024. Public comments were received in September 2024; site plan modifications were made accordingly.
- EGLE issued a wetland permit with several restrictions:
 - Maximum of 33 lots (reduced from earlier proposals of 38–42).
 - Removal of two lots between Lots 13 and 14 due to wetlands.
 - Dedication of a 4.0226-acre conservation easement, plus 0.25 acres for walking paths and 0.2 acres of preserved wetland. In total, over 27% of the site will be preserved.
 - Requirement to work with a qualified herpetologist, HRM, to relocate amphibians and reptiles on site.
 - Mitigation of 0.325 acres of impacted forested wetland by purchasing 0.66 acres of credits in an EGLE-approved mitigation bank.
 - Additional restrictions during construction to protect species such as the Indiana Bat.
- Regarding drainage and flooding concerns, a ponding area at the north end near Folsom Road is not regulated as wetland but has caused flooding concerns. The grading and drainage plan has been designed to eliminate flooding in that area by directing water into rear yard catch basins and the detention basin, which is oversized to accommodate runoff from the site and surrounding properties on Lundy and Parker.

- Regarding landscaping and buffers, in order to meet buffer requirements adjacent to one-family districts, a 10-foot-wide area will be preserved behind each lot to retain existing healthy trees. Additional trees and evergreens will be planted along property lines as shown on the submitted landscape plan.
- Regarding utility placement, a storm sewer easement will be located at the rear, but electric and other utility lines will come from the street, to allow easy servicing and avoid landscape disruption in the rear yards.

Planning Consultant Report

Referencing the September 4, 2025 Giffels Webster memorandum, Planning Consultant Upfal presented background and review for this request:

Cluster qualification:

- The parcel is zoned RA-3 single family residential, with 16.29 total acres, and 13.83 acres net after right-of-way.
- The site was qualified for cluster qualification in October 2023; density findings allow up to 63 units, but the plan now proposes only 33.
- Cluster justification included items ii., vi., and viii. under Section 34-3.17.2.B.i-viii, citing frontage on a major or secondary thoroughfare with a narrow width, the presence of a floodplain or poor soil conditions that result in a substantial portion of the total area of the parcel being unbuildable, and the parcel contains natural assets which would be preserved through the use.

Cluster site plan:

- 33 units. The property is designated as single-family residential in the future land use map, and is designated as medium density on the residential densities map.
- Lot Sizes: Reduced lot widths (55 feet vs. 80 feet) and minimum lot size (7,795 sq. ft. vs. 12,500 sq. ft.), with average lot size around 8,470 sq. ft.
- Setbacks: Reduced side setbacks (5 feet and 10 feet total vs. 8 and 20 feet total), front setback 25 feet vs. 30 feet; rear setback maintained at 35 feet.
- Tree Removal: 637 trees to be removed, including 86 landmark trees totaling 2,122.5 inches. Discrepancy of eight non-landmark trees noted. Applicant proposes 45 new street trees. Cost estimate for landscaping still required.
- Transition Area: Applicant proposes a 10-foot buffer along rear yards with preserved existing trees and additional plantings. Planning Commission must determine if this satisfies transition requirements.
- Open space: 15% of the development must be set aside as open space.
- EGLE Permit: Must be provided to the City as part of the process.

Commissioner Brickner asked about grading differences and potential runoff impacts on neighboring lots. Project Engineer Priest explained that rear yards in the development will be lower than adjacent properties. Catch basins will be installed approximately every 110 feet, connected by swales, to collect and direct runoff to the detention basin. Runoff will be captured on site and should not back up onto neighboring properties.

Public Hearing

Chair Trafelet opened the Public Hearing at 9:15pm.

The following people spoke in opposition to Cluster Site Plan 54-4-2025:

Robert George, Parker Street
Mary Newlin, Lundy Street
Tamara Trinko, Lundy Drive
Rene Daihl, Lundy Drive
Margaret Williams, Parker Street
Kirk Bowman, Folsom Road
Paul Rusinowski, Lundy Drive
Mike Williams, Parker Street
Cynthia Ludwick, Osmus
Olivia Ludwick, Parker Street
Dragos Ionescu, Lundy Drive
Joe Derek, 10 Mile Road
Elizabeth Bowman, Folsom Road
Joe Curran, Parker Street
George Wright, Birchwood St., Farmington
Michelle Gala, Parker Street
Margie Caza, Parker Street
Audrey Williams, Lundy Street
Laura Fowler, Lundy Street
David Lehner, Lundy Street
Tom Progar, Flanders Street
Tracy Brooks, Lundy Street
Andrew Williams, Parker Street
Brandon Wade, Lundy Street

Public comments focused on the following concerns:

- Drainage issues
 - Concerns about water runoff toward lower-lying properties and yards.
 - Filling wetlands will worsen water flow and flooding.
 - Questions about adequacy of EGLE submissions and retention basin design.
 - Sump pumps already run continuously; fear that flooding will worsen.
 - Retention basin outletting into the creek may increase downstream flooding, especially where the creek is close to Orchard Lake Road.
 - Tree removal will reduce natural absorption and worsen drainage.
 - Past developments (e.g., Riverwalk) worsened flooding by altering stream flow.
 - Development's swales and impervious surfaces will create new runoff channels, pushing water into backyards.
- Environmental concerns
 - Wetlands were intentionally left undeveloped in the past due to environmental constraints.
 - Residents urged preservation of wetlands and wildlife (marbled salamander, owls, hawks, etc.) as a community resource.
 - Relocation of amphibians and reptiles often fails, with high mortality rates.
 - Concern about climate change impacts and loss of mature trees.
 - Question whether a wetland delineation has been conducted by the Army Corps of Engineers.

- Wetlands fed by underground springs cannot be altered with fill; water will continue to surface.
- Concern about outdated tree survey with inaccurate or obscured markers.
- Compatibility
 - Proposed lot sizes are not compatible with the larger lots in surrounding neighborhoods.
 - Density of 2.6 houses per acre is misleading; effective density will be higher once unbuildable land is excluded.
 - Cluster development prioritizes profit over neighborhood character.
 - Proposed homes will be expensive, HOA-driven, and inaccessible to average families.
 - Residents chose the area for its unique, natural character, which would be destroyed.
 - Existing neighborhood of older, historic homes is incompatible with “cookie-cutter” cluster housing.
- Design and infrastructure
 - Questions about sidewalk continuation on Folsom Road including to the Montessori School.
 - Concerns about sanitary sewer placement, hookup, and whether city sewer can handle additional homes.
 - Questions about adequacy and sizing of the detention basin.
 - Concerns about the retention pond 1) draining into the creek, and 2) becoming a mosquito breeding ground.
 - Questions about long-term maintenance of the stormwater system.
 - New road entrance off Parker is too close to the nearby home of an elderly resident.
 - Questions about whether clearing and construction will extend into the conservation easement. In response, the developer stated most of the land will be preserved under EGLE permit.
 - Request for a formal traffic study to address congestion and safety.
- Issues with the developer
 - Low Google rating
 - Never met with some residents; lack of resident outreach by developer.
- Other concerns:
 - The City should protect current property owners. Residents pointed to recent zoning denials on 13 Mile and Middlebelt as precedent for rejecting this project.
 - Historic ownership issues had prevented land banking of the property.
 - Concerns about protecting the integrity of existing fences and property lines. Request to prevent property encroachment.
 - Existing residents were not given the opportunity to purchase the land
 - The City is losing its last open parcels of land; this parcel is irreplaceable.
 - Community impact needs further research before approving this project
 - Construction activity and dense development will destroy neighborhood peace and character.
 - Local schools (Gill Elementary, Power Middle) already over capacity; additional homes would worsen class sizes.

Planning Commission deliberation

Chair Trafelet closed the public hearing at 10:26pm and brought the matter back to the Commission.

Commissioner Ware asked where wetlands would remain. Mr. Michaelson confirmed wetlands would remain south toward Colfax and between former lots 13 and 14, which were removed to preserve wetlands.

Mr. Michaelson acknowledged neighborhood concerns but emphasized that the proposed development is consistent with city qualifications and that extensive time and resources were spent obtaining the wetlands permit and designing a plan that preserved natural features. The project should be approved because it meets ordinance standards, includes a conservation easement, and preserves the river and wetlands.

Commissioner Brickner addressed concerns raised during public comment, focusing on drainage and cluster design.

- The property is lower than adjacent lots. Detention ponds are required by ordinance to hold water on-site and release it at an agricultural rate, preventing runoff to neighboring properties.
- He assured residents the city engineering department will strictly enforce compliance with drainage standards.
- Land banking was not an option, as historically the City chose not to purchase land for land banking.
- The cluster option allows homes to be built closer together while preserving wetlands and open space. The total number of units is still within RA-3 allowances, but development is concentrated on buildable land.
- Builders cannot trespass on private property and residents should report any violations.
- Regarding wildlife concerns, Brickner noted that animals generally adapt to development, sharing examples from his own neighborhood. However, the City has no control over wildlife relocation.

The Chair recognized Joe Derek.

Mr. Derek explained that some species, particularly reptiles and amphibians, cannot adapt if removed from their habitats. While deer and turkeys can migrate, snakes, frogs, and amphibians are often confined to small environmental areas and suffer high mortality if relocated. He disagreed with Commissioner Brickner's assertion that all animals adapt, stating that many smaller species cannot survive outside their established habitats.

Commissioner Countegan stated that the Planning Commission must enforce its ordinances and allow private property development within the bounds of the law. He emphasized that the parcel qualified for cluster development due to its shape, wetlands, and location along a major road. The applicant originally proposed 38 units and reduced the number to 33 after wetlands review.

Commissioner Countegan acknowledged residents' frustration but explained that under city ordinances, property owners retain the right to develop land so long as they comply with regulations. He noted that engineering standards require no water from the site be discharged onto

adjacent properties, and in fact, the applicant's infrastructure may improve drainage in nearby areas.

Commissioner Countegan concluded that the Planning Commission must follow the ordinances and approve projects that comply, even when unpopular with neighbors.

In response to questions, City Attorney Schultz confirmed that the creek is a natural feature crossing private property, not owned by the city, county, or state.

MOTION by Ware, support by Brickner, to RECOMMEND TO CITY COUNCIL 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 APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the One Family Cluster Option in Section 34-3.17.2.B of the Zoning Ordinance, specifically Sections ii, vi, and viii, SUBJECT TO the following findings and conditions:

FINDINGS:

- 1) The parcel proposed for use as a cluster development abuts a one-family residential district. The planning commission has determined that the abutting one-family district is effectively buffered by planting all 100 replacement trees (apart from 6) along the rear property lines of the lots backing up to neighboring residential properties.

CONDITIONS:

- A. All outstanding issues identified in Giffels Webster's July 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
- B. All outstanding issues identified in the City Engineer's July 24, 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 July 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

Motion passed unanimously by voice vote.

D. 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.

before Council this evening. Her campaign finance records are publicly available on the Oakland County website under her legal name, Theresa Orlaske-Rich.

Mayor Rich provided an update on the Feeding Farmington Hills task force, formed to address growing food insecurity in the community. The first meeting was attended by 52 participants from various community sectors, and the city website now includes expanded information on available resources and ways residents may contribute. A second meeting is scheduled for Monday, November 17th, at Nardin Park Church at 2pm.

CITY MANAGER UPDATE

- Last yard waste pickup will be the week of December 8 through 12.
- Thanked all veterans for their service and commitment to the Country.
- Thanked Councilmember Bruce for his years of service on City Council and the Zoning Board of Appeals.

Councilmember Bridges also thanked Councilmember Bruce for his 20 years of service on City Council, and for his prior service on the Zoning Board of Appeals.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF CLUSTER SITE PLAN 54-4-2025, FOREST AT RIVERWALK; SOUTH SIDE OF FOLSOM ROAD BETWEEN PARKER AVENUE AND LUNDY DRIVE. CMR 11-25-158

Director of Planning and Community Development Kettler-Schmult introduced this agenda item, a request for approval of a proposed cluster site plan for 33 single-family homes on Folsom Road. The Planning Commission had reviewed the plan and recommended approval.

Planning consultant comments

Referencing the July 22, 2025 Giffels Webster memorandum, Planning Consultant Tangari outlined the proposal: the site contains 16.3 acres, with 13.8 net acres after right-of-way deductions. The clustering was qualified by the Planning Commission under the lower-density option, permitting up to 42 units; 33 are proposed. The resulting 2.38 units per acre is below the 3.48 units per acre permitted by right in the RA-3 district.

The proposed units generally meet district setback requirements, though the plan includes slight reductions—from 30 to 25 feet for front setbacks and from 8 to 5 feet for side setbacks. He noted that the smallest lot is 7,795 square feet, compared to the typical 12,500-square-foot minimum in the RA-3 district, and that lot widths of 55 feet are narrower than the usual 80 feet. Some figures in the tree-removal plan require updating. The landscape transition buffer around the edge of the site was reviewed by the Planning Commission and found to meet the spirit of the buffering requirement.

In response to Council questions, Planning Consultant Tangari clarified the difference between hydric soils (beneath the ground) and wetlands (above the ground at least part of the time) and confirmed the applicant has the required EGLE permit. There is no regulatory prohibition regarding hydric soils, but engineering challenges may exist.

Applicant presentation

Members of the applicant team present this evening included:
Stuart Michaelson, Forest at Riverwalk

George Major, Co-Manager, Forest at Riverwalk
Evan Priest, Civil Engineer, MLP & Associates

The development team provided the following information:

- The property was purchased in August 2023 as an assemblage of 16 parcels.
- Cluster zoning was pursued to reduce lot sizes and avoid extending a road through wetlands and across the river to Colfax, instead directing the secondary access to Parker.
- The Planning Commission determined twice—in November 2023 and January 2024—that the project qualified for cluster zoning, with the second determination conducted as a public hearing.
- Initial plans included 38 lots, but after EGLE review and public comment on the wetlands permit, two lots were removed due to wetland impacts, reducing the layout to 33 lots.
- The applicant agreed to a 4.02-acre conservation easement, wetland mitigation requirements, and use of a herpetologist for species relocation.
- Approximately 40% of the site will remain open space, exceeding the 15% requirement.
- Drainage will be fully contained on-site. Stormwater management features will include storm sewer lines along both property boundaries, catch basins positioned below property-grade lines, detention basin oversizing, and reduced outlet flow rates—approximately 60% of the normally allowed release rate. All stormwater measures will comply with Oakland County and City standards.

In response to questions from Councilmember Bridges, Mr. Priest reiterated that the project will not worsen existing conditions. The applicants explained that the home closest to the public access road is located approximately one foot from its property line, with the roadway proposed to be about 20 feet from the house. Street trees are already included in the landscape plan, and they could add additional screening, such as arborvitae, to enhance privacy. The roadway alignment was shifted south as much as possible, with further movement limited by onsite wetlands.

Public hearing

Mayor Rich opened the public hearing.

The following people spoke in opposition to CLUSTER SITE PLAN 54-4-2025, FOREST AT RIVERWALK:

Barbara Seabolt, Parker Street

Mark Wojtowicz, Robinson Street

Michael Williams, Parker Street

Margaret Caza, Parker Street

Tom Progar, Flanders Street

Michelle Gala, Parker Street (read comments made by Tom Seabolt at a Planning Commission meeting before he passed)

George Wright, Birchwood, City of Farmington

Joseph Tomczak, Robinson Street

Kimberly Korona, Flanders Street

Tammy Trinka, Lundy Street

Christine Tomlinson, Cadillac Street

Kirk Bowman, Folsom Road

Audrey Williams, Lundy Street

Margaret Williams, Parker Street

Olivia Ludnick, Parker Street

Eric Schmidt, Woodbrook Court

Paul Rusenowski, Lundy Street
Andrew Williams, W. Bloomfield
John Salmonsens, Parker Street
Michael Emmerling, Lundy Street
Roger Grove, Power Road
Robert Stallings, Lundy Street
Mark Williams, Gill Road
Cynthia Ludwick, Osmus Street

Public comments focused on the following concerns:

- Close proximity of the home at 21604 Parker to the public access road. The home would be 20' from the proposed road, with all three bedroom windows facing the road.
- Many residents had lived in their homes for decades; this proposal will change the character of the neighborhood. Two-story homes on smaller lots are not compatible with existing single story homes on large lots.
- Stormwater drainage and flooding, especially in the spring, but at various times year round.
 - Many residents have sump pumps that run constantly.
 - Request for a third-party inspection regarding the proposed drainage plan.
 - What recourse will the residents have if flooding is made worse?
 - Some homes are lower than this development. How will they be protected from stormwater runoff?
 - The plan will alter drainage patterns as it requires digging under the river.
- Loss of green space and environmentally valuable wetlands.
- Loss of very old hardwoods and loss of trees in general. 600 trees will be removed. Tree study is not current, evidenced by the tree tags buried in bark.
- Impact of tree removal on the water table.
- Loss of wildlife, including endangered species.
- Major geological and infrastructure risks.
- Roadway access should not be to Parker.
- Concern that the developer contributed to the Mayor's campaign, although he does not live in Farmington Hills.
- This land can still be saved. With conservation grants available and Lundy Woods being the City's largest remaining parcel of its type, the City should pursue funding to acquire and protect it.
- Traffic – already congested. Cars speed on Parker Road, a dirt road. Was a traffic study done? What is the street width of the proposed road?
- Emergency vehicle access.
- This company does not fulfill its promises.
- Stress on the electrical grid.
- Greenbelt insufficient in some areas.
- Density, with homes too close together compared with what is allowed in RA-3 districts.
- Incompatible with the City's goals regarding the environment, specifically trees, wetlands, wildlife habitat. Contradicts city priorities.
- Residents want something to fight for, not against.
- Pond will attract mosquitoes

Council deliberation

Councilmember Knol pointed out that the proposed secondary access road would be placed between two existing homes, would empty onto a dirt road that frequently floods, and would increase traffic on that roadway. The area is low and wet, with a nearby stream, making the location unsuitable for a roadway. While acknowledging that public safety officials often prefer two ingress/egress points, Councilmember Knol stated that such designs are more appropriate for larger or circular subdivisions and are not practical in this setting. She said that although development on vacant residentially zoned land cannot be prevented, residents may reasonably expect new development to be similar in character to the existing neighborhood. The proposed plan—with multiple lots situated behind large single-lot properties—does not reflect that character. For these reasons, she could not support the proposal.

Councilmember Aldred said that while he understood the purpose of cluster development in preserving open space, he shared concerns about the proposed road connection to Parker. He noted that the roadway would exit directly across from wetlands and marsh areas, and residents report that this portion of Parker Road floods regularly for extended periods. He further observed that the prevalence of hydric soils suggests natural susceptibility to flooding. Councilmember Aldred referenced ordinance provisions allowing denial if a proposal does not meet the letter and spirit of the cluster development chapter or would be detrimental to existing development. He stated that, similar to Councilmember Knol's comments, the proposed cluster layout would be out of keeping with the character of the surrounding neighborhood, which consists of older homes and significant green space. Councilmember Aldred also referenced the City's newly adopted vision statement, emphasizing preservation of green space and community character. This proposal does not align with that vision. He indicated he would vote against the project.

Councilmember Bridges shared concerns expressed by Councilmembers Knol and Aldred. He was not convinced the proposed development would adequately address existing drainage and water issues in the area and he could not support the project without clear evidence that it would not worsen current conditions. He also expressed concern about the proximity of the proposed roadway to the home on Parker, and the potential impacts on the character of the overall neighborhood. For these reasons—unresolved drainage concerns, neighborhood impact, and the roadway's closeness to adjacent homes on Parker—he would oppose the proposal.

Councilmember Boleware said that the key consideration for her was whether the proposed development would be detrimental to the surrounding residents. Based on the information presented, she believed the project would be detrimental in several ways. She was not convinced the developer's proposed water retention and runoff systems would adequately address flooding concerns, and no detailed information on the system had been provided in the Council packet. The project does not match the character of the surrounding neighborhood, and no renderings were provided to illustrate the appearance of the proposed homes. Councilmember Boleware further expressed concern regarding the proximity of the proposed new roadway to the longtime resident's home on Parker, and the impacts this would have for this resident after more than 50 years of occupancy. While acknowledging that the property owner has certain development rights, the City also has discretion when a proposal may be detrimental to adjacent property, and she would vote against the proposal.

Councilmember Dwyer said that although he generally supports development within the city, he had significant concerns about this proposal. He referenced issues raised by other Councilmembers, including potential detrimental impacts on neighboring properties and ongoing flooding concerns. He

emphasized the importance of protecting existing property owners and stated that, based on the information presented, he would not support the proposed development.

Mayor Rich raised several concerns regarding the proposal. No traffic study had been conducted on Parker Road, which is heavily used as a cut-through route and experiences fast-moving traffic. She requested that administration evaluate safety options for Parker. She expressed significant concern about the proximity of the proposed roadway to the nearby residence on Parker, stating that a road approximately 20 feet from a bedroom window would create a severe hardship for the homeowner. She questioned whether the connection to Parker was necessary or whether an alternative connection, such as to Lundy, should be considered. She was not convinced the proposed stormwater management measures would sufficiently protect nearby properties. She requested more information and analysis, noting that existing conditions already appear problematic and that the City must avoid worsening them. She asked whether financial protections, such as a bond, could be considered should future water issues arise. She also asked whether the undeveloped open-space portion of the site could be donated to the City as park land, providing a community benefit. She would prefer to postpone the item to allow time to gather additional information.

Mr. Major said that the development team would welcome a postponement to further address Council concerns. He noted two major issues raised in discussion: the proposed roadway connection to Parker and the adequacy of drainage plans. He explained that the road layout was designed based on City direction and ordinance requirements, but the applicant could revisit alternative configurations in consultation with the Engineering Division if the City were open to such revisions.

Regarding drainage, Mr. Major said the applicant could provide expanded engineering analysis to demonstrate that the project would not worsen existing conditions and would improve drainage within and adjacent to the site, although subsoil conditions on neighboring private properties could not be altered. They could prepare a detailed presentation addressing runoff management, detention basins, and outflow to the river.

Regarding neighborhood character, Mr. Major stated that the cluster design was chosen to preserve a large portion of the site as open space, rather than constructing a roadway through wetlands toward Colfax, which earlier plans had contemplated. They would explore alternatives if the City were willing to consider them. Mr. Major formally requested a postponement to allow time to prepare additional materials.

Councilmember Bridges said he was ready to make a motion in this case.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby denies the application for Cluster Site Plan 54-4-2025 dated revised June 12, 2025, because it does not meet all provisions set forth in Section 34-3.17 of the Zoning Ordinance for the following reasons:

1. The development is incompatible with the neighborhood
2. The drainage issue will not be sufficiently resolved
3. The proximity of the road to the private residence is unacceptable
4. The development will adversely impact the character of the neighborhood and be detrimental to the neighbors

Motion discussion:

Mayor Rich said she would oppose the motion as she supported a postponement as discussed; she did not support the plan as presented this evening.

MOTION CARRIED 5-1 (Rich Opposed).

Mayor Rich called a short recess at 9:40pm and reconvened the meeting approximately 9:50pm.

PUBLIC HEARING AND CONSIDERATION OF CLUSTER SITE PLAN 57-4-2025, WELLSRING OF FARMINGTON HILLS; NORTH SIDE OF 9 MILE ROAD BETWEEN MIDDLEBELT AND INKSTER ROADS. CMR 11-25-159

Director of Planning and Community Development Kettler-Schmult introduced this request for cluster site plan approval, a proposal for 52 attached ranch-style units in 13 four-unit buildings located on the southern portion of a 79.61-acre RA-1-zoned property (the old Sarah Fisher property). The applicant had provided supplemental information regarding their conservation easement, as well as materials related to discrepancies between earlier submission materials.

Planning consultant review

Referencing the detailed August 26, 2025 Giffels Webster memorandum, Planning Consultant Tangari reviewed the cluster proposal, noting that the Planning Commission qualified it under the lower-density option of 1.8 units per acre. The proposed 52 units represent a density of 0.67 units per acre over the full acreage of the site.

Planning Consultant Tangari highlighted the following:

- The development avoids most wetlands, maintains two access points to Nine Mile Road, and includes pedestrian walkways and a visitor parking area. A concept plan for a potential future phase north of the Rouge River shows how the site could ultimately accommodate up to 143 units, though only the 52-unit phase is under review this evening.
- Setbacks exceed RA-1 requirements, with a 76-foot front setback and substantial side and rear setbacks. The ranch units are 22 feet in height, below the district maximum, and the plan provides more than the required 15% open space.
- All standards are met except for a discrepancy in tree-replacement numbers, which will need to be finalized before permitting. No other noncompliant areas were identified, and all dimensional standards exceed ordinance requirements.
- The Planning Commission determined the proposed buffering to be adequate, including along the western property line adjacent to existing homes.

Councilmember Knol asked for clarification on density calculations for the full site, including a potential Phase Two. Planning Consultant Tangari explained that the density qualification of 1.8 units per acre applies to the entire 79.61-acre site and that the maximum number of units allowable under the approved cluster qualification is 143. Density calculations include land proposed for conservation easement designation.

Mayor Rich asked whether the County's proposed Nine Mile non-motorized pathway was intended for the north or south side of Nine Mile Road and whether the proposed development would conflict with it. City Manager Mekjian stated that the County had not determined final placement, but that the



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/24/2025

DEPT: DEPARTMENT OF PUBLIC WORKS

RE: AWARD OF BID FOR SIGN SHOP SUPPLIES

ADMINISTRATIVE SUMMARY

- The procurement of various sign shop supplies was publicly advertised and competitively bid on the Michigan Inter-governmental Trade Network (MITN) e-procurement system and opened on November 12, 2025. Notification was sent to over 1,030 vendors (including 263 that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled). We received one "no bid" response.
- The City is responsible for the maintenance and repair of over 6,000 traffic and street name signs in accordance with the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). Supplies used on a regular basis include aluminum blanks, posts, and various hardware.
- The lowest qualified bidder, MD Solutions, Inc. of Plain City, Ohio, is a dependable vendor offering cost-effective traffic sign solutions with over 25 years of experience (see attached bid tab).
- Funding is provided in the Major and Local Roads Accounts, under Sign Maintenance Materials.

RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills authorize the City Manager to issue a purchase order to MD Solutions, Inc. of Plain City, Ohio for sign shop supplies 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.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

City of Farmington Hills
 Bid tabulation
 itb-fh-25-26-2540
 Sign Shop Supplies
 Opened 11/12/2025

			JLR Inc.		Technology International		Dernbos Sign		MDSolutions		
					Lake Mary, FL		Charlotte, MI		Plain City, OH		
ITEM	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
12' 3 LB/FT GALVANIZED U-CHANNEL POST 3/8" DIAMETER PUNCH HOLES 1" CENTERS	EACH	100	No Bid		\$51.50	\$5,150.00	\$46.89	\$4,689.00	\$46.00	\$4,600.00	
METAL SPACERS 150 PER BOX	EACH	10			\$173.75	\$1,737.50	\$127.50	\$1,275.00	\$105.00	\$1,050.00	
ALUMINUM BLANK 0.080", 24" x 30", RADIUS WITH 2 HOLES	EACH	100			\$21.25	\$2,125.00	\$20.80	\$2,080.00	\$22.50	\$2,250.00	
ALUMINUM BLANK 0.080", 30" x 30", DIAMOND WITH 2 HOLES	EACH	100			\$26.75	\$2,675.00	\$26.00	\$2,600.00	\$28.13	\$2,813.00	
ALUMINUM BLANK 0.080", 12" x 12", RADIUS WITH 2 HOLES	EACH	200			\$4.25	\$850.00	\$4.16	\$832.00	\$5.00	\$1,000.00	
ALUMINUM BLANK 0.080", 30" x 30", R1-1 STOP SIGN, RADIUS WITH 2 HOLES	EACH	50			\$25.75	\$1,287.50	\$26.00	\$1,300.00	\$25.00	\$1,250.00	
ALUMINUM BLANK 0.080", 36" x 36", R1-2 YIELD SIGN, RADIUS WITH 2 HOLES	EACH	50			\$18.00	\$900.00	\$20.48	\$1,024.00	\$25.00	\$1,250.00	
SHUR-TITE 3 COMPONENT, SD0031, 48", COMPLETE, YELLOW COLOR, YELLOW REFLECTIVE SHEETING	EACH	100			\$65.50	\$6,550.00	\$63.95	\$6,395.00	\$45.00	\$4,500.00	
6" x 18" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$8.50	\$255.00	\$10.53	\$315.90	\$9.00	\$270.00	
6" x 24" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$10.50	\$315.00	\$12.48	\$374.40	\$12.00	\$360.00	
6" x 30" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$12.75	\$382.50	\$15.60	\$468.00	\$15.00	\$450.00	
6" x 36" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$15.25	\$457.50	\$18.72	\$561.60	\$18.00	\$540.00	
6" x 42" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$17.75	\$532.50	\$21.84	\$655.20	\$21.00	\$630.00	
9" x 18" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$11.00	\$330.00	\$16.50	\$495.00	\$10.50	\$315.00	
9" x 24" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$13.75	\$412.50	\$17.79	\$533.70	\$14.00	\$420.00	
9" x 30" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$17.25	\$517.50	\$22.23	\$666.90	\$17.50	\$525.00	
9" x 36" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$20.25	\$607.50	\$26.68	\$800.40	\$21.00	\$630.00	
9" x 42" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	30			\$23.75	\$712.50	\$31.13	\$933.90	\$24.50	\$735.00	
12" x 24" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	20			\$41.75	\$835.00	\$21.84	\$436.80	\$20.00	\$400.00	
12" x 30" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	20			\$52.00	\$1,040.00	\$27.30	\$546.00	\$25.00	\$500.00	
12" x 36" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	20			\$64.75	\$1,295.00	\$32.76	\$655.20	\$30.00	\$600.00	
12" x 42" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	20			\$73.00	\$1,460.00	\$38.22	\$764.40	\$35.00	\$700.00	
12" x 48" EXTRUDED ALUMINUM STREET NAME SIGN BLANK, 0.080"	EACH	20			\$83.25	\$1,665.00	\$43.68	\$873.60	\$40.00	\$800.00	
TOTAL PRICE				\$0.00		\$32,092.50		\$29,276.00		\$26,588.00	
Percentage increase beginning @ year 2						TBD		10%		7%	

Bid notification was sent to 1039 vendors. We received 1 "No Bid."

###

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: Gary Mekjian, P.E., City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/24/2025

DEPT: Public Services

RE: Fats, Oils, and Greases (FOG) Prevention Program

ADMINISTRATIVE SUMMARY

- The deposit of Fats, Oils, and Grease (FOG) into the public sanitary sewer is a consistent maintenance issue and common cause of sanitary sewer backups.
- The City, in coordination with the Oakland County Water Resources Commission (WRC) Sewer Department, intends to implement an inspection and compliance and tracking program for commercial kitchens. The purpose of this program is to reduce the amount of fats, oils, and grease (FOG) entering the public sanitary sewer system, thereby improving system performance and preventing blockages, backups, and costly maintenance.
- Eganix, Inc. is a company which specializes in the inspection, tracking, and treatment of FOG. They have developed a unique, proprietary technology and comprehensive prevention program which is specifically designed for individual municipalities. The proposed solution involves proprietary methodologies, tools, and platforms developed exclusively by Eganix.
- Their Overwatch Compliance Program includes inspection, monitoring, tracking and mitigation of FOG from commercial kitchens to ensure compliance with the City's allowable discharge limits. The FOG Treatment Program introduces natural occurring biological treatment solutions into the system to assist in the breakdown of FOG, therefore reducing maintenance costs and increasing system efficiency.
- Eganix, Inc. is currently partnering with multiple local communities to provide the same specialized services, delivering positive and well-documented results within their sanitary sewer systems.
- Purchasing in the Central Services Department has reviewed the provided sole source letter and confirms it meets our requirements for justification for sole source selection of this specialized program.

RECOMMENDATION

It is recommended that City Council waive the sealed bid process and authorize the City Manager to approve the contract and purchase order to Eganix Inc. for the FOG Prevention Program, in an amount not to exceed \$75,000 for the current year, with one or more administration approved extensions in the amount not-to-exceed the annual budgeted amount.

SUPPORT DOCUMENTATION

Fats, oils and grease in sanitary sewer systems, referred to as FOG, can cause sanitary problems for communities especially in areas with a high volume of food service establishments. FOG buildup in pipes is a common cause of sewer backups, resulting in additional maintenance, frequent cleaning, emergency repairs and added clean-up costs. Proper management of FOG by commercial kitchens, which is a typical source, can help prevent blockages and protect properties and the environment. Additionally, the associated routine maintenance and costs required to clean the sanitary sewer system in areas with FOG build-up can be reduced.

Eganix, Inc. has established themselves as a leader in FOG prevention programs. They have partnered with OHM, one of the City's prequalified engineering firms, and designed a comprehensive and sustainable process using Geographic Information Systems (GIS) to track and mitigate FOG. The program is custom built to address the specific needs of each community. Eganix staff will meet with food service establishments to inspect and evaluate their facility, and work with them to make appropriate corrections to properly manage FOG, recommend improvements to existing plumbing, keep track of each facility's cleaning records and provide enforcement (if needed). The Overwatch compliance tool, is a custom-built GIS-based system, so staff can monitor status and access all current and historical reporting for the program. The FOG treatment includes monthly installation of natural occurring biological treatment products into the sanitary sewer system to assist in the breakdown of FOG and support ongoing preventative maintenance.

Staff has worked with WRC to obtain locations of frequently cleaned sanitary sewer pipes due to FOG buildup throughout the City. It has been determined that the initial area of focus contains approximately 67 establishments with commercial kitchens. Eganix has provided a letter regarding their sole source process and compliance tools as well as a proposal to initiate the program based upon the initial area identified.

###

Prepared by: Tyler Sonoga, Environmental Engineer
Reviewed by: Tammy Gushard, P.E., Assistant Director Public Services
Reviewed by: Jacob Rushlow, P.E., Director Public Services
Reviewed by: Michelle Aranowski, Director Central Services
Approved by: Gary Mekjian, P.E., City Manager



Eganix, Inc.

1091 Centre Rd
Suite #120
Auburn Hills, MI 48326

May 21, 2025

Subject: Sole Source Justification for 'Overwatch' Geographic Information System

To Whom It May Concern,

We are submitting this letter to formally justify the selection of Eganix, Inc. as the sole source for for two critical municipal programs:

1. **The Overwatch Compliance Program** – A GIS-based compliance tool designed to enhance municipal oversight of FOG, BOD, TSS, and PFAS in the Farmington Hills collection system.
2. **FOG Treatment in Sanitary Sewers Program** – A targeted biological treatment solution that mitigates Fats, Oils, and Grease (FOG) accumulation, reducing maintenance costs and improving overall system efficiency.

These applications are crucial to Farmington Hills' municipal operations and business growth, and Eganix, Inc. is uniquely qualified to fulfill its requirements.

1. Background and Project Overview

'Overwatch' is designed to provide a streamlined and sustainable process for Farmington Hills to track and mitigate FOG, BOD and TSS in the collection system. 'Overwatch' also specifically allows the City to track PFAS in strategic locations throughout the collection system. This application is custom-built to address the specific needs of the municipality and its businesses, which cannot be met by off-the-shelf solutions.

Through the FOG Treatment in Sanitary Sewers Program Eganix is able to reduce jetting, vactoring, and costly maintenance by providing exclusive treatment solutions that reduce operational disruptions caused by grease accumulation; extend infrastructure lifespan by preventing premature wear and tear; and turn the collection system into a pre-treatment facility—reducing strain on the receiving water resource recovery facility.

Eganix is the only provider of these targeted biological treatments, with exclusive proprietary blends of biological agents designed for municipal wastewater applications and a seamless program integration with Overwatch, allowing real-time tracking of FOG treatment efficacy.

2. Justification for Sole Source Selection

Eganix, Inc. is the only provider capable of delivering the solution based on the following factors:

- **Unique Expertise and Experience:** Eganix, Inc. has demonstrated specialized expertise in FOG maintenance and prevention. We have successfully delivered similar solutions for other municipal clients in the region, making us uniquely qualified.
- **Proprietary Technology/Processes:** The proposed solution involves proprietary methodologies, tools, and platforms developed exclusively by Eganix, Inc. No other vendor has access to these technologies, products, and programs, which are critical for the project's success.
- **Custom Integration Requirements:** The application will seamlessly integrate with the City's existing systems. Eganix, Inc. also has in-depth knowledge of municipal wastewater infrastructure, reducing the risk and timeline associated with integration.

3. Additional Justification for Sole Source Selection

We conducted extensive market research and considered several potential competitors when developing 'Overwatch'. Compared to alternatives, none of them could meet the unique requirements or demonstrate the same level of expertise and readiness to deliver the project within the required timeframe that the City requires and that 'Overwatch' handily achieves.

Furthermore, our exclusive proprietary blends of biological agents designed for municipal wastewater applications set our FOG Treatment in Sanitary Sewers Program apart. We are able to tailor make an optimally performing program and modify treatments as the program progresses. This program seamlessly integrates with 'Overwatch'.

4. Conclusion

Based on the unique capabilities of Eganix, Inc., its proven track record, and the specific requirements of Farmington Hills, we request approval to proceed as a sole source provider. This selection ensures the highest quality, reduces project risk, and aligns with our strategic objectives.

Please let us know if additional information or documentation is required. We appreciate your prompt consideration of this request.

Sincerely,

Sean Egan

Founder and CEO

sean.egan@eganix.org



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/24/2025

DEPT: SPECIAL SERVICES - ICE ARENA DIVISION

RE: PURCHASE OF ICE ARENA REPLACEMENT SCOREBOARDS

ADMINISTRATIVE SUMMARY

- The Farmington Hills Ice Arena opened in 1995. The current Nevco brand scoreboards have been in service for over 30 years and have aged well beyond the typical service life.
- Nevco Sports, LLC, is the sole manufacturer and distributor of Nevco brand scoreboards.
- The Nevco model 4760 is a hockey scoreboard with programmable electronic team names. It comes with LED digits and includes player numbers, penalty timers, shots on goals, and rear-lit caption plates. The scoreboard is 24 feet long and 5 feet tall.
- Funding for the scoreboards is budgeted through the Parks Millage Capital Fund.



RECOMMENDATION

- IT IS RESOLVED that the City Council authorizes the City Manager to issue a purchase order for the Ice Arena scoreboards replacement to Nevco Sports, LLC, in the amount of \$31,182.36 (\$28,347.60 plus a 10% contingency cost of \$2,834.76 for unforeseen and anticipated costs once the old scoreboards are removed).

Prepared by: Brian Moran, Deputy Director

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Ellen Schnackel, Director of Special Services

Approved by: Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/24/2025

DEPT: SPECIAL SERVICES - PARKS DIVISION

RE: PURCHASE OF BOBCAT ZERO-TURN RIDING MOWER WITH ACCESSORIES

ADMINISTRATIVE SUMMARY

- Sealed proposals were advertised, publicly opened and read aloud by the State of Michigan (MiDeal) for Agricultural, Grounds & Maintenance Equipment. The awarded contract with Doosan Bobcat North America is offered to the City of Farmington Hills as a cooperative bid. Participating in a cooperative purchase provides cost savings for the City due to the buying power of a cooperative..
- The Bobcat ZT7000 Zero-Turn Riding Mower, which include an attachment that collects grass clippings and leaves, will take the place of a trim mower that has accumulated high hours and now requires costly repairs. The mower will be utilized for mowing and seasonal cleanup on various city sites, parks, and athletic fields.
- A three-year warranty for all parts and labor was required as part of the specifications. The equipment will be stored at the Parks and Golf Maintenance Building.
- Funding for this equipment package is budgeted through the Special Services Capital Improvement Fund.



RECOMMENDATION

- IT IS RESOLVED that City Council authorizes the City Manager to approve a purchase order in the amount of \$17,536.66 for one (1) Bobcat ZT7000 Zero-Turn Riding Mower to Doosan Bobcat North America and to take delivery of the equipment via Carleton Equipment Company Bobcat of Motor City as an authorized dealer.

Prepared by: James Vayis, Parks Maintenance Supervisor

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Ellen Schnackel, Director of Special Services

Approved by: Gary Mekjian, City Manager



Product Quotation
Quotation Number: **BM1381804**
Quote Sent Date: **Aug 29, 2025**
Expiration Date: **Sep 28, 2025**

Your Bobcat Contact
Brady Murdoff
Phone:
Email: brady.murdoff@doosan.com

Your Customer Contact

Deliver to
City of Farmington Hills DPW
27245 HALSTED RD
FARMINGTON HILLS, MI, 48331-3507

Bobcat Dealer
Carleton Equipment Company Bobcat of Motor City, Livonia, MI
31231 SCHOOLCRAFT ROAD
LIVONIA, MI, 48150
Ryan Barratt

Bill to
City of Farmington Hills DPW
27245 HALSTED RD
FARMINGTON HILLS, MI, 48331-3507

Item Name	Item Number	Quantity	Price Each	Total
ZT7072SP - ZT7000 Zero Turn Riding Mower	9997011	1	13,017.42	13,017.42
Standard Equipment:				
Engine:		Transmission:		
Kawasaki FX1000V Gas Engine		Hydro-Gear™ ZT-5400 2-Speed Hydrostatic Transaxle		
Deck:		Operator Platform:		
AirFXTM Cutting System		Instrumentation: Fuel Gauges, Hour meter and PTO		
Air-Gap Baffles		Throttle and Choke Cables		
XL Grass Discharge Chute		12 V Plug Outlet		
Front bull-nose designed		Key Switch		
Deep profile		Front Mounted Light		
Adjustable front lips		Extra High Back Full Mechanical Suspension Seat		
Cast Iron Spindle Assemblies		Padded Arm Rest		
Engine Compartment:		Fore/Aft Adjustment		
Rotating rear bumper		Seat Belt		
2 inch hitch receiver		Roll Over Protective Structure (ROPS) meets OSHA 1928.51 & 1928.52		
Tires:		Meets standard ANSI/OPEI B71.4		
Drive Tires: 26 x 12 - 12 OTR		Anti-Vibration Foot Plate		
Caster Tires: 15 x 6.0 - 4.5 No Flat OTR		Operator Controls:		
		Hand Deck Lift Assist		
		Adjustable Foot Deck Lift Assist		
		Height of Cut Tethered Pin		
		Adjustable Control Levers		
		Fore/Aft/Up/Down		
		Warranty:		
		36 months, or 2000 hours whichever occurs first		
BOSS-VAC PRO, 12BU DFS, COLL	970651	1	2,963.24	2,963.24
Orange Bumper Kit	970656	1	100.58	100.58
72" Deck Kit	970614	1	852.42	852.42
				16,933.66

Total for ZT7072SP - ZT7000 Zero Turn Riding Mower		
	Quote Subtotal	16,933.66
	Dealer PDI	50.00
	Tariff Surcharge	0.00
	Freight Charges	553.00
	Quote Total - USD	17,536.66

Comment: *Prices per the Michigan State MiDeal Contract # 250000000021*Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order. *All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com. *Contact Holder Information: Doosan Bobcat North America, Inc. , 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350. *Payment Terms: Net 60 Days. Credit cards accepted.*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382*Questions can be submitted via email to Nate.Dwelle@doosan.com or by phone at: 1-800-965-4232.

Customer Acceptance:	
Quotation Number: BM1381804	Purchase Order: _____
Authorized Signature:	
Print: _____	Sign: _____
Date: _____	Email: _____
Addresses	
Delivery Address _____	
Billing Address (if different from ship to): _____	
Tax Exempt: Y <input type="checkbox"/> / N <input type="checkbox"/>	
Exempt in the State of: _____	
Tax Exempt ID: _____	
Federal: _____	
State: _____	
Expiration Date: _____	

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
NOVEMBER 10, 2025 – 6:00PM**

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

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

Councilmembers Absent: Bruce

Others Present: City Manager Mekjian, City Clerk Lindahl, Director Rushlow and City Attorney Joppich

CONCRETE PAVEMENT MATERIALS UPDATE

Director of Public Services Jacob Ruschlow, City Engineer Mark Saskewski, Hubbell, Roth & Clark engineers Bill West and Andrea Pike, and Chris Nelson of the Michigan Concrete Association, were present on behalf of this agenda item.

Utilizing a PowerPoint presentation, *Concrete Paving Materials Update*, Mr. West provided an overview of developments in concrete road construction since 2022.

- Federal emission-reduction requirements adopted approximately 15 years ago prompted a statewide transition in 2022 from traditional Type I cement to Type I-L, a Portland Limestone Cement containing up to 15% finely ground limestone. While this change reduces energy use and carbon emissions, Type I-L interacts differently with water and is less tolerant of variations in finishing and curing practices. If moisture levels are not properly controlled, the surface layer of the concrete can weaken, leading to scaling, where thin layers of the surface flake or peel away.
- Concrete is manufactured differently depending on its intended use. Structural concrete for buildings, decorative concrete, bridge deck concrete, and machine-paved roadway concrete each require different mixes.
 - MDOT and RCOC use low-water, machine-paved concrete for highways.
 - Residential and local road pavements use higher-water, hand-finished concrete, which is the most vulnerable to scaling under the new Type I-L product (Portland Limestone Cement).
- In January - February 2024 warm rain saturated pavement surfaces followed by a rapid deep freeze, causing trapped water to freeze and expand, triggering widespread scaling. The scaling appeared across different projects completed by different contractors in different communities.

Farmington Hills has responded with:

- Enhanced mix requirements
- Contractual mechanism to remove and replace concrete for early age scaling
- New chemical admixtures developed by the concrete industry – with ongoing monitoring of results
- Testing various products on different project types to determine effectiveness
- Conducting pre-paving meetings for each project, providing enhanced emphasis to the importance and expectations for concrete curing.
- Use of warranties and bonds

- Heritage Hills Phase II: warranty removals and replacements performed in October.
- Maintenance and guarantee bonds (two-year duration) allow additional corrective work before project closeout.
- Heritage Hills Phase III warranty repairs are scheduled for the following year.

In summary, the City has adjusted specifications, implemented stronger oversight, and utilized warranty provisions to address scaling.

Next steps

- Continue issuing projects with enhanced concrete mix requirements.
- Require all private developers performing work in the public right-of-way to use the updated concrete specifications.
- Continue emphasizing proper placement, finishing, testing, and curing on every project.
- Promote industry certification programs now available for exterior concrete finishing crews.

Q&A

Were industry certification programs available prior to these changes in concrete materials?

Yes. Ongoing education and additional proficiency opportunities are part of the industry.

Why can't the City return to the prior cement mixture (traditional Type I cement)?

Type I cement is no longer available domestically in the United States.

Why isn't there wide demand to return to Type I cement?

The scaling issue is largely confined to residential and local road pavements that use higher-water, hand-finished concrete. Other uses – of which there are many – are not experiencing scaling, and there is no widespread call to return to Type I cement.

Also, through experimentation since 2022, the industry has identified which admixtures and combinations work well with Type I-L, and those that formerly performed well with Type I do not always perform well with the new cement.

Locally, as a result of lessons learned since the transition began in 2022, current concrete being placed in Farmington Hills is performing better than concrete placed in early phases of Heritage Hills.

Who is responsible for the scaling problems in Heritage Hills?

Responsibility falls on the contractor to whom the City awarded the road construction contract. The City's specification defines a slab as warrantable for replacement if 15 percent or more of its surface exhibits scaling. Using this criterion, the City and its engineering consultant (HRC) have been identifying affected slabs and requiring contractors to remove and replace them under warranty. The City's objective is to fully utilize all available warranty remedies before expiration. There is no cost to taxpayers for these warranty replacements; the cost is entirely borne by the contractor.

Should warranty language be reviewed?

The current contract warranty language appears to be working effectively. It has allowed the City to enforce corrective action under existing projects. Opportunities to strengthen warranties in future contracts could be explored, but, as written, the current provisions are functioning as intended.

The current warranty length is two years; the City has not yet reached a point where failures have occurred outside of the existing warranty period. Scaling is predominantly a near-term phenomenon. Most scaling manifests in the first one to two winters after placement. If a pavement surface performs adequately through the first winter, surface-related distress is generally unlikely to appear unexpectedly many years later.

Does Michigan use different standards than other states?

Every state has its own standards for concrete pavements. Michigan benefits from strong limestone deposits and multiple cement producers, along with nearby quarries for aggregates. Michigan also has unique challenges:

- Michigan allows higher truck loads than most other states, increasing pavement loading stress.
- Michigan experiences more frequent freeze-thaw cycles than many nearby states, including Ohio.
- Soils in southeastern Michigan are generally poor and present additional challenges for road construction.
- These combined factors make southeastern Michigan a difficult place to build long-lasting roads, and problems are not solely attributable to contractors or basic materials.

How does the City vet contractors?

The City uses a reference and vetting process. Bidders must provide references for similar projects, often specifying a minimum length of pavement constructed in southeast Michigan. The look-back period is generally limited to 5 years, depending on project type. References must come from peer municipalities (e.g., Southfield, Livonia).

Engineering staff did not wish to take a “wait and see” approach. The City is actively using available science, research, and lessons from other communities to refine specifications, adopt new materials, and improve application practices. The goal is to achieve the best possible pavement quality under current industry conditions rather than simply watching deterioration occur.

- The City’s 15 percent scaling threshold for slab replacement is based on structural performance; light to moderate scaling affects only a very thin surface layer and does not significantly impair structural capacity, though it may look unsightly.
- The City has historically followed a policy of replacing roads in-kind (asphalt with asphalt, concrete with concrete), based on prior analyses indicating similar costs per mile, though staff noted that relative costs fluctuate over time.

What is the cost comparison between asphalt and concrete?

This is a moving target. Prices fluctuate regularly based on multiple industry factors. Concrete is more labor-intensive and requires more extensive traffic control and curing time. Asphalt is quicker and easier to install but has a shorter service life. Staff can analyze recent unit pricing data and service life assumptions from the last several years to provide a more detailed comparison.

Is concrete preferable environmentally, given that asphalt contains petroleum products that may leach into the groundwater?

Chris Nelson, representing the concrete industry, said that:

- Both asphalt and concrete can be recycled at the end of their life, so they are roughly equivalent in terms of recyclability.
- Concrete pavement surfaces tend to stay cooler and reflect less heat compared to asphalt, which reduces heat island effects in urban areas.

- Concrete pavements generally offer lower rolling resistance for vehicles, improving fuel efficiency and potentially reducing emissions.

Does the Sustainability Commission have a role to play in researching the environmental implications of concrete versus asphalt?

- Councilmember Knol: most members of the Sustainability Commission lack the specialized technical background needed to make pavement material decisions. That role belongs to professional staff.
- Councilmember Boleware: Sustainability Commission could follow the example of the Brownfield Authority, which works effectively with technical experts. The Commission could help ensure that environmental considerations remain a regular part of the discussion.
- City Manager Mekjian said that staff can compile relevant research and information for Council's review. Director Rushlow added that Engineering can assist in gathering and analyzing the available data.
- A UofM sustainability professor serves on the City's Sustainability Commission, which may support a collaborative effort on this issue.

There is a perceived higher quality of concrete pavement in some other communities. Is this perception accurate?

Staff and consultants were not familiar with different cross sections or contractor practices used from community to community.

How many pounds of limestone are being used under the wire mesh?

Wire mesh is no longer used in pavement construction. If the question refers to the aggregate base under the pavement, this layer is used beneath almost every road, and is measured by thickness, not by weight. The amount of aggregate base used also depends on the geotechnical soil conditions underneath the roadway.

What evidence exists that current scaling issues will remain primarily cosmetic and not evolve into deeper structural failures in five years or more?

Type I-L cement has been used in other regions of the United States since approximately 2012, with those states reporting good performance and no widespread long-term structural failures.

When Type I-L was introduced in Michigan in 2022, local contractors were unfamiliar with its finishing characteristics, leading to a learning curve and increased sensitivity to finishing practices. The scaling experienced locally is largely tied to this adjustment process, rather than an inherent structural defect.

What additional measures are being taken beyond using admixtures and being especially attentive to field slump and water content?

Full-time inspection, pre-paving meetings, and immediate field interventions are being used to enforce best practices and prevent avoidable surface damage.

Why does MDOT use a different concrete mix?

The key difference is the mode of placement and finishing. MDOT and RCOC highway pavements are machine-paved in long, straight sections with relatively uniform geometry. In contrast, subdivision and local street intersections involve frequent handwork: navigating around driveways, catch basins, ADA ramps, and cul-de-sacs.

Mayor Rich closed discussion on this item.

DISCUSSION ON FINANCIAL SUPPORT FOR FOOD BANKS AND OTHER NON-PROFITS IN FARMINGTON HILLS

This item was brought forward at the request of several Councilmembers, in light of increased global and local needs and the important role of local service organizations.

Overview of CDBG public service funding and partner agencies

Planning and Community Development Director Kettler-Schmult presented an overview of the City's use of Community Development Block Grant (CDBG) funds for public service activities.

- The discussion revisited the public hearing held in April on the CDBG budget, which at that time was based on conservative estimates because the final allocation was not yet known.
- The "public service" category is defined by federal regulation and differs from how the City typically uses the term; in this context, it refers to agencies providing direct community services.
- Current public service partners funded through CDBG include:
 - CARES of Farmington Hills (food bank and social services)
 - HAVEN
 - Common Ground
 - Lighthouse (South Oakland Shelter)
- Some of the CDBG-funded activities also fulfill the City's fair housing obligations and help demonstrate to the federal government that the City supports domestic violence services, mental health care, and emergency housing.
- By partnering with countywide agencies, the City can leverage CDBG funds alongside other resources the agencies receive, rather than providing those specialized services directly.
- CDBG public service funding is subject to a federal cap of 15 percent of total CDBG resources (annual allocation plus eligible program income).

City Manager Mekjian added that the CDBG budget is formula-based and varies annually, so the City does not know the final allocation in advance. Non-profits must contact staff if they wish to be considered for public service funding within that 15 percent portion.

City Manager Mekjian also noted that, following recent discussion, there was some confusion stemming from information suggesting that other municipalities might be contributing more to CARES than Farmington Hills. Staff therefore contacted nearby communities to clarify their contributions.

Director Kettler-Schmult reported:

- The City of Southfield used federal COVID-era CDBG allocations, which were subject to a temporary waiver of the 15 percent cap for public services, to provide support. Their last recorded contribution to CARES of Farmington Hills was \$14,650 in May 2023.
- The City of Livonia has provided CDBG funding to CARES as well. Their records show \$25,000 in 2025 CDBG funds, following \$10,000 in 2024 CDBG funds.
- The City of Farmington does not allocate CDBG funds to CARES but they may choose to support CARES through other mechanisms. Councilmember Knol noted that the City of Farmington does not receive CDBG funds directly because of its size. Instead, Oakland County administers its program, which is why Farmington does not contribute CDBG funds to CARES.

Councilmember Bridges noted that approximately \$42,000 of CDBG funds are currently directed to public service activities, including CARES, with \$27,000 allocated to HAVEN, Common Ground, and Lighthouse combined. He asked for additional comparative information:

- How much similar communities contribute to HAVEN, Common Ground, and Lighthouse, to determine whether Farmington Hills is above or below a typical range of support.
- Whether reallocation within the 15 percent cap might be appropriate if Council decides to increase funding to CARES at the expense of other agencies.
- How many Farmington Hills residents are actually served by HAVEN, Common Ground, and Lighthouse.

Councilmember Aldred pointed out that the \$42,500 budgeted for public service is \$11,000 below the 15% cap. What would be involved in increasing public service funding closer to the actual \$53,800 cap?

Director Kettler-Schmult explained that increasing the public service budget beyond what is already approved would require the City to file a substantial amendment to its CDBG plan. This type of amendment means the City would need to revise the plan, publish a public notice, hold a public hearing, gather public comments, and then submit everything to the federal government for review. Under normal circumstances—when federal systems are fully up and running—this process typically takes three to four months and requires a significant amount of staff time. Staff remain optimistic that the federal systems will be operating again soon, but the timing is ultimately outside the City's control.

Councilmember Boleware asked whether all of the non-profit entities currently funded through CDBG are 501(c)(3) organizations. Director Kettler-Schmult confirmed that they are. City Manager Mekjian added that while the City could theoretically use general fund dollars to support non-profits, benchmark communities do not do so, and such a policy could require selecting among many deserving charities and create equity concerns. Councilmember Knol further explained that the City limits its support to those agencies funded by CDBG funds, which must provide essential services not otherwise offered by the City.

City Manager Mekjian noted that some CDBG-funded service organizations, such as those addressing mental health and addiction, work closely with the City's police and fire departments. This collaboration helps address needs that intersect with public safety functions.

Councilmember Boleware requested more detailed information on the specific services each funded agency provides, particularly CARES. She expressed interest in confirming that the organizations supported are those providing the greatest impact and meeting the most urgent community needs.

Director Kettler-Schmult responded that all agencies submit service reports before reimbursement, including data on individuals served in crisis intervention, emergency shelter, domestic violence services, and hotline support. These records are available for Council review.

Within the last five years the City significantly increased support for HAVEN and made smaller increases for Common Ground. CARES also received a substantial increase, rising from approximately \$7,000 to about \$15,000.

Mayor Rich closed discussion on this item.

DISCUSSION ON CITY COUNCIL PACKET DISTRIBUTION

City Manager Mekjian said that over the past six to eight months, staff had noticed occasional problems with packet delivery. Some packets had been misplaced or left in spots where they went unnoticed. Others were delivered while a Councilmember was away, leaving sensitive information unsecured. In

some cases, additional materials were added late, creating confusion about what the packet actually contained.

Clerk Lindahl presented an option of making packets available for pickup at City Hall beginning at 5:00pm on Fridays, rather than continuing the Saturday morning home delivery. This could reduce the chance of sensitive documents being left on porches and give Councilmembers more flexibility as to when they collect their materials.

On the other hand, Council noted that Saturday morning home delivery has been the standard for 35 years and has always worked well. After discussion, there appeared to be consensus that the current delivery method did not need to change.

Clerk Lindahl described the packet preparation process, and Council discussed briefly discussed questions regarding very large packet items that are sometimes not printed out but provided via online links, when mail addressed to individual council members is forwarded through the packet delivery system, etc. Councilmember Bridges advocated for earlier access to packet materials, when possible.

ADJOURNMENT

Mayor Rich closed discussion and adjourned the meeting at 7:19pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
NOVEMBER 10, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:32PM.

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

Councilmembers Absent: Bruce

Others Present: City Manager Mekjian, City Clerk Lindahl; Directors Brockway, Kettler-Schmult, Rushlow and Skrobola; Police Chief Piggott; City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Army veterans Julie and Barry McCowan.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bridges, support by Knol, to approve the agenda as published.

MOTION CARRIED 6-0.

PROCLAMATION RECOGNIZING NOVEMBER 11, 2025 AS VETERANS DAY

The following proclamation was read by Councilmember Dwyer and accepted by Julie and Barry McCowan.

**PROCLAMATION
Veteran's Day
November 11, 2025**

- | | |
|-----------------|---|
| WHEREAS, | throughout the course of history, courageous men and women have taken up arms to secure, defend and maintain the core principles upon which our nation's freedoms depend; and, |
| WHEREAS, | since our nation's founding, more than 41 million men and women have stepped forward to serve their country during times of peace and times of war and conflict; and, |
| WHEREAS, | the veterans who served in the military have protected the American way of life and have dedicated themselves to achieving lasting peace throughout the world; and, |
| WHEREAS, | the spirit of freedom remains strong with over 1.3 million men and women on active duty and roughly 800 thousand in the reserve forces, with many in harm's way fighting overseas; and, |

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

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize our esteemed veterans in acknowledgment of **Veterans Day 2025**, and urge all residents to pause and reflect, this November and throughout the year, on the sacrifices of those who have served their country.

Julie McCowan said that she and her husband Barry had served in the Army, National Guard, and Army Reserves, and gave details of their journey during their military service, during which time they had their children, and which service took them to places throughout the world for a variety of missions, including peacekeeping missions. She thanked all military families, and thanked the community leaders for recognizing military service and military families.

Mayor Rich noted that Ms. McCowan serves on the Committee on Aging.

PROCLAMATION RECOGNIZING NOVEMBER 2025 AS LUNG CANCER AWARENESS MONTH

The following proclamation was read by Councilmember Knol and accepted by Bryan and Debbie Pickworth.

**PROCLAMATION
Lung Cancer Awareness Month
November 2025**

WHEREAS, lung cancer is the leading cause of cancer death among men and women in the United States and Farmington Hills, Michigan, accounting for more deaths than colon cancer, breast cancer, and prostate cancer combined; and,

WHEREAS, according to the Centers for Disease Control, there were over 4,000 new lung cancer cases from 2018 to 2022 and nearly 2,500 deaths due to lung cancer from 2019 to 2023; and,

WHEREAS, the five-year survival rate for localized lung cancer is approximately 60%, yet only about 24% of lung cancers are diagnosed at this stage; and,

WHEREAS, lung cancer research is leading to breakthroughs in the identification of genetic alterations associated with lung cancer and in the development of lung cancer treatments, including immunotherapies and targeted therapies; and,

WHEREAS, organizations working in Farmington Hills, such as the American Lung Cancer Screening Initiative and Women's Lung Cancer Forum, are committed to educating about lung cancer and lung cancer screening and working to increase lung cancer screening rates in Farmington Hills.

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 Lung Cancer Awareness Month

in Farmington Hills and encourage all community members to learn about lung cancer and early detection through lung cancer screening.

Debbie Pickworth provided information on lung cancer, and relayed her own journey with adenocarcinoma lung cancer. She emphasized that the only thing you need to get lung cancer is lungs. Radon, pollution, air quality, work environment – all play roles in lung cancer. This year the federal research budget for lung cancer went from \$25 million to zero. Military, firefighters, and police are all at higher risk for lung cancer, and the budget cut is unacceptable. However, together we can fight lung cancer, one city and one state at a time.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

There were no announcements/presentations.

CORRESPONDENCE

None.

CONSENT AGENDA

MOTION by Boleware, support by Aldred, to approve the consent agenda as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, AND RICH
Nays: NONE
Absent: BRUCE
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, following up on a comment from a resident at the last meeting, suggested revisiting the placement of public comment on meeting agendas. Having all public comment at the end of lengthy meetings can make it difficult for residents to participate. He recommended exploring an approach used by nearby communities, such as allocating 20–30 minutes for public comment near the beginning of the meeting with additional time at the end if needed.

City Manager Mekjian congratulated Mayor Rich, Councilmember Knol, and Councilmember Bridges on their re-elections, and new Councilmember Charles Starkman, who was in the audience this evening.

Mayor Rich thanked the community for her re-election, along with Councilmembers Knol and Bridges, and new member Starkman. She addressed comments on social media regarding her campaign fundraising, noting she raised approximately \$140,000 from about 500 contributors, with individual contributions capped at \$1,225, and 94% of donors residing in Michigan, with approximately 50% living or working in the City. She clarified that donations from developers were immaterial in amount and, after consultation with the City Attorney, she believes she can impartially consider the developments

before Council this evening. Her campaign finance records are publicly available on the Oakland County website under her legal name, Theresa Orlaske-Rich.

Mayor Rich provided an update on the Feeding Farmington Hills task force, formed to address growing food insecurity in the community. The first meeting was attended by 52 participants from various community sectors, and the city website now includes expanded information on available resources and ways residents may contribute. A second meeting is scheduled for Monday, November 17th, at Nardin Park Church at 2pm.

CITY MANAGER UPDATE

- Last yard waste pickup will be the week of December 8 through 12.
- Thanked all veterans for their service and commitment to the Country.
- Thanked Councilmember Bruce for his years of service on City Council and the Zoning Board of Appeals.

Councilmember Bridges also thanked Councilmember Bruce for his 20 years of service on City Council, and for his prior service on the Zoning Board of Appeals.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF CLUSTER SITE PLAN 54-4-2025, FOREST AT RIVERWALK; SOUTH SIDE OF FOLSOM ROAD BETWEEN PARKER AVENUE AND LUNDY DRIVE. CMR 11-25-158

Director of Planning and Community Development Kettler-Schmult introduced this agenda item, a request for approval of a proposed cluster site plan for 33 single-family homes on Folsom Road. The Planning Commission had reviewed the plan and recommended approval.

Planning consultant comments

Referencing the July 22, 2025 Giffels Webster memorandum, Planning Consultant Tangari outlined the proposal: the site contains 16.3 acres, with 13.8 net acres after right-of-way deductions. The clustering was qualified by the Planning Commission under the lower-density option, permitting up to 42 units; 33 are proposed. The resulting 2.38 units per acre is below the 3.48 units per acre permitted by right in the RA-3 district.

The proposed units generally meet district setback requirements, though the plan includes slight reductions—from 30 to 25 feet for front setbacks and from 8 to 5 feet for side setbacks. He noted that the smallest lot is 7,795 square feet, compared to the typical 12,500-square-foot minimum in the RA-3 district, and that lot widths of 55 feet are narrower than the usual 80 feet. Some figures in the tree-removal plan require updating. The landscape transition buffer around the edge of the site was reviewed by the Planning Commission and found to meet the spirit of the buffering requirement.

In response to Council questions, Planning Consultant Tangari clarified the difference between hydric soils (beneath the ground) and wetlands (above the ground at least part of the time) and confirmed the applicant has the required EGLE permit. There is no regulatory prohibition regarding hydric soils, but engineering challenges may exist.

Applicant presentation

Members of the applicant team present this evening included:
Stuart Michaelson, Forest at Riverwalk

George Major, Co-Manager, Forest at Riverwalk
Evan Priest, Civil Engineer, MLP & Associates

The development team provided the following information:

- The property was purchased in August 2023 as an assemblage of 16 parcels.
- Cluster zoning was pursued to reduce lot sizes and avoid extending a road through wetlands and across the river to Colfax, instead directing the secondary access to Parker.
- The Planning Commission determined twice—in November 2023 and January 2024—that the project qualified for cluster zoning, with the second determination conducted as a public hearing.
- Initial plans included 38 lots, but after EGLE review and public comment on the wetlands permit, two lots were removed due to wetland impacts, reducing the layout to 33 lots.
- The applicant agreed to a 4.02-acre conservation easement, wetland mitigation requirements, and use of a herpetologist for species relocation.
- Approximately 40% of the site will remain open space, exceeding the 15% requirement.
- Drainage will be fully contained on-site. Stormwater management features will include storm sewer lines along both property boundaries, catch basins positioned below property-grade lines, detention basin oversizing, and reduced outlet flow rates—approximately 60% of the normally allowed release rate. All stormwater measures will comply with Oakland County and City standards.

In response to questions from Councilmember Bridges, Mr. Priest reiterated that the project will not worsen existing conditions. The applicants explained that the home closest to the public access road is located approximately one foot from its property line, with the roadway proposed to be about 20 feet from the house. Street trees are already included in the landscape plan, and they could add additional screening, such as arborvitae, to enhance privacy. The roadway alignment was shifted south as much as possible, with further movement limited by onsite wetlands.

Public hearing

Mayor Rich opened the public hearing.

The following people spoke in opposition to CLUSTER SITE PLAN 54-4-2025, FOREST AT RIVERWALK:

Barbara Seabolt, Parker Street

Mark Wojtowicz, Robinson Street

Michael Williams, Parker Street

Margaret Caza, Parker Street

Tom Progar, Flanders Street

Michelle Gala, Parker Street (read comments made by Tom Seabolt at a Planning Commission meeting before he passed)

George Wright, Birchwood, City of Farmington

Joseph Tomczak, Robinson Street

Kimberly Korona, Flanders Street

Tammy Trinka, Lundy Street

Christine Tomlinson, Cadillac Street

Kirk Bowman, Folsom Road

Audrey Williams, Lundy Street

Margaret Williams, Parker Street

Olivia Ludnick, Parker Street

Eric Schmidt, Woodbrook Court

Paul Rusenowski, Lundy Street
Andrew Williams, W. Bloomfield
John Salmonsens, Parker Street
Michael Emmerling, Lundy Street
Roger Grove, Power Road
Robert Stallings, Lundy Street
Mark Williams, Gill Road
Cynthia Ludwick, Osmus Street

Public comments focused on the following concerns:

- Close proximity of the home at 21604 Parker to the public access road. The home would be 20' from the proposed road, with all three bedroom windows facing the road.
- Many residents had lived in their homes for decades; this proposal will change the character of the neighborhood. Two-story homes on smaller lots are not compatible with existing single story homes on large lots.
- Stormwater drainage and flooding, especially in the spring, but at various times year round.
 - Many residents have sump pumps that run constantly.
 - Request for a third-party inspection regarding the proposed drainage plan.
 - What recourse will the residents have if flooding is made worse?
 - Some homes are lower than this development. How will they be protected from stormwater runoff?
 - The plan will alter drainage patterns as it requires digging under the river.
- Loss of green space and environmentally valuable wetlands.
- Loss of very old hardwoods and loss of trees in general. 600 trees will be removed. Tree study is not current, evidenced by the tree tags buried in bark.
- Impact of tree removal on the water table.
- Loss of wildlife, including endangered species.
- Major geological and infrastructure risks.
- Roadway access should not be to Parker.
- Concern that the developer contributed to the Mayor's campaign, although he does not live in Farmington Hills.
- This land can still be saved. With conservation grants available and Lundy Woods being the City's largest remaining parcel of its type, the City should pursue funding to acquire and protect it.
- Traffic – already congested. Cars speed on Parker Road, a dirt road. Was a traffic study done? What is the street width of the proposed road?
- Emergency vehicle access.
- This company does not fulfill its promises.
- Stress on the electrical grid.
- Greenbelt insufficient in some areas.
- Density, with homes too close together compared with what is allowed in RA-3 districts.
- Incompatible with the City's goals regarding the environment, specifically trees, wetlands, wildlife habitat. Contradicts city priorities.
- Residents want something to fight for, not against.
- Pond will attract mosquitoes

Council deliberation

Councilmember Knol pointed out that the proposed secondary access road would be placed between two existing homes, would empty onto a dirt road that frequently floods, and would increase traffic on that roadway. The area is low and wet, with a nearby stream, making the location unsuitable for a roadway. While acknowledging that public safety officials often prefer two ingress/egress points, Councilmember Knol stated that such designs are more appropriate for larger or circular subdivisions and are not practical in this setting. She said that although development on vacant residentially zoned land cannot be prevented, residents may reasonably expect new development to be similar in character to the existing neighborhood. The proposed plan—with multiple lots situated behind large single-lot properties—does not reflect that character. For these reasons, she could not support the proposal.

Councilmember Aldred said that while he understood the purpose of cluster development in preserving open space, he shared concerns about the proposed road connection to Parker. He noted that the roadway would exit directly across from wetlands and marsh areas, and residents report that this portion of Parker Road floods regularly for extended periods. He further observed that the prevalence of hydric soils suggests natural susceptibility to flooding. Councilmember Aldred referenced ordinance provisions allowing denial if a proposal does not meet the letter and spirit of the cluster development chapter or would be detrimental to existing development. He stated that, similar to Councilmember Knol's comments, the proposed cluster layout would be out of keeping with the character of the surrounding neighborhood, which consists of older homes and significant green space. Councilmember Aldred also referenced the City's newly adopted vision statement, emphasizing preservation of green space and community character. This proposal does not align with that vision. He indicated he would vote against the project.

Councilmember Bridges shared concerns expressed by Councilmembers Knol and Aldred. He was not convinced the proposed development would adequately address existing drainage and water issues in the area and he could not support the project without clear evidence that it would not worsen current conditions. He also expressed concern about the proximity of the proposed roadway to the home on Parker, and the potential impacts on the character of the overall neighborhood. For these reasons—unresolved drainage concerns, neighborhood impact, and the roadway's closeness to adjacent homes on Parker—he would oppose the proposal.

Councilmember Boleware said that the key consideration for her was whether the proposed development would be detrimental to the surrounding residents. Based on the information presented, she believed the project would be detrimental in several ways. She was not convinced the developer's proposed water retention and runoff systems would adequately address flooding concerns, and no detailed information on the system had been provided in the Council packet. The project does not match the character of the surrounding neighborhood, and no renderings were provided to illustrate the appearance of the proposed homes. Councilmember Boleware further expressed concern regarding the proximity of the proposed new roadway to the longtime resident's home on Parker, and the impacts this would have for this resident after more than 50 years of occupancy. While acknowledging that the property owner has certain development rights, the City also has discretion when a proposal may be detrimental to adjacent property, and she would vote against the proposal.

Councilmember Dwyer said that although he generally supports development within the city, he had significant concerns about this proposal. He referenced issues raised by other Councilmembers, including potential detrimental impacts on neighboring properties and ongoing flooding concerns. He

emphasized the importance of protecting existing property owners and stated that, based on the information presented, he would not support the proposed development.

Mayor Rich raised several concerns regarding the proposal. No traffic study had been conducted on Parker Road, which is heavily used as a cut-through route and experiences fast-moving traffic. She requested that administration evaluate safety options for Parker. She expressed significant concern about the proximity of the proposed roadway to the nearby residence on Parker, stating that a road approximately 20 feet from a bedroom window would create a severe hardship for the homeowner. She questioned whether the connection to Parker was necessary or whether an alternative connection, such as to Lundy, should be considered. She was not convinced the proposed stormwater management measures would sufficiently protect nearby properties. She requested more information and analysis, noting that existing conditions already appear problematic and that the City must avoid worsening them. She asked whether financial protections, such as a bond, could be considered should future water issues arise. She also asked whether the undeveloped open-space portion of the site could be donated to the City as park land, providing a community benefit. She would prefer to postpone the item to allow time to gather additional information.

Mr. Major said that the development team would welcome a postponement to further address Council concerns. He noted two major issues raised in discussion: the proposed roadway connection to Parker and the adequacy of drainage plans. He explained that the road layout was designed based on City direction and ordinance requirements, but the applicant could revisit alternative configurations in consultation with the Engineering Division if the City were open to such revisions.

Regarding drainage, Mr. Major said the applicant could provide expanded engineering analysis to demonstrate that the project would not worsen existing conditions and would improve drainage within and adjacent to the site, although subsoil conditions on neighboring private properties could not be altered. They could prepare a detailed presentation addressing runoff management, detention basins, and outflow to the river.

Regarding neighborhood character, Mr. Major stated that the cluster design was chosen to preserve a large portion of the site as open space, rather than constructing a roadway through wetlands toward Colfax, which earlier plans had contemplated. They would explore alternatives if the City were willing to consider them. Mr. Major formally requested a postponement to allow time to prepare additional materials.

Councilmember Bridges said he was ready to make a motion in this case.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby denies the application for Cluster Site Plan 54-4-2025 dated revised June 12, 2025, because it does not meet all provisions set forth in Section 34-3.17 of the Zoning Ordinance for the following reasons:

1. The development is incompatible with the neighborhood
2. The drainage issue will not be sufficiently resolved
3. The proximity of the road to the private residence is unacceptable
4. The development will adversely impact the character of the neighborhood and be detrimental to the neighbors

Motion discussion:

Mayor Rich said she would oppose the motion as she supported a postponement as discussed; she did not support the plan as presented this evening.

MOTION CARRIED 5-1 (Rich Opposed).

Mayor Rich called a short recess at 9:40pm and reconvened the meeting approximately 9:50pm.

PUBLIC HEARING AND CONSIDERATION OF CLUSTER SITE PLAN 57-4-2025, WELLSRING OF FARMINGTON HILLS; NORTH SIDE OF 9 MILE ROAD BETWEEN MIDDLEBELT AND INKSTER ROADS. CMR 11-25-159

Director of Planning and Community Development Kettler-Schmult introduced this request for cluster site plan approval, a proposal for 52 attached ranch-style units in 13 four-unit buildings located on the southern portion of a 79.61-acre RA-1-zoned property (the old Sarah Fisher property). The applicant had provided supplemental information regarding their conservation easement, as well as materials related to discrepancies between earlier submission materials.

Planning consultant review

Referencing the detailed August 26, 2025 Giffels Webster memorandum, Planning Consultant Tangari reviewed the cluster proposal, noting that the Planning Commission qualified it under the lower-density option of 1.8 units per acre. The proposed 52 units represent a density of 0.67 units per acre over the full acreage of the site.

Planning Consultant Tangari highlighted the following:

- The development avoids most wetlands, maintains two access points to Nine Mile Road, and includes pedestrian walkways and a visitor parking area. A concept plan for a potential future phase north of the Rouge River shows how the site could ultimately accommodate up to 143 units, though only the 52-unit phase is under review this evening.
- Setbacks exceed RA-1 requirements, with a 76-foot front setback and substantial side and rear setbacks. The ranch units are 22 feet in height, below the district maximum, and the plan provides more than the required 15% open space.
- All standards are met except for a discrepancy in tree-replacement numbers, which will need to be finalized before permitting. No other noncompliant areas were identified, and all dimensional standards exceed ordinance requirements.
- The Planning Commission determined the proposed buffering to be adequate, including along the western property line adjacent to existing homes.

Councilmember Knol asked for clarification on density calculations for the full site, including a potential Phase Two. Planning Consultant Tangari explained that the density qualification of 1.8 units per acre applies to the entire 79.61-acre site and that the maximum number of units allowable under the approved cluster qualification is 143. Density calculations include land proposed for conservation easement designation.

Mayor Rich asked whether the County's proposed Nine Mile non-motorized pathway was intended for the north or south side of Nine Mile Road and whether the proposed development would conflict with it. City Manager Mekjian stated that the County had not determined final placement, but that the

frontage improvements required of the developer for this project should provide adequate sidewalk connectivity.

Mayor Rich also asked what assurances exist that access roads would sufficiently accommodate additional units should the developer pursue a future phase. Planning Consultant Tangari suggested the applicant address this question in their presentation.

Councilmember Knol asked whether trees included in the buffer adjacent to neighboring properties were counted as part of the total tree-replacement requirement. Planning Consultant Tangari confirmed that they were counted.

Applicant presentation

Members of the development team present this evening included:

- Jim Butler, PEA Group, Auburn Hills
- Erion Nicolla, Eureka Innovation Development, Troy MI
- Ren Nushaj, Troy Law Center, Troy MI
- Tim Kalbfleisch, Chief Financial Officer, Wellspring Lutheran Services

The applicants provided information regarding this proposed 52-unit Phase One plan consisting of 13 single-story, four-unit buildings with two access points to Nine Mile Road. They emphasized the use of high-quality materials, compliance with height limits, and the conceptual layout for a potential future phase of 88 additional units north of the Rouge River. Phase Two would require a redesigned boulevard bridge to meet current standards, and utilities were being sized in Phase One to support future expansion.

Wellspring Lutheran intends to preserve natural features and has voluntarily proposed a conservation easement. Seven acres would be dedicated as part of Phase One, with an additional seven acres planned if Phase Two proceeds, for a total of approximately fourteen acres. Oakland County Parks has expressed interest in managing the easement area.

Councilmember Knol questioned access routes and confirmed that only one vehicular bridge currently exists on the site, with an older pedestrian bridge having been removed several years ago. She also asked about the timing of demolishing existing buildings north of the river. The applicants stated demolition is expected to begin in the first quarter of next year, with utilities already being disconnected. Phase Two buildings will be demolished in 2027.

Councilmember Aldred acknowledged the strengths of the Phase One layout, while also addressing significant interest in woodland preservation. Citing references in both the 2009 and 2024 Master Plans that describe this site as containing high-quality trees and its potential for future public recreational space, he questioned why only seven acres of conservation easement were proposed in Phase One when more than twenty acres of undisturbed woodland appear suitable for permanent protection.

Mr. Nicolla explained that the Phase Two layout is conceptual only and has not yet been fully engineered for utilities, access, or drainage. Wellspring intends to dedicate a total of approximately 14 acres of conservation easement (7 acres with Phase One and an additional 7 acres with a potential Phase Two), but the development team is reluctant to commit a larger area now before the details of Phase Two are fully defined. Mr. Nushaj added that Wellspring's mission is to provide attainable, for-

sale housing for residents age 55 and older, and that Phase One will serve as a proof of concept; depending on market conditions, the second portion of the site might not be developed, in which case additional land could potentially be preserved. Public access to the initial 7-acre conservation easement would be provided via a pedestrian crossing and internal sidewalks once Phase One construction is complete. Ongoing discussions with Oakland County address long-term management and access to the conservation area.

City Attorney Joppich confirmed with Mr. Nushaj that if the project is approved, an open space and conservation agreement will be executed and that public pathway access would be activated after Phase One construction, with temporary closures during any future Phase Two construction.

Councilmember Aldred reiterated that he would prefer to see the full 14 acres placed into conservation at the outset.

In response to questions, Mr. Nicolla indicated that the anticipated price point for the units is in the low-to mid-\$300,000 range, that the homes are intended to be owner-occupied rather than rentals, and that the single-story design and materials are intended to blend with the wooded surroundings and complement the Rouge River corridor. The applicants were also willing to dedicate necessary frontage along Nine Mile Road as right-of-way and, if appropriate, to coordinate sidewalk and non-motorized facilities with the City's future Nine Mile corridor vision.

Public hearing

The Mayor opened the public hearing.

Noah Opasek, Spring Valley, was concerned that the proposed development does not fit the character of the surrounding natural environment. The project feels out of place, removes valued green space, and could make it harder for younger residents to see a future in Farmington Hills. He also raised concerns about worsening traffic on Nine Mile, the lack of detailed analysis for the project, and the number of uncertainties expressed by the applicant. He noted his home already experiences drainage problems near an existing Wellspring outflow pipe and he requested clearer, more definitive information on how stormwater impacts would be addressed.

Ray Matsen, Watt Drive, stated that his primary concerns relate to Phase Two of the project, particularly the need to extend the proposed conservation area further south, given the historically significant flooding in the woods west of the site. He noted that flood zones in the area extend closer to properties along Watt Drive. He also raised concerns about a past report of a partially collapsed sewer line that may be connected to the proposed Phase Two system, and questioned whether it had been properly repaired. He recalled that buried refuse exists northwest of the former track field.

Bonnie Hollander, Old Timber, and a naturalist with the Farmington Hills Nature Center, expressed concerns about the proposed reduction of the conservation area from 14 acres to 7 acres. She emphasized the ecological value of the river corridor and the need for strong conservation measures. She conveyed comments from Friends of the Rouge, who shared concerns about protecting this unique and sensitive natural area. She urged Council to view the site as a community asset worth preserving, comparing it to the history of Heritage Park.

Matthew Hollander, Old Timber, expressed appreciation for development that balances housing with preservation of green space. He emphasized that the northern 17 acres of this parcel contain exceptionally old and high-quality woodland not found even in city parks, and noted its identification as key habitat in multiple planning documents. He urged Council to consider long-term preservation and public access to this core habitat rather than limiting conservation to seven acres. While supportive of development generally, he asked the City to ensure an appropriate balance between growth and protection of natural infrastructure that benefits the community.

Paul Galor, Spring Valley, was concerned about significant tree loss, including more than 316 mature trees over 100 years old that contribute to neighborhood character and wildlife habitat. He also noted that increased traffic on Nine Mile would exacerbate existing congestion and safety issues. He raised concerns about impacts to wildlife that rely on the wooded and wetland areas of this site. He was also concerned regarding the noise, dust, and disruption to the residents from long-term construction. He requested that Council postpone approval until full environmental and traffic reviews are completed, in order to protect trees, wildlife, and neighborhood quality of life.

Rob Steele, Spring Valley, was concerned about the potential increases in traffic and pedestrian safety risks associated with the proposed new 52 residential units. The attached condominium design appears inconsistent with nearby mid-century neighborhoods and may affect community character and property values. He raised environmental and privacy concerns related to tree loss, future Phase Two impacts, and construction disruption. He asked for more information about the intended occupancy of the units.

Pea Gee, Farmington Hills taxpayer, asked for more information about whether the project would provide services such as rehabilitation, counseling, or care similar to existing Wellspring Lutheran facilities. She questioned whether the proposed housing would match the character of the surrounding neighborhood and sought clarity on what is meant by “affordable housing” and who the intended residents would be.

Eric Schmidt, Woodbrook Court, said that the project appears to chip away at natural resources, describing it as “death by a thousand cuts.” Even small losses of trees can accumulate into significant long-term environmental impacts. He questioned the affordability of the proposed 55-and-up units, suggesting that the estimated price point may not be attainable for many seniors. He urged Council to require complete details and stronger assurances before approving the project, and to consider the concerns raised by Friends of the Rouge.

Angela Hamoud, Spring Valley, was opposed to the proposed development. She believed the project would harm neighborhood character, create significant traffic congestion on Nine Mile and Inkster, and worsen already overburdened electrical, stormwater, and sewer infrastructure. Ms. Hamoud also raised concerns about the lack of transparency, including the absence of a traffic study and unclear details about the non-motorized pathway plans. She urged Council to reject the proposal.

Kevin Livingston, Spring Valley, questioned the adequacy of a single bridge for emergency access in future phases, and raised concerns about potential requirements to connect neighboring homes to city water and sewer systems. He detailed the vulnerability of local wells and the aquifer to infrastructure pressures; his well, for instance, was 88’ deep with low water pressure. He asked Council to investigate whether the developer would need to access or utilize the existing pump station infrastructure in the area.

Randall Cauffiel, Spring Valley, emphasized that once mature trees are removed, they cannot be replaced. He noted that Nine Mile Road may require a center turn lane to accommodate traffic from both phases of the development. He questioned whether outdated stormwater data had accounted for increasingly heavy rainfall events, particularly regarding bridge capacity and impacts to wetlands.

As no other public indicated they wished to speak, Mayor Rich closed the public hearing.

Applicant response

Mr. Butler clarified that a traffic study had been completed by Tetra Tech, and reviewed by the City's engineering and traffic consultants. They were in agreement that Phase One traffic does not warrant improvements to Nine Mile Road. Traffic mitigation measures will be required with Phase Two.

Mr. Nicolla indicated they were willing to increase the proposed conservation easement from 7 acres to the full 14 acres originally contemplated, should Council approval be granted this evening.

Mr. Kalbfleisch explained Wellspring Lutheran Services' long history on this site, beginning in 1891, and he emphasized their longstanding stewardship of the property as a nonprofit entity. He confirmed all former residential youth operations have ceased and that remaining buildings are in disrepair and slated for demolition. The proposed development is intended as a 55-plus owner-occupied community.

Councilmember Knol confirmed with Mr. Kalbfleisch that the site had previously had significant activity, including the children it served, approximately 50 employees, many of whom lived on site, and families and others continually driving in and off site.

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby approves the application for Cluster Site Plan 57-4-2025 revised July 30, 2025, subject to the following conditions:

- (1) All outstanding issues identified in Giffels Webster's review dated August 26, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
- (2) All outstanding issues identified in the City Engineer's August 22, 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 19, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.
- (4) An escrow deposit of 150% of the open space cost estimate be submitted to ensure completion of the landscape/open space improvements plan and
- (5) Adding at least 14 acres of conservation easement, and providing access to that land, after the completion of construction of Phase 1.

And further resolves that the City Attorney prepare the cluster agreement setting forth conditions of approval for City Council consideration and final approval.

MOTION CARRIED 6-0.

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF A BROWNFIELD PLAN PROPOSED BY ROBERTSON BROTHERS HOMES FOR VILLAS AT PEBBLE CREEK AT 27400 W. 12 MILE ROAD. CMR 11-25-160

Director of Economic Development Brockway presented the proposed Brownfield Plan for the Villas at Pebble Creek at 27400 West 12 Mile Road. The plan includes removal of contaminated materials, groundwater treatment, asbestos mitigation, and demolition of over 115,000 square feet of existing building space, excluding the chapel, which will be historically preserved. The development will include 76 single-story detached condominiums, four single-story homes, pedestrian pathways, utilities, landscaping, and conservation of green space, representing an estimated \$46.8 million investment with a projected taxable value of over \$23 million. Eligible Brownfield activities total approximately \$3.9 million and include environmental assessment, due-care planning, demolition, abatement, plan preparation, contingency, and interest.

Tim Loughrin, Robertson Homes, and members of his team were available to answer questions.

Council noted that they had previously reviewed this proposal.

Mayor Rich clarified that the current agenda item was solely the public hearing on the Brownfield Plan, with formal Council action scheduled later on the agenda.

Public Hearing

Mayor Rich opened the public hearing. No public indicated they wished to speak, and Mayor Rich closed the public hearing.

UNFINISHED BUSINESS:

CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT PLAN 4, 2000; CUTTING EDGE CUISINE KITCHEN AND STORAGE ADDITION. CMR 11-25-161

Director of Planning and Community Development Kettler-Schmult reported that this item had been postponed to a date certain at the prior meeting to allow the applicant additional time to meet with adjacent property owners regarding outstanding concerns. She had spoken with the applicant earlier in the week, and while he indicated he is still attempting to resolve issues, no formal correspondence, request for postponement, or withdrawal has been submitted.

City Attorney Joppich advised that, since the applicant has not resolved the issue and is not present, further postponement would be appropriate.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby postpones the amendment to Planned Unit Development Plan 4, 2000; Cutting Edge Cuisine kitchen and storage addition to a date certain, that being December 8, 2025.

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT 1, 2025 AGREEMENT FOR TOWNES OF WOODCREEK. CMR 11-25-162

Director of Planning and Community Development Kettler-Schmult presented the Planned Unit Development (PUD) Agreement for Townes of Woodcreek, explaining that it formalizes the PUD plan

previously reviewed and recommended for approval by the Planning Commission and approved by City Council after the public hearing held on July 14, 2025. The applicant is continuing to advance the project, and the agreement has been reviewed by both parties and is now ready for Council consideration.

MOTION by Dwyer, support by Bridges, that the City Council of Farmington Hills hereby approves the Planned Unit Development 1, 2025 Agreement for Townes of Woodcreek and authorizes the City Manager to sign on behalf of the City.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL AND ADOPTION OF A BROWNFIELD PLAN PROPOSED BY ROBERTSON BROTHERS HOMES FOR VILLAS AT PEBBLE CREEK AT 27400 W. 12 MILE ROAD. CMR 11-25-163

As this public hearing for this item had been held earlier in the meeting, the following motion was offered.

MOTION by Boleware, support by Knol, that the City Council of Farmington Hills hereby approves and adopts the Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W 12 Mile Road, Farmington Hills, Michigan 48334.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF CONSENT JUDGMENT #129 – SHEETZ V FARMINGTON HILLS. CMR 11-25-164

Community Planning Director Kettler-Schmult explained that the consent judgment before Council was intended to resolve ongoing disputes involving two separate properties where Sheetz had proposed gas station developments. The first proposed site, located at 12 Mile Road and Middlebelt Road and including a drive-through restaurant, had undergone full PUD review but was ultimately denied by the City Council. The second proposed location, at Middlebelt Road and Grand River Avenue, did not include a drive-through component and had received preliminary site plan approval from the Planning Commission. However, that project did not advance further because the applicant missed certain deadlines and because the City's subsequent zoning text amendments (ZTA-2) altered the regulatory landscape for gas stations. Staff provided formal notice to the applicant regarding the zoning changes, after which the applicant initiated litigation regarding the 12 Mile Road and Middlebelt Road location, and asserted additional claims related to the Grand River site, though that has not yet reached the level of a circuit court challenge. The consent judgment addresses both disputes.

City Attorney Joppich reviewed the terms of the consent judgment. A lawsuit had been filed by Sheetz concerning the 12 Mile and Middlebelt property and under the proposed judgment, that case would be dismissed with prejudice (meaning the claims cannot be brought again) and without any liability or obligation on the part of the City.

Regarding the Middlebelt and Grand River site, the consent judgment would allow the formerly approved site plan to proceed despite the intervening zoning changes, resolving the anticipated litigation over that issue. The Grand River site plan attached to the consent judgment will govern development on that parcel, even where its provisions differ from requirements in Zoning Text Amendment 2, which now applies to gas station uses citywide.

Mayor Rich acknowledged Pea Gee, who had submitted a request to speak on this item.

Pea Gee, Farmington Hills taxpayer, was concerned that the consent judgement would allow Sheetz to move forward with a development at 12 Mile and Middlebelt.

Mayor Rich clarified that the consent judgment does not authorize a Sheetz at 12 Mile and Middlebelt and instead formalizes that such a development will not occur, and that the matter cannot be brought forward again.

Mayor Rich disclosed receiving a combined total of \$2,225 in campaign contributions from two of the owners of the Grand River property, which was .015% of the total raised for her campaign. She believed she could offer a dispassionate vote, but if this gave pause to any member of council, she would abstain from voting. No member of Council asked the Mayor to abstain.

MOTION by Dwyer, support by Knol, that the City Council of Farmington Hills hereby approves the Consent Judgment #129 and accompanying exhibits; and the City Manager is authorized to finalize the document and exhibits for filing with the court and to sign on behalf of the City.

Motion discussion

Councilmember Knol pointed out that the Grand River location was a commercial area with no adjacent single-family homes. The agreement had been publicly posted in Council's agenda packet, and the timing of the agreement was related to when the agreement was finalized in court, and was not related to the timing of the election.

Councilmember Dwyer noted that the Council vote denying the Sheetz development at Middlebelt and 12 Mile had been unanimous.

Councilmember Boleware said that the Grand River/Middlebelt property had been eligible to redevelop as a gas station under earlier zoning. A later zoning amendment pausing new gas station approvals halted the project mid-process, contributing to the dispute. She supported the consent judgment allowing that location to proceed.

City Attorney Joppich reiterated that the lawsuit relating to the 12 Mile and Middlebelt case is being dismissed with prejudice which means it cannot be brought back again.

MOTION CARRIED 6-0.

CONSIDERATION OF REAPPOINTMENT TO THE BOARD OF TRUSTEES OF THE EMPLOYEES' RETIREMENT SYSTEM.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individual to the Board of Trustees of the Employees' Retirement System:

Board of Trustees - Employees' Retirement System

	Length of Term:	Term ending:
Lauri Siskind	3 years	December 1, 2028

Lauri will be reappointed to the seat she currently holds on the Board.

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR OCCUPATIONAL HEALTH SERVICES, INCLUDING DRUG AND ALCOHOL TESTING, TO WELLSTREET URGENT CARE OF MICHIGAN P.C. DBA COREWELL HEALTH URGENT CARE FOR A ONE (1) YEAR TERM WITH APPROVED EXTENSIONS. CMR 11-25-165

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to enter into an agreement with Wellstreet Urgent Care of Michigan P.C. dba Corewell Health Urgent Care for a one (1) year term with an option to renew with one or more administration-approved extension not to exceed a total of five (5) additional one year extensions under the same terms and conditions upon mutual consent by the City and firm.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF MOBILE DATA COMPUTERS FOR THE POLICE DEPARTMENT TO DELL TECHNOLOGIES INC. IN THE AMOUNT OF \$33,469.34. CMR 11-25-166

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Dell Technologies Inc. for the purchase of Mobile Data Computers for the Police Department in the amount of \$33,469.34.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD FOR AS-NEEDED DATA NETWORK CABLING FOR CITY BUILDINGS TO AMCOMM INCORPORATED IN AN ESTIMATED AMOUNT OF \$25,000 FOR A ONE (1) YEAR TERM WITH EXTENSIONS. CMR 11-25-167

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to approve all budgeted purchase orders to AMcomm Incorporated for As needed Data Network Cabling for all City buildings in an estimated amount of \$25,000 for a one (1) year term and for four (4) additional one (1) year terms at a 5% increase per year (beginning at year 2) under the same terms and conditions upon mutual consent of the City and vendor.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, AND RICH

Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF A REPLACEMENT VEHICLE FOR THE DEPARTMENT OF COMMUNICATIONS AND COMMUNITY ENGAGEMENT TO LAFONTAINE CHRYSLER JEEP OF LANSING IN THE AMOUNT OF \$40,496.00. CMR 11-25-168

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to LaFontaine Chrysler Jeep of Lansing, Michigan for a 2026 Chrysler Pacifica Van in the amount of \$40,496.00.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF OCTOBER 27, 2025.

MOTION by Boleware support by Aldred, that the City Council of Farmington Hills hereby approves the City Council study session minutes of October 27, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF OCTOBER 27, 2025.

MOTION by Boleware support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of October 27, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Eric Schmidt, Woodbrook Court, continued to request that City Council acknowledge and disavow disparaging remarks made by Mobi and the Chaldean Council about residents near the 13 Mile PUD who were engaging in the democratic process regarding the proposed development. He invited Councilmembers to visit the site to better understand residents' concerns.

Pea Gee, Farmington Hills taxpayer, offered comments regarding the November 4 election, and asked the City to establish clear and enforceable rules for campaign conduct and signage.

ADJOURNMENT

The regular session of City Council meeting adjourned at 11:44pm.

Respectfully submitted,

Carly Lindahl, City Clerk