

AGENDA
CITY COUNCIL STUDY SESSION
JANUARY 22, 2024 - 6:30PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. [MDOT 696 Discussion](#)
4. [Review of Sale of City Property Ordinance](#)
5. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, Interim 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.



I-696 - 2024 Work

I-275 to Lahser

Brian Travis - Construction Engineer - Oakland TSC

Jeff Pitt - Construction Contracts Engineer - Oakland TSC



WB I-696 Closure and Detour Map

Closure Start Date of January 2024

WB I-696 is closed from Lahser to M-10
WB I-696 detour is NB M-10 onto WB I-696 (west of US-24)

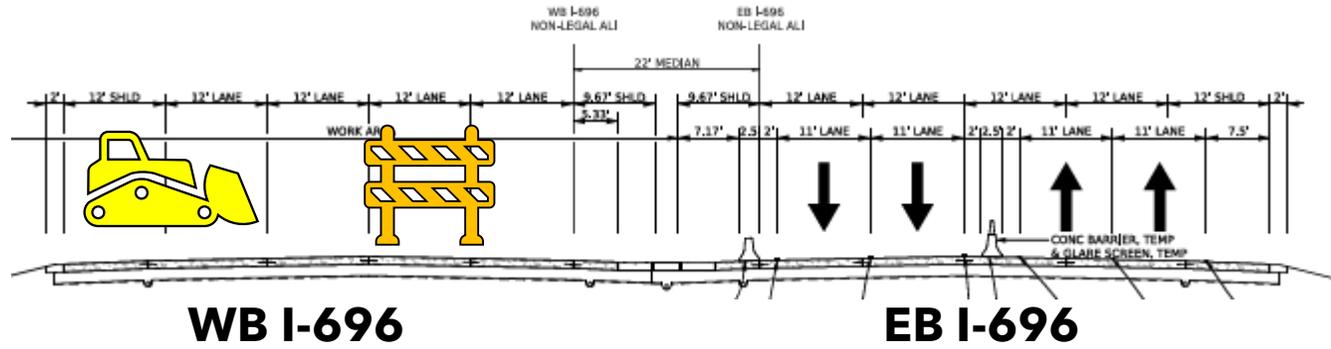
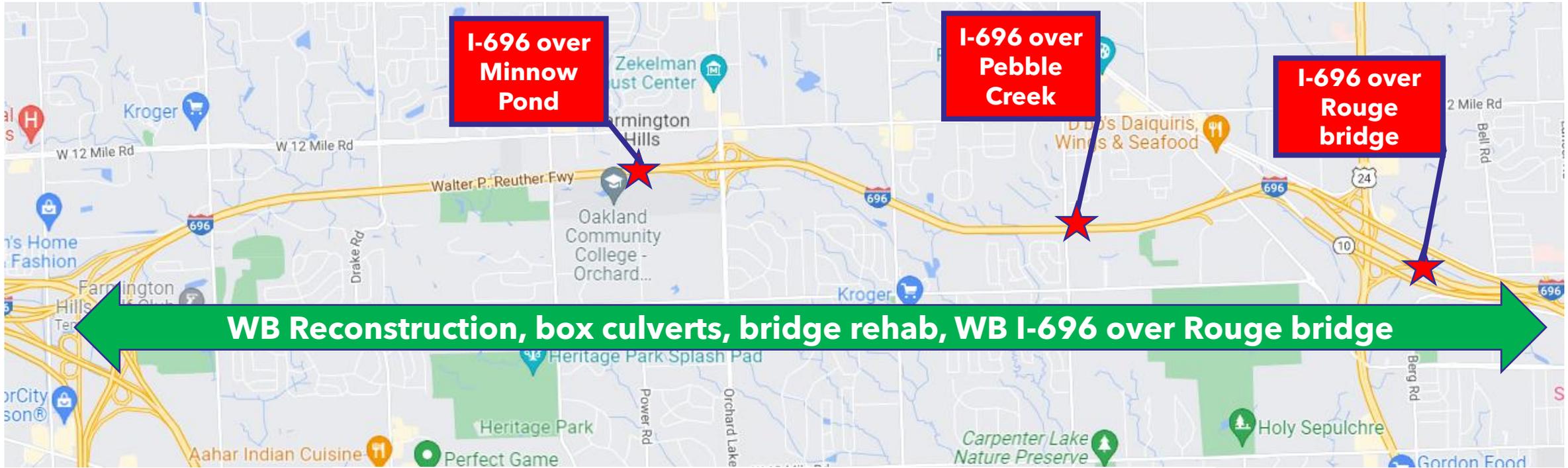


-  Ramp Detour
-  Ramp Closure
-  WB I-696 Detour
-  WB I-696 Closure

Ramp Closures:
 Evergreen to WB I-696 ramp closed
 Detour is NB Evergreen to WB 12 Mile to SB US-24
 Lahser to NB M-10 ramp closed
 Detour is NB Lahser to WB 12 Mile to SB US-24
 NB US-24 to NB M-10 ramp closed
 Detour is NB US-24 to SB US-24 to NB M-10

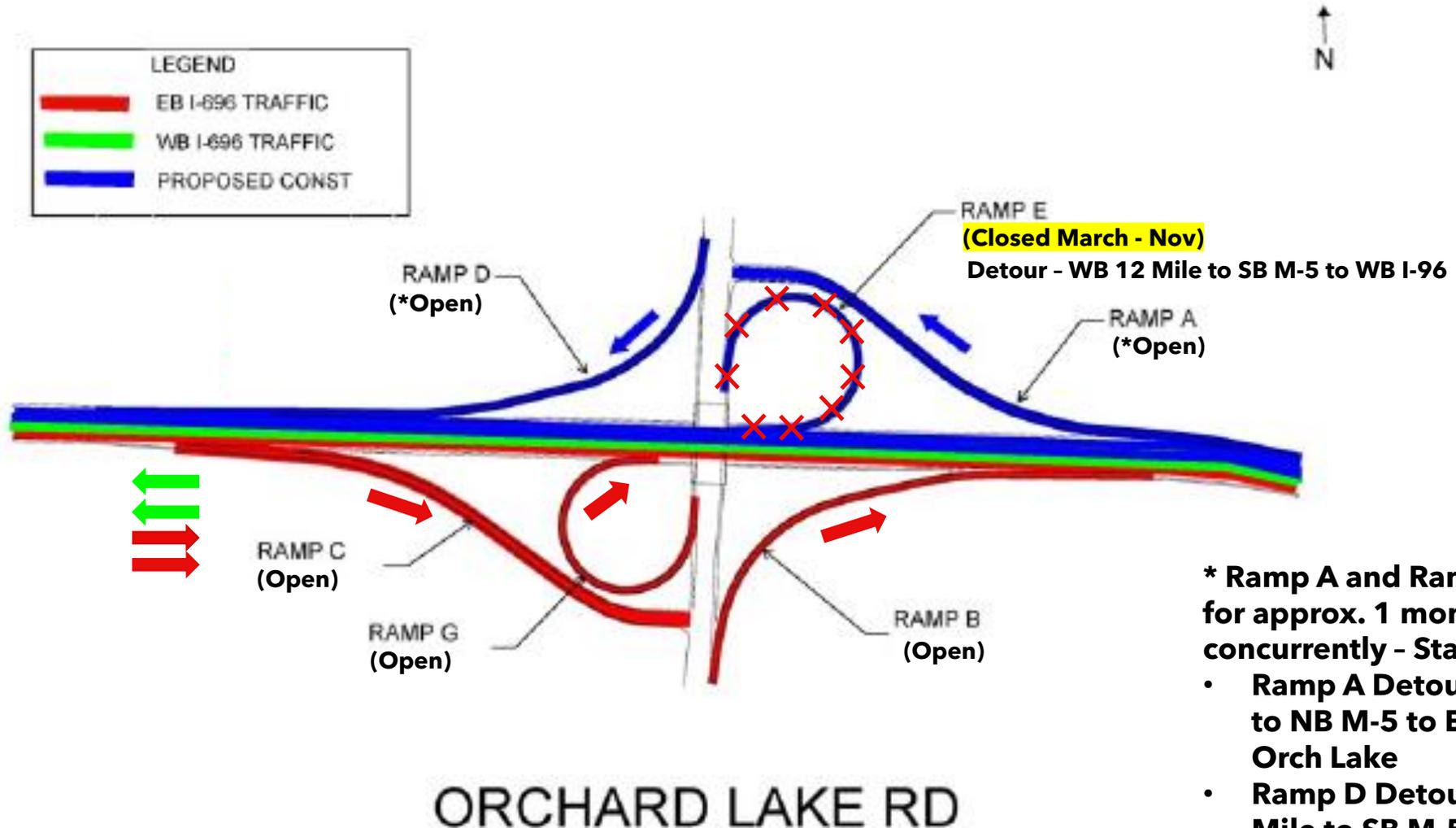


2024 - March - November





Orchard Lake Ramp Impacts



- * Ramp A and Ramp D to close for approx. 1 month, non-concurrently - Start dates TBD
- Ramp A Detour - WB I-696 to NB M-5 to EB 12 Mile to Orch Lake
- Ramp D Detour - WB 12 Mile to SB M-5 to WB I-96



Other Ramp Impacts

- **Franklin ramp to WB I-696 - Closed March - November**
Detour - NB Franklin to NB M-10 to WB 12 Mile to Orchard Lake to WB I-696
- **NB M-10 ramp to WB I-696 - Closed for approx. 1 month - start date TBD**
Detour - NB M-10 to WB 12 Mile to Orchard Lake to WB I-696
- **SB US-24 ramp to WB I-696 - Closed for approx. 1 month - start date TBD**
Detour - SB US-24 to NB M-10 to WB 12 Mile to Orchard Lake to WB I-696
- **WB I-696 ramp to I-275/M-5 - Closed intermittently on weekends/off-peak as needed**
Detour - SB US-24 to WB M-102 to WB M-5



Bridge Impacts

Halsted Road over I-696 - Short term single-lane closures and shoulder closures for silane treatment, concrete surface coating, bridge joint cleaning and sealing.

- Detour - N/A

Drake road under I-696 - Full closure for ~ 3 weeks for superstructure and substructure patching, beam end repairs.

- Detour - Halsted Road

Farmington Road over I-696 - Full closure for ~ 1 to 2 weeks for bridge railing patching, beam end repairs, concrete surface coating, and silane treatment.

- Detour - Orchard Lake Road

Orchard Lake Road over I-696 - Short term single-lane closures for silane treatment, concrete surface coating, bridge railing patching, and bridge joint cleaning and sealing.

- Detour - N/A

Middlebelt Road over I-696 - Short term Full Closure for ~ 1 week for high load hit repair, silane treatment, and bridge joint clean and sealing.

- Detour - Inkster Road

Inkster Road under I-696 - Full closure for ~ 3 weeks for temporary support placement, bearing pad replacement, deck patching, and metal mesh panel installation.

- Detour - Middlebelt Road



WB Hills Tech Drive

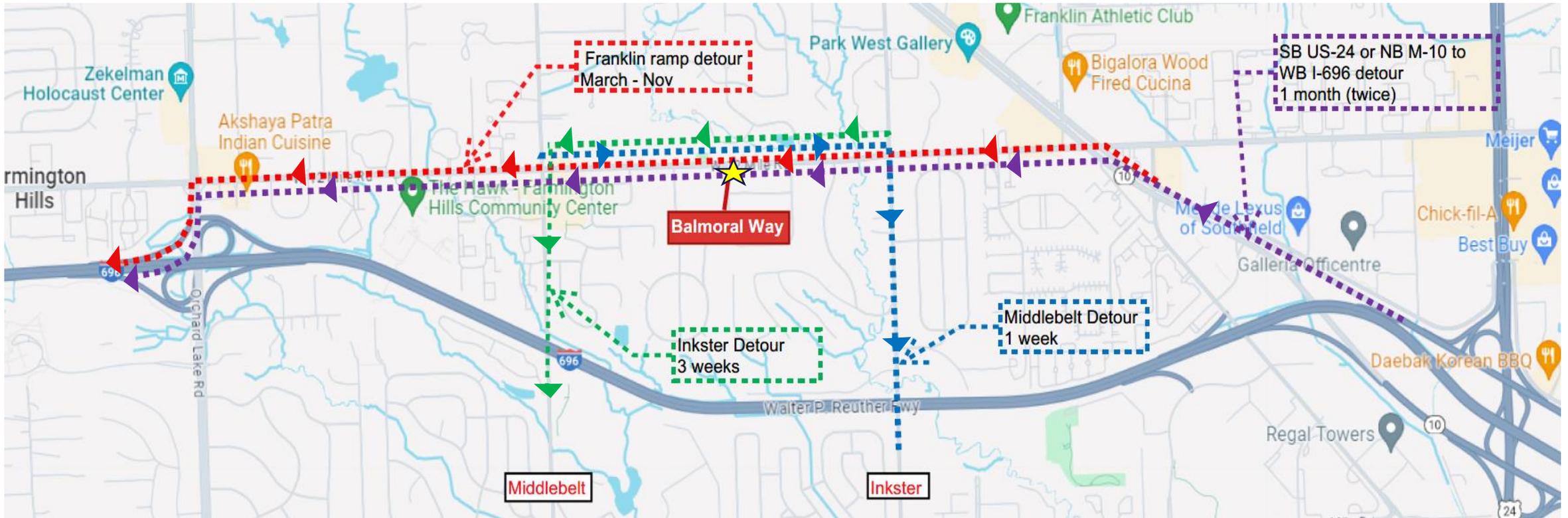
**WB Hills Tech Dr
Closed to work
on Seeley Drain
culvert**

**Detour - WB 12
Mile to SB
Haggerty to WB
Hills Tech**





12 Mile Traffic - Middlebelt to Inkster



- **“Do Not Block Driveways” signs on 12 Mile**
- **No temporary signal**
- **24/7 Ombudsman**

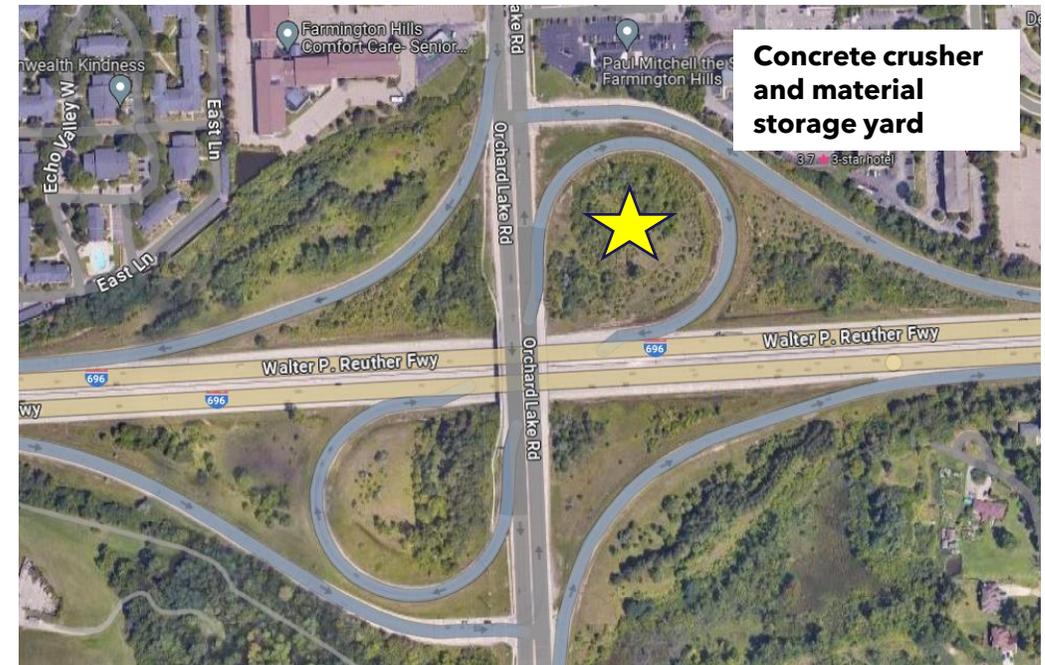


Noise Impacts

- **Pavement Breaking/Loading Concrete**
- **Pavement Relief Sawing**
- **Concrete Crushing plant**
- **Concrete Batch plant**
- **Pile Driving for bridge foundations**
- **Tailgates Banging, Truck Idling, Batch Plant Use**

Contractor Work Hours
6AM - 6PM (Typical)

Night Work and Noise Limited Outside 7AM - 7PM





Contact Info

- **Project Phone Number 24/7 Ombudsman- 248-930-1777**
- **Project Website - www.DrivingOakland.com**
- **Lane Closures - www.Michigan.gov/drive**
- **Project Email - MDOT-I696@michigan.gov**



OFFICE OF CITY MANAGER

MEMORANDUM

FROM: Cristia Brockway, Economic Development Director
TO: Farmington Hills City Council
CC: Gary Mekjian, City Manager
DATE: January 22, 2024
SUBJECT: Conveyance of City Owned Property for parcel 22-23-02-153-009

September 2023, City Council was given an overview of a new program to sell City Owned property to neighboring residents. As a part of the new program, the City is looking to offload some formerly acquired property that is unbuildable due to a site's measurements or location. Most of these City-owned properties are adjacent to neighboring residents which have received the first opportunity to provide their interest to purchase. There are roughly ten (10) to thirteen (13) small properties that the City owns which are too small to be developed but can be acquired as additional yard space to the neighboring residents.

- The City received the referenced property from Oakland County due to tax foreclosure in 2009, but was previously owned by a woman named Mary E. Since fall of 2009, the City has owned the parcel.
- The parcel is zoned RA-4 one family residential, is .21 acres large, and is land-locked behind Highview Avenue which is located at the mid to north-eastern portion of the City.
- Applicant and resident, Everald Small, has presented his interest in purchasing parcel 23-02-153-009 at an amount of \$3,000. This amount was run by the City Assessor and approved as a reasonable value.
- The applicant will be required to combine this lot to their preexisting property.
- The applicant has also provided an earnest \$200 deposit as a part of the purchase agreement.
- City staff, along with the City Attorney, have been working on the documents required to close on the sale of this property.
- City Charter requires that City Council adopt an ordinance to convey City owned real property. As such, the City Attorney's office has reviewed this item and has drafted the Quit Claim Deed and Ordinance.

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS**

AGREEMENT REGARDING PURCHASE OF PROPERTY

THIS AGREEMENT REGARDING CONVEYANCE OF PROPERTY ("Agreement") is by and between EVERALD SMALL, an individual, whose address is 31791 Highview Avenue, Farmington Hills, Michigan, ("Purchaser") and the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan 48336 ("Seller"), and shall be dated and effective as of the date on which it has been fully executed by Purchaser and Seller (the "Effective Date"). In this Agreement, Purchaser and Seller may be referenced together as the "Parties".

IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, PURCHASER AND SELLER AGREE AS FOLLOWS:

Purchaser hereby offers and agrees to purchase from the Seller, and Seller agrees to sell to Purchaser, the property described on the attached Exhibit "A" and any rights or easements presently existing for the benefit thereof (the "Property") subject to the terms and conditions set forth below:

1. Purchase Price. Purchaser shall pay to the Seller Three Thousand Dollars (\$3,000.00), which amount shall be referred to in this Agreement as the "purchase price." Payment of the purchase price shall be made in a bank certified check, cashier's check, or wire transfer of funds to an account designated in writing by Seller.
2. Earnest Money Deposit. With its delivery of this signed Agreement, Purchaser is depositing with Seller Two Hundred Dollars (\$200.00) in the form of a bank certified check or cashier's check made payable to Seller, which shall be deemed the Earnest Money Deposit to be held and applied by Seller in accordance with one of the following: (a) the terms of this Agreement; (b) a fully executed mutual release; or (c) a determination in a civil action indicating to whom or how the deposit must be paid or applied. If this Agreement is not signed by Seller within thirty (30) days of its receipt of this Agreement signed by Purchaser, the Earnest Money Deposit shall be returned to Purchaser upon written request to Seller.
3. Title Contingency. Within fourteen (14) calendar days after the Effective Date, Purchaser, at its option and expense, may, but is not required to, obtain in its possession a title insurance commitment issued by a title company of Purchaser's choosing ("Title Company") bearing a date later than the Effective Date, wherein the Title Company agrees to issue an ALTA owner's policy of title insurance with standard exceptions in the full amount of the Purchase Price, insuring title to the Property to be good and marketable and free and clear of all liens, claims, easements, restrictions, encumbrances, encroachments, leases or rights of parties in possession of every kind and nature whatsoever, except for "Permitted Encumbrances" as defined below ("Title Policy"). If Purchaser chooses not to obtain a title insurance commitment in accordance with the timing and terms of this paragraph, Purchaser is thereby choosing to accept title in its "AS-IS" condition. If Purchaser chooses to obtain a title insurance commitment in accordance with the timing and terms set forth above, within five (5) calendar days after the date on which Purchaser receives such title insurance commitment, Purchaser shall forward a copy of said commitment to the Seller. Purchaser shall have ten (10) calendar days after the date on which Purchaser receives the title insurance commitment to review same. If Purchaser determines, in his sole discretion, that any lien, claim, easement, restriction, encumbrance, encroachment, lease or right of any party may interfere with Purchaser's contemplated use of

the Property or is otherwise unacceptable to Purchaser for any reason whatsoever (hereinafter, "Title Defect"), Purchaser shall notify Seller of any such Title Defect within five (5) calendar days after said ten (10) day period. Any exception set forth in the commitment to which Purchaser does not timely object shall be a "Permitted Encumbrance." Seller shall use its best efforts to cure any Title Defect of which it is timely notified. If Seller fails to cure all such Title Defects within thirty (30) calendar days after the receipt of Purchaser's timely notice thereof, Purchaser's sole remedies are to either (i) terminate this Agreement, or (ii) waive any such Title Defect(s) and proceed to closing accepting title in its "AS IS" condition. Seller's failure to correct a title defect shall not be deemed a default under this Agreement. Purchaser shall pay for the Title Policy.

4. City Ordinance, City Easements, and Property Combination.

(a) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon City Council of the City of Farmington Hills adopting, in its sole and absolute discretion, an ordinance as required under its City Charter for conveyance of the Property to Purchaser, and such ordinance becoming effective. The Parties agree that any prior indications of City Council regarding Purchaser's proposal to purchase the Property and the City's execution and terms of this Agreement shall not be considered and are not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City Council will adopt such an ordinance. In the event such an ordinance is not adopted within sixty (60) days of the Effective Date, this Agreement and all of the obligations and liabilities of the Seller and Purchaser shall be terminated and of no further force and effect, unless the Parties mutually agree to an extension of time in writing. The failure of the City Council to adopt an ordinance as required under its Charter shall not be deemed a default by Seller under this Agreement, but in such event Seller shall return the Earnest Money Deposit to Purchaser.

(b) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon the Property being combined with the adjoining Parcel that is currently owned by Purchaser and has the address of 31971 Highview Avenue, Farmington Hills, Michigan, such that the two properties form and become a single parcel and zoning lot for taxing, use, and zoning purposes (the "adjoining parcel combination"). Purchaser shall complete all applications and submissions necessary, and pay all fees and costs required for the processing and completion of the adjoining parcel combination within ten (10) business days of the Effective Date of this Agreement. This Agreement shall not be considered and is not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City will approve the adjoining parcel combination. In the event the adjoining parcel combination is not completed and finalized on or before the closing, this Agreement and all of the obligations and liabilities of the Seller and Purchaser may be terminated by Seller, in Seller's sole discretion, and shall be of no further force and effect. Denial of the adjoining parcel combination, even if by the City of Farmington Hills, shall not be deemed a default by Seller under this Agreement.

(c) The City of Farmington Hills will retain all existing easement rights and all City utilities, City roads, and any other City-owned improvements on, under, over, across, or within any and all parts of the Property, and Purchaser agrees to and shall execute easements granting and/or confirming those rights in a form required and acceptable to Seller at closing.

5. Taxes, Prorated Items, and Costs. The parties agree that the cost of completion of the required closing documents and the cost to conduct the closing shall be paid by Purchaser. Purchaser shall pay any required transfer tax, all closing fees and costs, and the costs associated with recording the required deed.

6. At Closing and Conveyance to Purchaser. At closing and prior to Seller's execution and delivery of a quit claim deed (in the form attached as Exhibit "B") conveying the Property to Purchaser, Purchaser shall have completed the following: (a) pay the purchase price to Seller

with verification to Seller that such payment has cleared with funds deposited into Seller's desired bank account; (b) pay all required transfer taxes, closing fees and costs, costs associated with recording the deed from the Seller, and any other costs associated with or required for consummation of this transaction; (c) finalization of the property combination(s) required under this Agreement; and (d) execute a Property Transfer Affidavit as required by law and any and all other required documents required for the conveyance of the Property.

7. Possession. Seller shall deliver and Purchaser shall accept Seller's title and possession of the Property as of the date and time of Seller's execution and delivery of the deed conveying the Property to Purchaser at the closing.

8. Closing. The transaction contemplated under this Agreement shall be consummated at a meeting of the parties (the "closing") at 10:00 a.m., local time, at Seller's address set forth above on the date that is thirty (30) calendar days after the contingencies set forth in paragraph 4, above, have been completed, unless said date is a Saturday, Sunday or legal holiday, in which case the closing shall occur on the next immediately following business day. Notwithstanding the preceding sentence, the Parties may mutually agree in writing to an alternative place, date, and/or time for the closing, recognizing that time is of the essence in closing this transaction.

9. Seller's Disclosure Statement. Purchaser acknowledges that the Property is vacant land and a Seller Disclosure Statement was not available at the time this Agreement was written and is not required. If required or requested, Seller agrees to provide Purchaser with a Seller's Disclosure Statement at any time prior to closing pursuant to and to the extent required by Public Act 92 of 1993.

10. Defaults. In the event of material default by the Purchaser under this Agreement, Seller may, at Seller's option, declare a forfeiture hereunder, retain the Earnest Money Deposit, and pursue any legal or equitable remedies available to Seller. In the event of material default by Seller under this Agreement, Purchaser may, at Purchaser's option, elect to pursue any legal or equitable remedies available to Purchaser.

11. Notices. Any notice required to be given in accordance with the provisions of this Agreement shall be in writing and effective when delivered personally or when mailed by certified mail, return receipt requested, directed to the parties at the addresses set forth in this Agreement or at such other address as may be set forth in writing by the respective parties or attorney. It is agreed by the parties that notices required hereunder may, but are not required to, be delivered by email, provided a hard copy (originally signed copy) is mailed or delivered in a timely manner. If sent by email, the date and time of said notice shall be one day after the date and time the email was sent. If not sent by email, notice shall be deemed given on the earlier of (a) the date of personal delivery, (b) the date when received, or (c) one day after mailing if mailed in the State of Michigan. Notices to Purchaser shall be addressed to the attention of "Everald Small." Notices to Seller shall be addressed to the attention of "City Manager."

12. Condition of Premises. Purchaser acknowledges that it is purchasing and by closing this transaction shall be deemed to have accepted the Property "AS IS." Purchaser acknowledges that (a) it has examined the Property in person or otherwise to its satisfaction; (b) it has had the opportunity to conduct additional inspections, surveys, examinations, environmental testing, soils testing, and other due diligence for the purchase of the Property; (c) Seller acquired ownership of the Property by way of a tax foreclosure and conveyance by Oakland County pursuant to and under the State of Michigan tax foreclosure and sale laws and procedures, and Seller has not inspected the Property and has no knowledge of its condition; and (d) Seller has not made any representations or warranties of any kind concerning the Property upon which

Purchaser has placed reliance except as provided in this Agreement. Further, Purchaser hereby agrees to release Seller, Seller's employees, officials, councils, consultants, and attorneys from any and all claims whatsoever related to the condition of the Property, including without limitation any encroachments and defects involving the title or possession, soil conditions, environmental or hazardous material contamination, suitability for construction or use of any kind, or other conditions. Seller makes no representations regarding the existence or non-existence of environmental contamination or hazardous materials of any nature on, under, or near the Property and Purchaser shall indemnify and hold Seller harmless from any claims of contamination and/or statutory obligations to clean up the Property. Purchaser is strictly liable for the investigation of the title to and encroachments onto the Property and inspection of the Property itself, prior to signing this Agreement.

13. Grammar and Headings. Whenever words herein are used in the neuter, they shall be read in the feminine or masculine whenever they would so apply and vice versa, and words in this Agreement that are singular shall be read as plural whenever the latter would so apply and vice versa. The headings contained herein are for the convenience of the Parties and are not to be used in construing the provisions of this Agreement.

14. Entire Agreement. Seller and Purchaser agree that this Agreement contains the entire agreement between them and that there are no agreements, representations, statements, or understandings that have been relied upon by them that are not stated in this Agreement.

15. Binding Effect. The covenants, representations, and agreements set forth in this Agreement are binding upon and inure to the benefit of the Parties hereto, their respective heirs, representatives, successors and assigns, and paragraphs 9 through 21 shall survive the closing and conveyance of the Property to Purchaser.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the statutes and laws of the State of Michigan. In the event that any provision herein shall be held by any court of competent jurisdiction to be illegal or unenforceable, such provision shall be deemed severable and severed therefrom and the remaining provisions herein shall remain in full force and effect between the parties.

17. Non-Assignability. Purchaser shall not assign, sell, or transfer this Agreement or any of its rights, obligations, or interests arising hereunder without the prior written consent of Seller, which consent may be withheld for any reason or no reason at all, in Seller's discretion. Any purported assignment contrary to the terms hereof shall be null, void, and have no force and effect, and shall not relieve the assignor of its obligations under and pursuant to this Agreement.

18. Counterparts and Electronic Copies. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party against whom enforcement of this Agreement is sought. Signature to this Agreement transmitted by facsimile transmission, by electronic mail in portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same force and effect as physical execution and delivery of the paper document bearing the original signature.

19. Incorporation of Exhibits. The exhibits attached at the end of this Agreement are incorporated herein and expressly agreed to and made a part of this Agreement for all purposes by this reference

20. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire understanding and agreement between the parties hereto concerning Purchaser's purchase of the Property, and all prior negotiations, discussions, understandings, and agreements concerning the same are deemed to be merged herein.

21. Amendment. This Agreement may not be amended orally, but may only be amended in writing signed by all of the parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date set forth opposite their signatures.

PURCHASER:

Dated: 12.7, 2023



Everal Small, an individual

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8th day of December, 2023, by Everal Small, an individual.

DEBORAH SIEGEL MOTLEY
Notary Public, State of Michigan
County of Oakland
My Commission Expires Mar. 25, 2024
Acting in the County of OAKLAND

, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 03/25/2024

SELLER:
CITY OF FARMINGTON HILLS

Dated: _____, 2023

By: Gary Mekjian
Its: City Manager

Dated: _____, 2023

Attested By: Pamela B. Smith
Its: City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by Gary Mekjian, City Manager, and attested to by Pamela B. Smith, Clerk, on behalf of the City of Farmington Hills.

, Notary Public
Acting in Oakland County, Michigan
My Commission Expires:

EXHIBIT A

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 37 & 38 BLK Q, ALSO
BEG AT SE COR LOT 15 BLK Q OF 'FARMINGTON HEIGHTS', TH N 00-03-00 E 115 FT, TH S
89-57-00 E 40 FT, TH S 00-03-00 W 115 FT, TH N 89-57-00 W 40 FT TO BEG 5-25-84 FR 002,
003, & 007

Parcel # 23-02-153-009

Address: None (Vacant Land, Farmington Hills, Michigan)

EXHIBIT B

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that **CITY OF FARMINGTON HILLS**, a Michigan municipal corporation, 31555 W. Eleven Mile Road, Farmington Hills, MI 48336 ("Grantor"), for and in consideration of the sum of Three Thousand Dollars (\$3,000.00), the receipt of which is acknowledged, conveys to **EVERALD SMALL**, an individual, whose address is 31791 Highview Avenue, Farmington Hills, Michigan ("Grantee"), the real property situated in the City of Farmington Hills, County of Oakland, State of Michigan described on the attached and incorporated Exhibit "A" (the "Property"), together with all of the tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining, subject to (a) restrictions, conditions, reservations, covenants, and easements of record, if any, and (b) all applicable building codes and zoning and other ordinances.

Grantor grants to Grantee the right to make any and all division(s) remaining under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Grantor covenants and represents that it has not previously conveyed or transferred the above-described property or any part thereof.

Dated _____, 2024.

Signed by:
CITY OF FARMINGTON HILLS

By: Gary Mekjian
Its: City Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Gary Mekjian, City Manager, on behalf of the City of Farmington Hills.

_____, Notary Public
Acting in Oakland County, Michigan
My Commission Expires:

Drafted by:
Steven P. Joppich, Esq.
Rosati Schultz Joppich Amtsbuechler, P.C.
27555 Executive Drive, #250
Farmington Hills, MI 48331

When recorded return to: Grantee	Send Subsequent Tax Bills To: _____	Recording _____	Fee: _____
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	Grantee	Transfer Tax: _____ Parcel No.: 23-02-153-009
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Exhibit "A" to Quit Claim Deed

Legal Description:

T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 37 & 38 BLK Q, ALSO BEG AT SE COR LOT 15 BLK Q OF 'FARMINGTON HEIGHTS', TH N 00-03-00 E 115 FT, TH S 89-57-00 E 40 FT, TH S 00-03-00 W 115 FT, TH N 89-57-00 W 40 FT TO BEG 5-25-84 FR 002, 003, & 007

Parcel # 23-02-153-009 (VACANT)

CITY OF FARMINGTON HILLS
Assessing Office
31555 Eleven Mile Road, Farmington Hills, MI 48336
www.fhgov.com

Phone: 248-871-2470

Account # 101000-000-607-045

FEE \$85

LAND COMBINATION
Administrative Review

Land Combination # _____ Received by: _____ Date: _____

TO THE CITY ASSESSOR OF THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN:
I (We) the undersigned do hereby make application to the City Assessor to adjust the property herein described and in support of this application the following facts are shown:

1. Parcel Numbers to be combined:

23- 02-153-009
23- 02-153-004
23- _____

2. STATEMENT OF OWNERSHIP:

NAME: Everaldo Small NAME(2): _____
ADDRESS: 31791 Highview Ave ADDRESS: _____
CITY: Farmington Hills 48334 CITY: _____
PHONE: _____ PHONE: _____
EMAIL: _____ EMAIL: _____

I (We) being the legal owner(s) of the above parcels, request the combination of the referenced property.

 _____
Signature of Owner Signature of Owner
Date: 1.5.24 Date: _____

3. Petitioner (if different from owner): _____

Signature of Petitioner
Date: _____

DO NOT WRITE BELOW THIS LINE

ASSESSOR'S OFFICE APPROVAL:

Name on land file: _____
SAD, Payoffs: _____
Taxes Paid: _____

Department Signature: _____
COMMENTS: _____

Everald

Small

31791

Highview

\$3,000

Applicant Information

Name of Applicant(s): <i>Everald Small</i>	Organization:
Mailing Address: <i>31791 Highview Ave</i>	Phone Number: [REDACTED]
City, State, Zip: <i>Farmington Hills</i>	Email Address: [REDACTED]

The Property that you propose to purchase

Parcel ID Number: <i>23-02-153-009</i>	Property Address (if applicable):
Does the desired Property adjoin your property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The minimum amount the City will accept for purchase of the Property is \$____.00. State the cash purchase price you are offering to the City for your acquisition of the Property: <i>\$ 3000</i>

Proposed Use

Describe your planned use of the Property that you'd like to purchase: <i>I would like to add it for additional storage space</i>	
Have you discussed this proposed use with the City of Farmington Hills? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, with whom did you speak? <i>Cristina Brockway</i>

Purchase Application Acknowledgement

By checking these boxes and signing this application I/we understand and acknowledge:

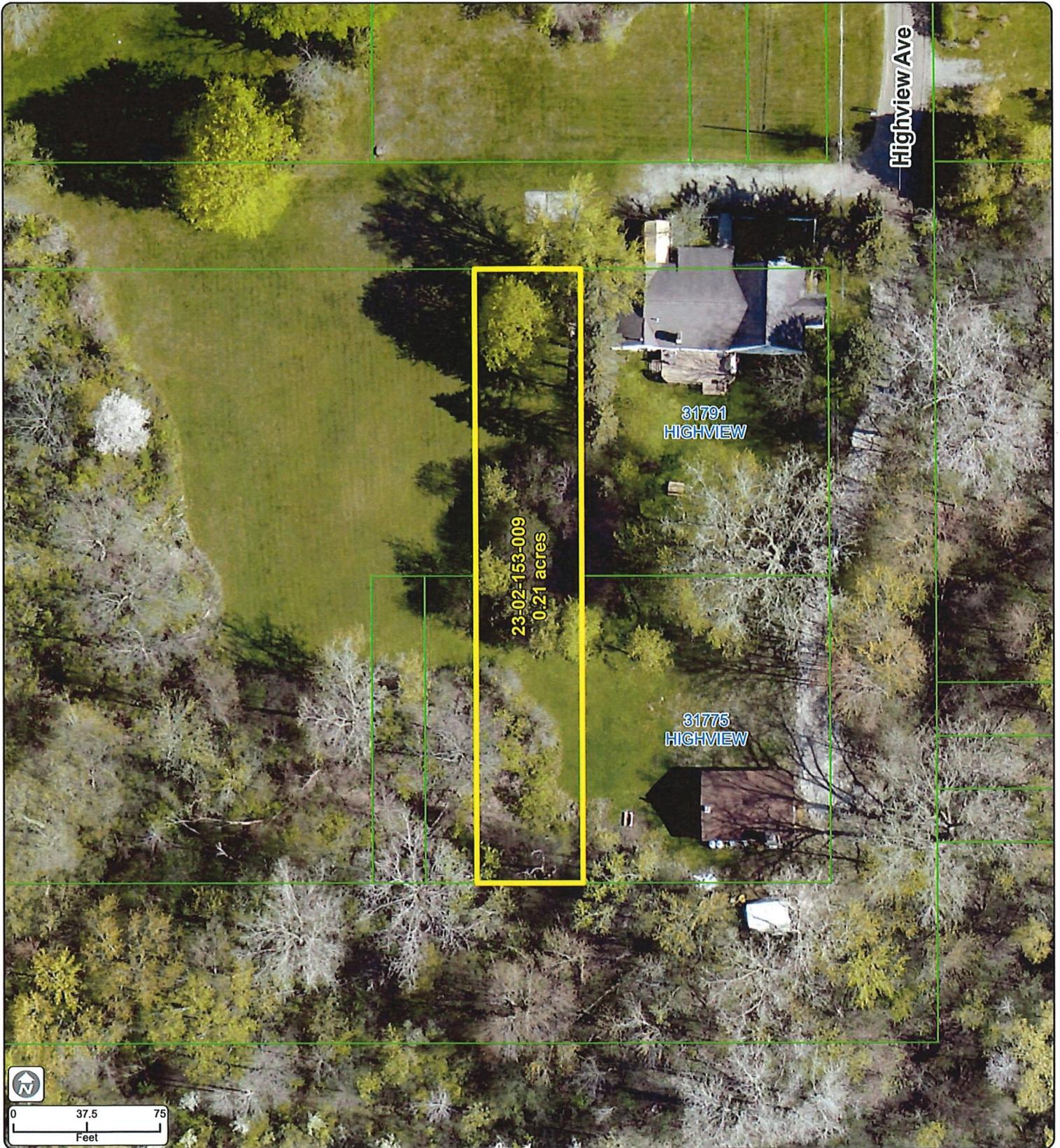
- I/we do not have any outstanding property taxes due or code violations on our current property abutting the Property we are proposing to purchase from the City.
- I/we understand and agree that if the City decides to tentatively proceed with my/our proposal, there will be several additional steps to complete including, without limitation, the following: (1) Within fifteen (15) calendar days of being notified that the City wishes to proceed with my/our proposal, I/we will need to sign a Purchase and Sale Agreement with the City containing the terms and conditions of the purchase and sale of the Property; (2) City Council will consider and may or may not approve my/our purchase of the Property, including adoption of an ordinance for same, at open public meetings of the City Council; (3) I/we will need to apply with the City to combine my/our currently owned property with the abutting Property we are purchasing from the City, such that they become a single parcel for property taxes and other purposes.
- I/we understand and agree that this is a cash sale, meaning that I/we will pay the City the agreed upon purchase price in full with a certified check, cashier's check, or wire transfer at the time of closing on my/our purchase of the Property, and I/we will not be financing the purchase of the Property with a mortgage or other loan.
- If my/our proposal is not approved, rejected, or denied, at any point in the City's processing and consideration of it, no refund or reimbursement will be made for the expenses incurred in submitting this Proposal or any of the subsequent steps up to and including closing on the sale of the Property.
- I/we have read and fully understand and agree to the provisions at the beginning of this proposal form, the information provided by me/us in and with this form, and the boxes that I/we have checked above.

I certify that all information and statements that I/we have provided in or with this proposal form are true and correct to the best of my/our knowledge.

Signature:  Date: 10.11.23

Signature: _____ Date: _____

If you have questions regarding the completion of this matter, please contact Cristia Brockway, Economic Development Director at 248-871-2506.



Available Property Sale

City of Farmington Hills, Michigan



SOURCE: City of Farmington Hills GIS, 2023
Oakland County GIS, 2023



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
EGELSKI, MARY S	CITY OF FARMINGTON HILLS	940	08/26/2009	WD	13-GOVERNMENT	41442/111	DEED	0.0		
Property Address	Class: RESIDENTIAL-VACANT Zoning: Building Permit(s) Date Number Status									
Owner's Name/Address	School: FARMINGTON PUBLIC SCH DIST									
CITY OF FARMINGTON HILLS 31555 W ELEVEN MILE FARMINGTON HILLS MI 48336	P.R.E. 0% TOP 20: 2024 Est TCV 0									
Tax Description	Land Value Estimates for Land Table SEC02.LAND TABLE SEC02									
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 37 & 38 BLK Q, ALSO BEG AT SE COR LOT 15 BLK Q OF 'FARMINGTON HEIGHTS', TH N 00-03-00 E 115 FT, TH S 89-57-00 E 40 FT, TH S 00-03-00 W 115 FT, TH N 89-57-00 W 40 FT TO BEG 5-25-84 FR 002, 003 & 007	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value FRONT FOOT RATE 40.00 230.00 1.0000 1.0000 300 25 NO ROAD FRONTAGE 3,000 40 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 3,000									
Comments/Influences	Improved <input checked="" type="checkbox"/> Vacant									
	Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
	Topography of Site									
	<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2022	0	0	0			0
				2021	0	0	0			0



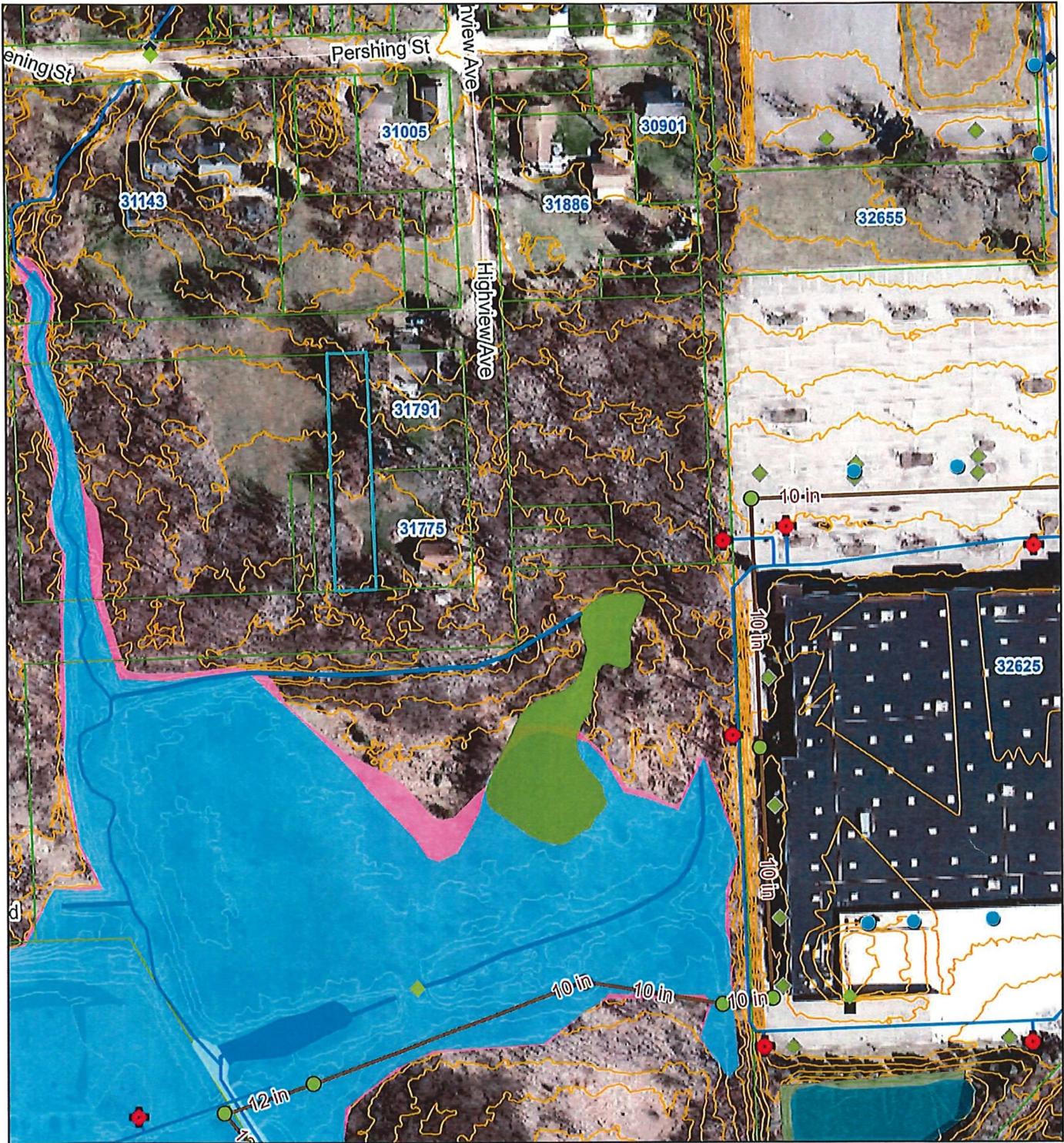
2302153009

04/18/2023

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Farmington Hills, County of Oakland, Michigan

*** Information herein deemed reliable but not guaranteed***

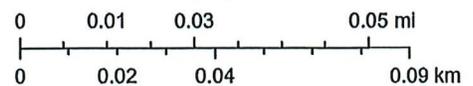
Department of Public Services



11/1/2023, 10:50:26 AM

1:2,257

- | | | |
|--------------------------|--------------------|--------------------|
| Sewer gravity main | Water main | Drain inlet |
| City of Farmington Hills | Farmington Hills | Catch basin |
| Flood Hazard Area | Sewer manhole | Standard inlet |
| AE | Online | No structure inlet |
| 500 yr floodplain | Drain manhole | Drain structure |
| X | Oil-grit separator | |
| Hydrant (Online) | | |



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Farmington Hills DPS

DISCLAIMER: Map is for reference use only and not a recorded survey. The City of Farmington Hills assumes no liability for any claims arising from use of this map.

AGENDA
CITY COUNCIL MEETING
JANUARY 22, 2024 – 7:30PM
CITY OF FARMINGTON HILLS
3155 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 on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:30P.M. Community Room– See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Administration of Oath to City Clerk Carly Lindahl

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 7-16)

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

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

3. Public hearing and consideration to approve the amendment to [Planned Unit Development 1, 2020](#), including Revised Site Plan 56-6-2020.
4. Public hearing and consideration of the INTRODUCTION of an ordinance amending City Code, Chapter 34, “Zoning”, to amend the official Zoning Map in order to rezone the property located at Parcel ID 23-33-227-001, 002 and 003 from B-1, Local Business District to RA-4, One Family Residential District; [Rezoning Request 2-10-2023](#).

NEW BUSINESS:

5. Consideration of [appointment and reappointments](#) to various boards and commissions.

6. Consideration of request from [Recipes, Inc.](#) for a NEW Class C Quota Liquor License to be used at 31110 Haggerty Road, Farmington Hills, MI.

CONSENT AGENDA:

7. Recommended adoption of a resolution designating Karen Mondora as [Acting City Manager](#) in the absence of the City Manager.
8. Recommended approval of award of contract for the City Hall Campus Fueling System Replacement Project to R.W. Mercer Company in the amount of \$2,460,900. [CMR 1-24-05](#)
9. Recommended approval of purchase of digital forensic analysis software, training, and licensing to Magnet Forensics LLC in the amount of \$31,420. [CMR 1-24-06](#)
10. Recommended approval of purchase of emergency vehicle lighting for emergency vehicles from Priority One Emergency in the approximate amount of \$25,000. [CMR 1-24-07](#)
11. Recommended approval of extension of agreement for the 2024 Spring/Summer Citywide Planting Program with Crimboli Nursery Inc. [CMR 1-24-08](#)
12. Acknowledgement of [second quarter financial summary and quarterly investment reports](#).
13. Recommended approval of award of bid for gas and diesel fuel to RKA Petroleum Company, Marathon Flint Oil Co., Inc., and Gen Oil Company for a two-year period with an optional two-year extension. [CMR 1-24-09](#)
14. Recommended approval of City Council [goals study session meeting minutes](#) of January 6, 2024.
15. Recommended approval of City Council [study session meeting minutes](#) of January 8, 2024.
16. Recommended approval of City Council [regular session meeting minutes](#) of January 8, 2024.

ADDITIONS TO AGENDA

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, Interim 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.



Inter-Office Correspondence

DATE: January 22, 2024

TO: Gary Mekjian, City Manager

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

SUBJECT: Amend Planned Unit Development (“PUD”) 1, 2020, including Revised Site Plan 56-6-2020 – Demolition of Small Chapel Structure for Open Space

Applicant: Edward Rose & Sons – Mark Perkoski, Dir. of Acquisitions

Owner: Farmington Hills Senior Living, L.L.C.

Sidwell: 22-23-13-351-008

Zoning: SP-5, Special Purpose District (within PUD 1, 2020)

Master Plan: Quasi-Public

Location: 28800 Eleven Mile Road

Description:

The applicant has submitted for City Council consideration a **proposed amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020**, to permit the demolition of the small chapel structure for open space at the senior living facility site under construction behind the Costick Center. Because the small chapel was planned to remain onsite in the current PUD Plan, such Plan must be amended in order to permit the demolition. The newly created open space area is proposed to be landscaped in accordance with a revised landscape plan.

Please see Giffels Webster’s review **attached** for a more detailed review of the plans.

Procedural Background:

- November 16, 2023 – Planning Commission unanimously passes motion setting item for public Hearing (**minutes**)
- December 14, 2023 – Following a public hearing, Planning Commission unanimously passes motion recommending to City Council that the amendment to the PUD be adopted (**minutes**)

Possible Council Actions:

Suggested Resolution for Approval:

If City Council elects to approve the amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020, dated October 17, 2023, the following motion is offered:

Resolve that the application for approval of an amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020, dated October 17, 2023, is granted.

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

Suggested Resolution for Denial:

If the City Council elects to deny the amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020, dated October 17, 2023, the following motion is offered:

*Resolve that the application for approval of an amendment to PUD Plan 1, 2020, including Site Plan 56-6-2020, dated October 17, 2023, is denied, because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: **[Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.]***

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

Prepared by: Erik Perdonik, City Planner

Attachments:

- **Amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020**
- **Giffels Webster's review**
- **November 16, 2023, Planning Commission meeting minutes**
- **December 14, 2023, Planning Commission meeting minutes**
- **Public Notice**

FINAL PUD AMENDMENT PLANS FOR

ROSE SENIOR LIVING - FARMINGTON HILLS

PART OF THE SE 1/4 OF SECTION 13, T.1N., R. 9E.,
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

OWNER/APPLICANT/DEVELOPER:

EDWARD ROSE & SONS
38525 WOODWARD AVENUE
BLOOMFIELD HILLS, MI - 48303
CONTACT: MARK PERKOSKI
PHONE: (248) 686-5512
FAX: (248) 686-5210
EMAIL: MARK_PERKOSKI@EDWARDROSE.COM

ARCHITECT:

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
CONTACT: DAN NEUDECKER
PHONE: (715) 222-1107
EMAIL: DNEUDECKER@POPEARCH.COM

CIVIL ENGINEER:

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN B. THOMPSON, PE
PHONE: (248) 689-9090 EXT. 1109
FAX: (248) 689-1044
EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT:

PEA GROUP
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: LYNN WIPPLE
PHONE: (517) 546-8583
EMAIL: LWHIPPLE@PEAGROUP.COM



INDEX OF DRAWINGS:

- * COVER SHEET
- C-1 BOUNDARY SURVEY
- * C-1.1 TOPOGRAPHIC SURVEY
- * C-1.2 PRELIMINARY DEMOLITION PLAN
- * C-2.0 PRELIMINARY SITE PLAN
- * C-3.0 PRELIMINARY GRADING PLAN
- * C-4.0 PRELIMINARY UTILITY PLAN
- C-5.0 EXISTING DRAINAGE PLAN
- C-6.0 PRELIMINARY DRAINAGE PLAN
- C-7.0 WALKABILITY PLAN

- * L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 CONCEPTUAL AMENITIES
- * L-3 LANDSCAPE OVERLAY
- T-1 TREE PRESERVATION PLAN
- T-2 TREE PRESERVATION LIST
- T-3 TREE PRESERVATION LIST

- L201 PHOTOMETRIC CALCULATION SITE LIGHTING
- L202 PHOTOMETRIC CALCULATION SITE LIGHTING
- L203 PARTIAL ENLARGED VIEW
- L204 PHOTOMETRIC CUT SHEETS
- L205 PHOTOMETRIC CUT SHEETS

* INDICATES REVISED SHEETS

Amend PUD 1-2020
SP 56.6.2020
Rec'd Oct 18, 2023

NO.	BY	DATE	REVISIONS
1	JBT	10/17/20	REVISIONS PER OFFICE WEBSITE AND CITY REVIEW
2	TKM	10/17/20	REVISIONS PER OFFICE WEBSITE AND CITY REVIEW
3	TKM	10/17/20	REVISIONS PER OFFICE WEBSITE AND CITY REVIEW



CAUTION!!
THE USER AND RELIANCE OF THESE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.

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F: 248.689.1044
www.peainc.com

EDWARD ROSE & SONS
38525 WOODWARD AVENUE
BLOOMFIELD HILLS, MI - 48303

COVER SHEET
ROSE SENIOR LIVING
PART OF THE SE 1/4 OF SECTION 13, T.1N., R. 9E.,
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

DES: TMK DN TMK SUR KTR P.M.
JBT

ORIGINAL ISSUE DATE:
JUNE 17, 2020

PEA JOB NO. 2019-462

SCALE: NONE

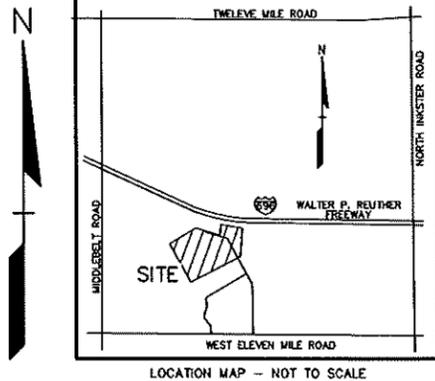
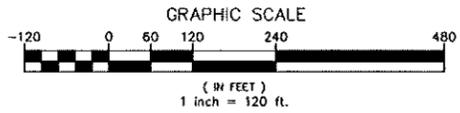
DRAWING NUMBER:
COVER

FLOODPLAIN:
 BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 26125C0652Z, EFFECTIVE DATE SEPTEMBER 29, 2006

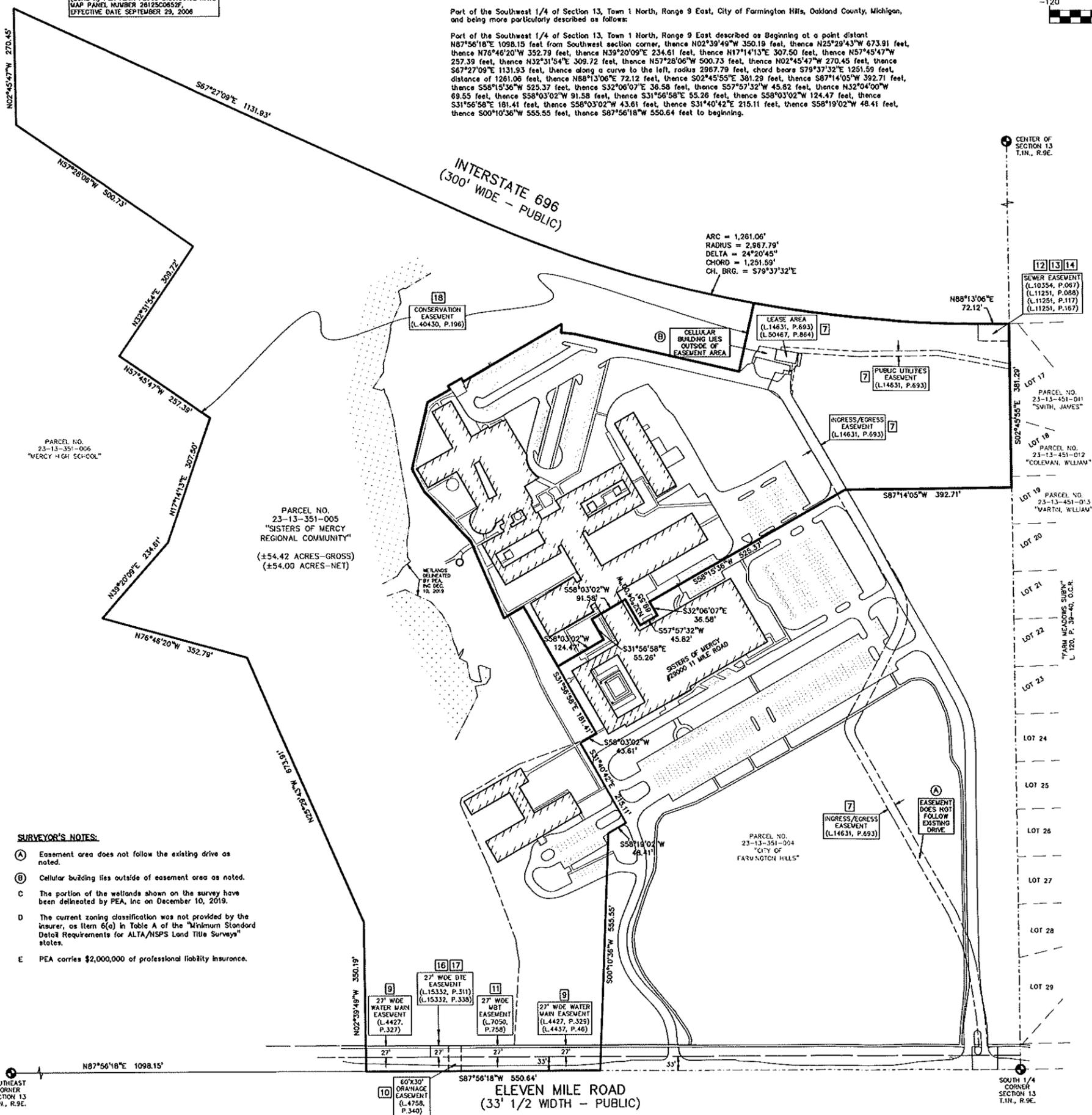
LEGAL DESCRIPTION
 (Per First American Title Insurance Company, Commitment No. NCS-963283-MCH, Dated October 25, 2019, Revision No. 1)
 Land in the City of Farmington Hills, Oakland County, Michigan, described as follows:

Part of the Southwest 1/4 of Section 13, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, and being more particularly described as follows:

Part of the Southwest 1/4 of Section 13, Town 1 North, Range 9 East described as beginning at a point distant N87°56'18"E 1098.15 feet from Southwest section corner, thence N02°39'49"W 350.19 feet, thence N25°29'43"W 673.91 feet, thence N76°46'20"W 352.79 feet, thence N39°20'09"E 234.61 feet, thence N17°14'13"E 307.50 feet, thence N57°45'47"W 257.39 feet, thence N32°31'54"E 309.72 feet, thence N57°28'06"W 500.73 feet, thence N02°45'47"W 270.45 feet, thence S67°27'09"E 1131.53 feet, thence along a curve to the left, radius 2967.79 feet, chord bears S79°37'32"E 1251.59 feet, distance of 1261.06 feet, thence N68°13'06"E 72.12 feet, thence S02°45'55"E 391.29 feet, thence S87°14'05"W 392.71 feet, thence S58°15'36"W 525.37 feet, thence S32°06'07"E 38.58 feet, thence S57°57'32"W 45.82 feet, thence N32°04'00"W 69.55 feet, thence S58°03'02"W 91.58 feet, thence S31°56'58"E 55.26 feet, thence S58°03'02"W 124.47 feet, thence S31°56'58"E 181.41 feet, thence S58°03'02"W 43.61 feet, thence S31°40'42"E 216.11 feet, thence S58°19'02"W 48.41 feet, thence S00°10'36"W 555.55 feet, thence S87°56'18"W 550.64 feet to beginning.



NO.	DATE	DESCRIPTION
1	08/17/2020	PRELIMINARY BOUNDARY SURVEY
2	08/17/2020	REVISIONS PER OFFICIAL RECORDS AND CITY RECORDS
3	08/17/2020	REVISIONS PER OFFICIAL RECORDS AND CITY RECORDS
4	08/17/2020	REVISIONS PER OFFICIAL RECORDS AND CITY RECORDS
5	08/17/2020	REVISIONS PER OFFICIAL RECORDS AND CITY RECORDS



- SCHEDULE B EXCEPTIONS**
 (Per First American Title Insurance Company, Commitment No. NCS-963283-MCH, Dated October 25, 2019, Revision No. 1)
- All of the terms and provisions set forth and contained in that certain Ground Lease Agreement between Sisters of Mercy, Lessor, and Detroit SUSA Limited Partnership, a Delaware limited partnership, Lessee, a memorandum of which is recorded in Liber 14631, Page 693 and Memorandum of First Amendment to Ground Lease Agreement recorded March 14, 2017 in Liber 50467, Page 864. (Affects portion of said land and other property) [As plotted - lease agreement area, ingress/egress easement & public utilities easement.]
 - All of the terms and provisions set forth and contained in that certain Supplement between New Cingular Wireless PCS, LLC a Delaware limited liability company, Lessor, and New Par, a Delaware partnership d/b/a Verizon Wireless, Lessee, a memorandum of which is recorded in Liber 46213, Page 541. (Affects portion of said land and other property) [Not plotted. Document grants a lease agreement between New Cingular Wireless & Verizon Wireless for a portion of space on New Cingular's Tower located on the subject parcel & parcel to the east (Parcel 351-004) Document also grants a non-exclusive right for ingress & egress for installation and maintenance of wires, poles, etc from 11 1/2 Mile Road. The specific area & easements are not defined in the document.]
 - Easement granted to Township of Farmington disclosed by instrument recorded in Liber 4427, Page 327, Liber 4427, Page 329 and Liber 4437, Page 45, Oakland County Records. [As plotted.]
 - The terms, provisions and easement(s) contained in the document entitled "Drainage Easement" recorded August 03, 1965 as Liber 4758, Page 360 of Official Records. [As plotted.]
 - The terms, provisions and easement(s) contained in the document entitled "Right of Way" recorded October 27, 1977 as Liber 7050, Page 758 of Official Records. [As plotted.]
 - Easement granted to City of Farmington Hills, Oakland County, Michigan disclosed by instrument recorded in Liber 10354, Page 67, Oakland County Records. [As plotted.]
 - The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded February 6, 1990 as Liber 11251, Page 88. Amendment to Agreement recorded February 6, 1990 in Liber 11251, Page 117 of Official Records. [As plotted. Document also contains agreements and an easement for sanitary & water main that lies north of 1-695.]
 - The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded February 6, 1990 as Liber 11251, Page 187 of Official Records. [As plotted. Document also contains agreements and an easement for sanitary & water main that lies north of 1-695.]
 - The terms, provisions and easement(s) contained in the document entitled "Reciprocal Easement and Restriction Agreement" recorded June 14, 1994 as Liber 14757, Page 544 and Amended and Restated Reciprocal Easement and Restriction Agreement recorded on May 21, 2015, in Liber 48202, Page 247 of Official Records. [Not plotted. Document grants the subject parcel the non-exclusive right to use driveways, sidewalks, utility lines & easements for ingress/egress/over access over the parcel to the east (Parcel 351-004). Document also states that the subject parcel grants the parcel to the east the non-exclusive right to access utility services on the subject parcel.]
 - The terms, provisions and easement(s) contained in the document entitled "Detroit Edison Underground Easement (Right of Way)" recorded as Liber 15332, Page 311 of Official Records. [As plotted.]
 - The terms, provisions and easement(s) contained in the document entitled "Detroit Edison Underground Easement (Right of Way)" recorded April 05, 1995 as Liber 15332, Page 338 of Official Records. [As plotted.]
 - The terms, provisions and easement(s) contained in the document entitled "Conservation Easement" recorded July 2, 2008 as Liber 40430, Page 196 of Official Records [As plotted.]
 - The terms, provisions and easement(s) contained in the document entitled "Agreement for Access and Use" recorded January 20, 2009 as Liber 40828, Page 765 of Official Records. [Not plotted. Document states the parcel to the west (Parcel 351-006) shall have a license for continued use of the portion of the high school athletic field that lies within the conservation easement in item #18. Document also states the subject parcel shall have an easement for access over the parcel to the west for maintenance and restoration of the western edge of a pond located within said conservation easement.]
 - Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
 - Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. 181 et seq.) or under similar state laws.
 - Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Unnamed Pond.
 - The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of waters of Unnamed Pond.
 - Correlative rights of other Riparian Owners and to the Public Trust in and to the waters of the drain crossing subject property.
 - Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
 - Rights of tenants under unrecorded leases.

- SURVEYOR'S NOTES:**
- Easement area does not follow the existing drive as noted.
 - Cellular building lies outside of easement area as noted.
 - The portion of the wetlands shown on the survey have been delineated by PEA, Inc on December 10, 2019.
 - The current zoning classification was not provided by the insurer, as item 6(a) in Table A of the "Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys" states.
 - PEA carries \$2,000,000 of professional liability insurance.

CAUTION!
 THE LOCATION AND EXTENT OF EACH OF THE UNRECORDED EASEMENTS AND RESTRICTIONS SHOWN ON THIS DRAWING ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS AND THE RECORDS OF THE COUNTY CLERK OF OAKLAND COUNTY, MICHIGAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO VERIFY THE LOCATION AND EXTENT OF THE UNRECORDED EASEMENTS AND RESTRICTIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO VERIFY THE LOCATION AND EXTENT OF THE UNRECORDED EASEMENTS AND RESTRICTIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO VERIFY THE LOCATION AND EXTENT OF THE UNRECORDED EASEMENTS AND RESTRICTIONS.

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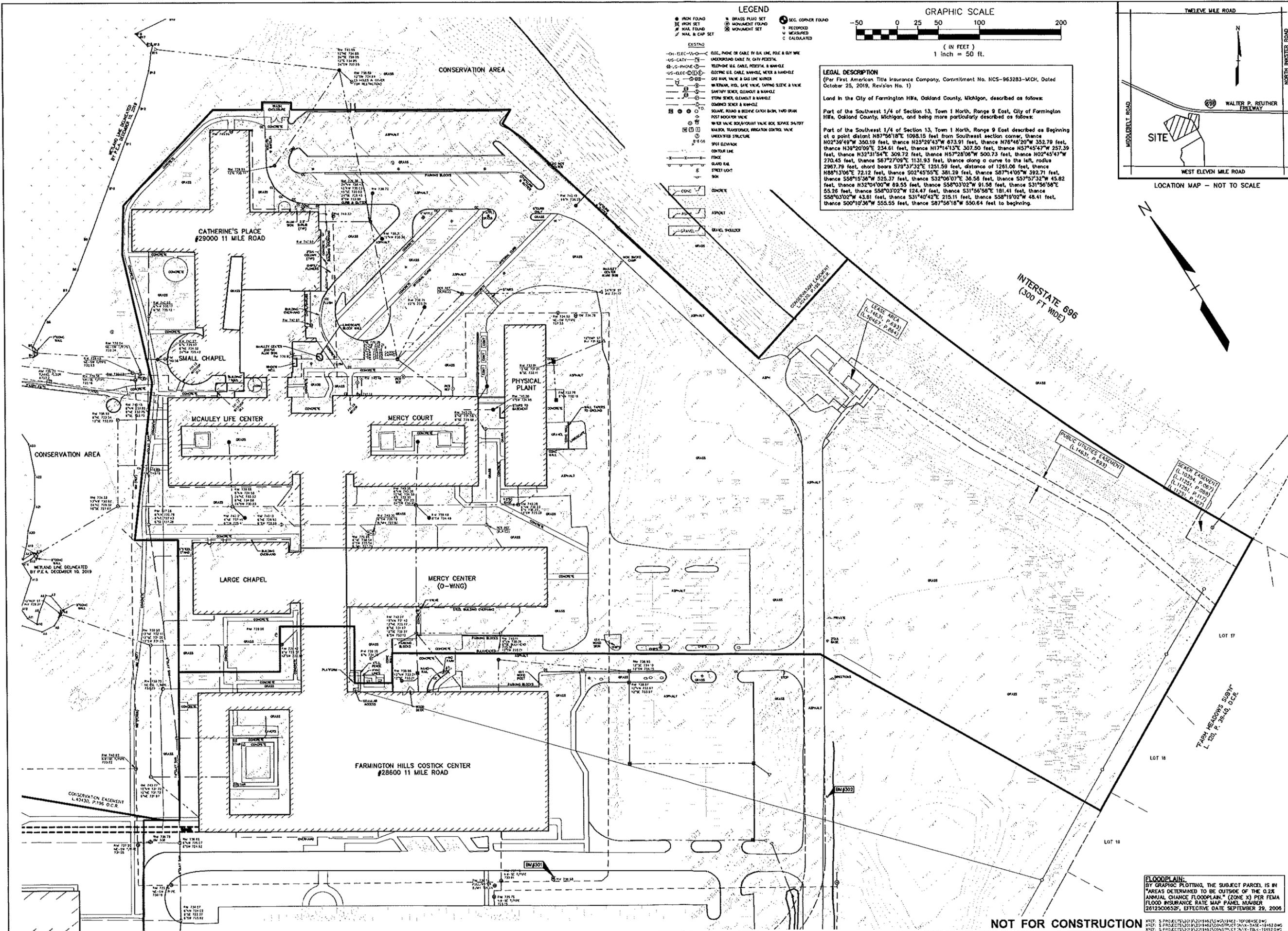


PEA, Inc.
 2430 Rochester Ct, Ste. 100
 Troy, MI 48063-1872
 T 248.689.9090
 F 248.689.1044
 www.peainc.com

EDWARD ROSE & SONS
 3805 WOODWARD AVENUE
 BLOOMFIELD HILLS, MI 48305
BOUNDARY SURVEY
ROSE SENIOR LIVING
 PART OF THE SE 1/4 OF SECTION 13, T.1N., R.9E., CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:
 JUNE 17, 2020
 PEA JOB NO. 2019-462
 SCALE: 1"=120'
 DRAWING NUMBER:
C-1

NOT FOR CONSTRUCTION



LEGAL DESCRIPTION
 (Per First American Title Insurance Company, Commitment No. NCS-963283-MCH, Dated October 25, 2019, Revision No. 1)
 Land in the City of Farmington Hills, Oakland County, Michigan, described as follows:
 Part of the Southwest 1/4 of Section 13, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, and being more particularly described as follows:
 Part of the Southwest 1/4 of Section 13, Town 1 North, Range 9 East described as Beginning at a point distant N87°58'18"E 1098.15 feet from Southwest section corner, thence N02°39'49"W 350.19 feet, thence N23°29'43"W 673.91 feet, thence N76°46'20"W 352.79 feet, thence N39°20'09"E 234.61 feet, thence N17°14'13"E 307.50 feet, thence N57°45'47"W 257.39 feet, thence N32°31'54"E 309.72 feet, thence N57°28'06"W 500.73 feet, thence N02°45'47"W 270.45 feet, thence S67°27'09"E 1131.93 feet, thence along a curve to the left, radius 2967.79 feet, chord bears S79°37'32"E 1251.59 feet, distance of 1251.06 feet, thence N88°13'04"E 72.12 feet, thence S02°45'55"E 351.29 feet, thence S87°14'05"W 392.71 feet, thence S58°15'36"W 525.37 feet, thence S32°06'07"E 36.58 feet, thence S57°57'32"W 45.82 feet, thence N32°04'00"W 69.55 feet, thence S58°03'02"W 91.58 feet, thence S31°56'58"E 55.26 feet, thence S58°03'02"W 124.47 feet, thence S31°56'58"E 181.41 feet, thence S58°03'02"W 43.81 feet, thence S31°40'42"E 215.11 feet, thence S58°19'02"W 48.41 feet, thence S00°10'36"W 555.55 feet, thence S87°56'18"W 550.64 feet to beginning.

NO.	DATE	DESCRIPTION
1	06/17/2020	ISSUED FOR OFFICIAL REVIEW AND CITY REVIEW
2	06/17/2020	REVISIONS PER OFFICIAL REVIEW AND CITY REVIEW
3	06/17/2020	REVISIONS PER OFFICIAL REVIEW AND CITY REVIEW
4	06/17/2020	REVISIONS PER OFFICIAL REVIEW AND CITY REVIEW
5	06/17/2020	REVISIONS PER OFFICIAL REVIEW AND CITY REVIEW

CAUTION!
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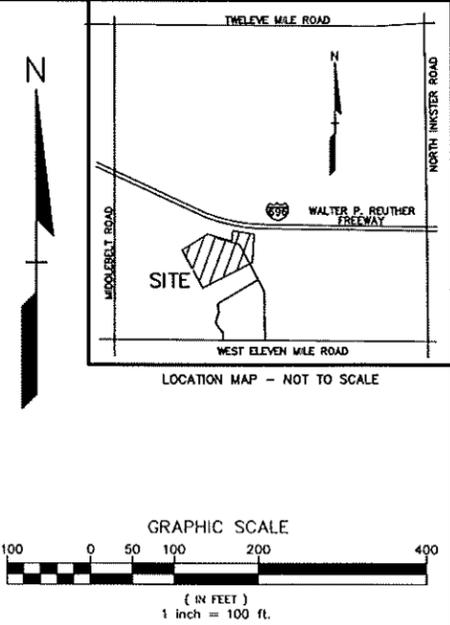
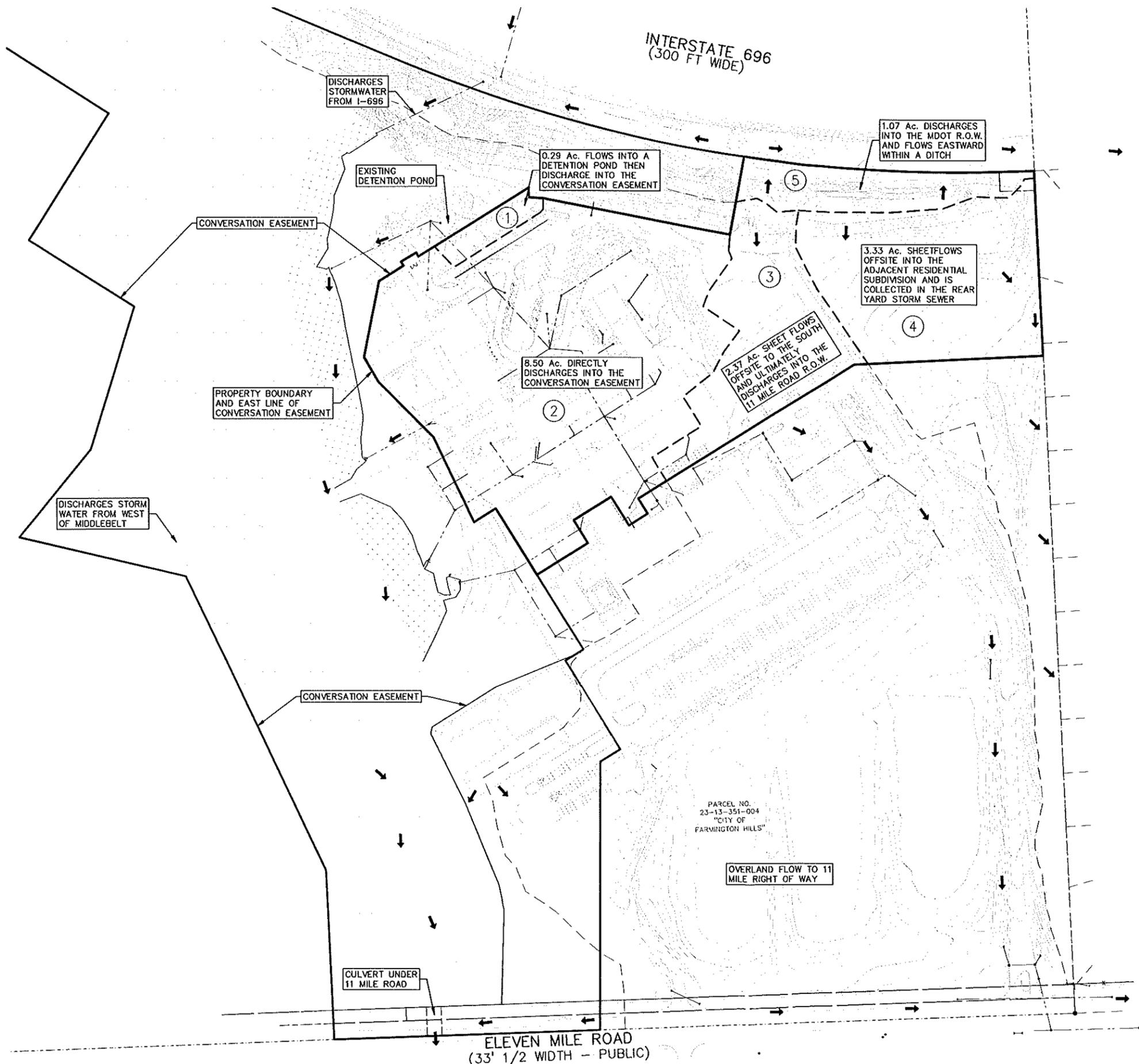
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 BLOOMFIELD HILLS, MI 48303
TOPOGRAPHIC SURVEY
ROSE SENIOR LIVING
 PART OF SECTION 13, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN
 DES. TMK DNL TMK SUR KTR P.M. JBT

ORIGINAL ISSUE DATE:
 JUNE 17, 2020
 PEA JOB NO. 2019-462
 SCALE: 1" = 50'
 DRAWING NUMBER:
C-1.1

FLOODPLAIN:
 BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 2612500652Z, EFFECTIVE DATE SEPTEMBER 29, 2006

NOT FOR CONSTRUCTION



NO.	DATE	BY	DESCRIPTION
1	06/17/20	EDWARD ROSE & SONS	ISSUED FOR PERMITS
2	06/17/20	EDWARD ROSE & SONS	REVISED FOR PERMITS
3	06/17/20	EDWARD ROSE & SONS	REVISED FOR PERMITS
4	06/17/20	EDWARD ROSE & SONS	REVISED FOR PERMITS
5	06/17/20	EDWARD ROSE & SONS	REVISED FOR PERMITS

EXISTING DRAINAGE SUMMARY:

- ① AREA OF SITE GOING TO OFF-SITE DETENTION BASIN (OVERFLOWS TO WETLAND) = 0.29 AC
- ② AREA OF SITE DRAINING DIRECTLY TO WETLAND AREA = 8.50 AC
- ③ AREA OF SITE DRAINING VIA OVERLAND FLOW TO THE 11 MILE ROAD ROW DITCH = 2.37 AC
- ④ AREA OF THE SITE DRAINING TO THE REAR YARD STORM OF THE ADJACENT SUBDIVISION = 3.33 AC
- ⑤ AREA OF THE SITE DRAINING TO THE 696 RIGHT-OF-WAY = 1.07 AC

AREAS 1 & 2 DISCHARGE INTO THE WETLAND AND CONVERSATION EASEMENT

FLOW FROM AREA 1
 ASSUMED $Q_a = 0.2 \text{ CFS/AC}$
 $Q = (.2)(0.29) = 0.06 \text{ CFS}$

FLOW FROM AREA 2
 IMPERVIOUS AREA = 5.95 Ac
 GREENBELT AREA = 2.55 Ac
 $C = 0.69$
 $Q = C i a = (0.69)(3.89)(8.5) = 22.81 \text{ CFS}$

TOTAL FLOW FROM SITE TO CONVERSATION EASEMENT:
 $Q_1 + Q_2 = 22.87 \text{ CFS}$

CAUTION!
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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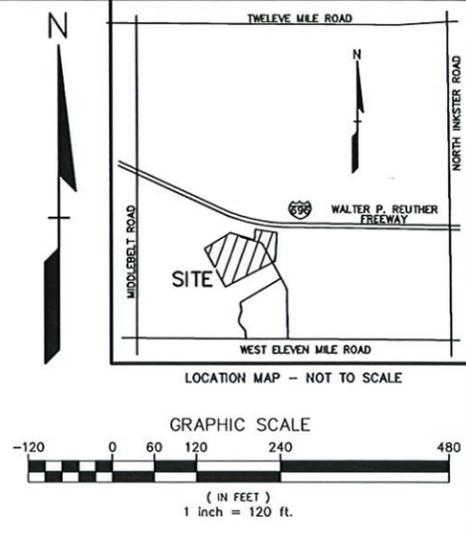
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 BLOOMFIELD HILLS, MI 48305

EXISTING DRAINAGE PLAN
ROSE SENIOR LIVING
 PARCEL NO. 23-13-351-004
 CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

DES. TWR DN. TWR SUR. KTR P.M. JBT
 P. 11/15/19

ORIGINAL ISSUE DATE: JUNE 17, 2020
PEA JOB NO. 2019-462
SCALE: 1"=100'
DRAWING NUMBER: C-5



NO.	BY	DESCRIPTION	DATE
3	JBT	REVISIONS PER OFFICEL WEBSTER AND CITY REVIEW	04/23/20
2	TKM	REVISIONS PER OFFICEL WEBSTER AND CITY REVIEW	8/27/20
1	TKM	REVISIONS PER OFFICEL WEBSTER AND CITY REVIEW	7/28/20

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CONSTRUCTION CONTRACTORS SHALL IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES AND THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS AGREEMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT RELATED TO CONTRACTORS. PEA, INC. AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF ANY OF THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

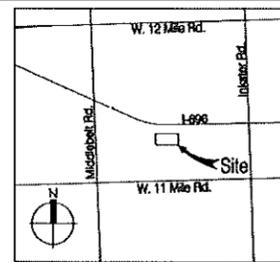
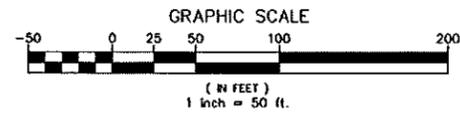
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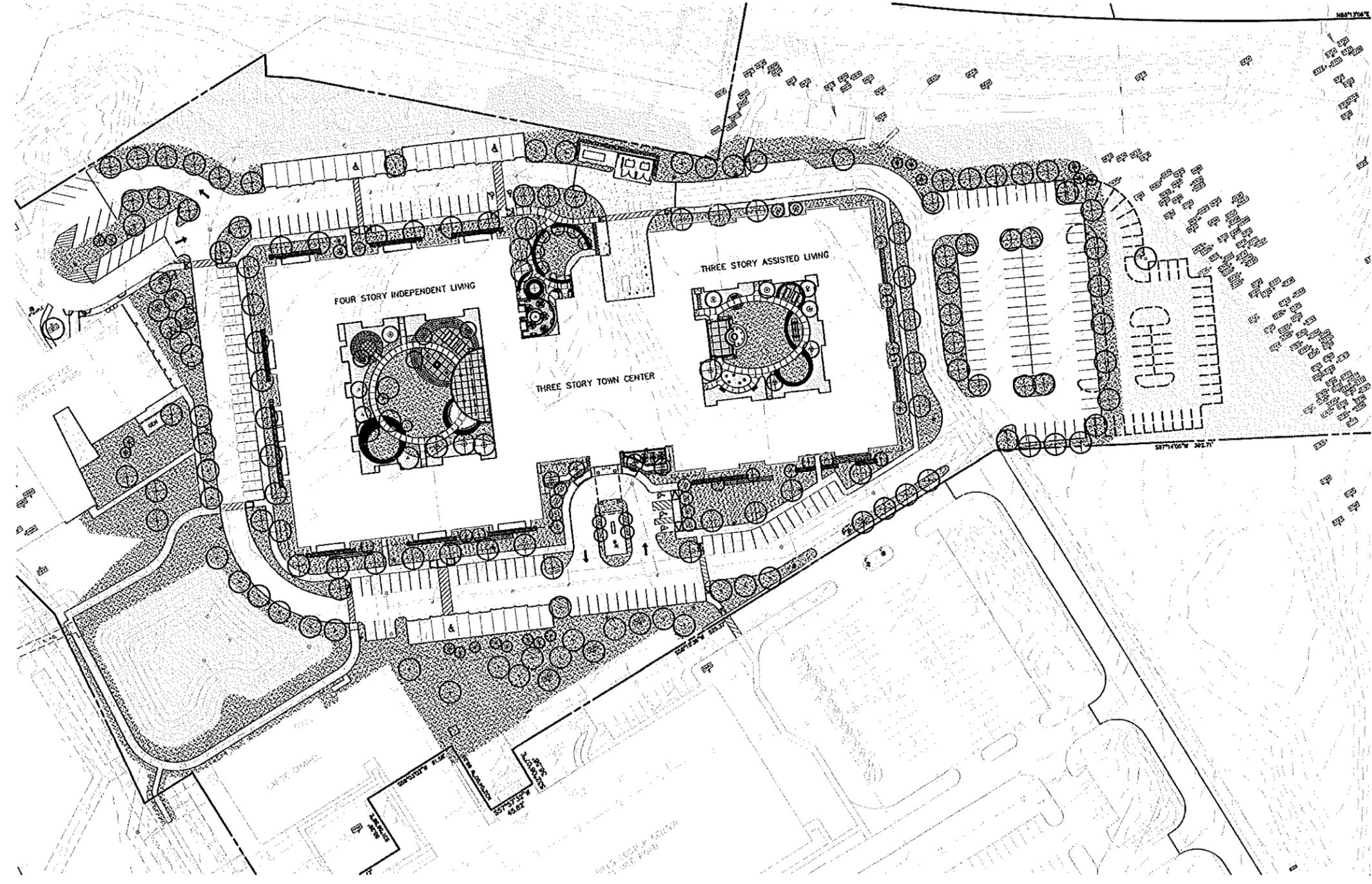
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EDWARD ROSE & SONS 38525 WOODWARD AVENUE BLOOMFIELD HILLS, MI - 48303			
WALKABILITY PLAN ROSE SENIOR LIVING PART OF THE SE 1/4 OF SECTION 13, T. 1N., R. 9E., CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN			
DES.	TKM	DN.	TKM
		SUR.	KTR
			P.M.
			JBT

ORIGINAL ISSUE DATE:
 JUNE 17, 2020
 PEA JOB NO. 2019-462
 SCALE: 1"=120'
 DRAWING NUMBER:
C-7



Key Map
 Scale: Not to Scale



Legend:

- PROPERTY LINE
- IRRIGATED ADOBED OR SEEDED LAWN ON 4" DEPTH TOPSOIL TYP
- SEED WITH LOW PROFILE PRAIRIE SEED MIX ON 4" DEPTH TOPSOIL. CONTRACTOR TO FIELD VERIFY LIMITS TO RESTORE ALL DISTURBED AREAS. PROVIDE ENDS ON MAT ON SLOPES - SEE LANDSCAPE DETAILS SHEET
- SEED WITH STORYLATER SEED MIX. PROVIDE ENDS ON MAT ON SLOPES - SEE LANDSCAPE DETAILS SHEET
- EXISTING LIGHT POLE - SEE LIGHTING PLANS
- EXISTING TREES TO REMAIN
- PARKING LOT TREES - SEE LANDSCAPE DETAILS SHEET FOR PLANT SCHEDULE
- GAS LINE
- LATER MAIN
- SANITARY SEWER
- STORM DRAIN
- ELECTRIC

Note Key:

- 1 NEW SIDEWALK - SEE CIVIL PLANS
- 2 EXISTING PARKING LOT TREES TO REMAIN
- 3 NEW PARKING LOT DRIVE - SEE CIVIL PLANS
- 4 FUTURE PARKING LOT LAND BANK AREA - SEE CIVIL PLANS
- 5 NEW GARAGE - SEE ARCH PLANS
- 6 DETENTION POND - SEE LANDSCAPE DETAILS SHEET AND CIVIL PLANS
- 7 APPROXIMATE SEEDING RESTORATION LIMIT LINE
- 8 PROVIDE BERTS AS SHOWN - SEE CIVIL PLANS
- 9 TRANSFORMER ON PAD

General Landscape Notes:

1. PROTECT ALL NEW AND EXISTING UTILITIES LIGHTS PAVEMENT POLES TREES VEGETATION ETC. DURING CONSTRUCTION AS NOTICED ON THE PLANS
2. RESTORE ANY DAMAGED LANDSCAPE OR INFRASTRUCTURE TO PRE CONSTRUCTION STATE PER OWNER'S REPRESENTATIVE
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONCERNS PRIOR TO PROCEEDING
4. PROVIDED UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY CONCERNS PRIOR TO PROCEEDING
5. REFER TO SHEET L501 FOR PLANT LIST PLANTING DETAILS AND SEED MIXES
6. ALL BED LINES AND MOUND EDGES SHALL BE PLANTED OUT BY THE CONTRACTOR FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION
7. PROVIDE MULCH IN ALL SHRUBS AND PERENNIAL BEDS TYP - REFER TO PLANTING DETAILS FOR MULCH DEPTH
8. ALL AREAS DISTURBED OVER THE LIMITS OF WORK SHALL BE RESTORED TO THE ORIGINAL CONDITION AS PART OF THIS PROJECT AT NO ADDITIONAL COST TO THE OWNER
9. VERIFY LIMITS OF NEW IRRIGATIONS SYSTEM WITH OWNER'S REPRESENTATIVE

Landscape Calculations

PARKING LOT LANDSCAPE
 REQUIRED - 1 TREE FOR EVERY 1000 SF OF PAVED SURFACE
 61729 SF / 1000 = 61.7 TREES
 PROVIDED - 51 TREES
 REPLACEMENT TREES
 REQUIRED - 85 STANDARD TREES AND 28 LANDMARK TREE
 REPLACEMENT TREES - SEE TREE PRESERVATION PLAN
 PROVIDED - 175 TREES (78 EVERGREEN AND 97 DECIDUOUS)

NO.	BY	DATE	REVISIONS
1	DR	06/17/2020	ISSUE FOR PERMITS
2	DR	06/17/2020	ISSUE FOR PERMITS
3	DR	06/17/2020	ISSUE FOR PERMITS
4	DR	06/17/2020	ISSUE FOR PERMITS
5	DR	06/17/2020	ISSUE FOR PERMITS
6	DR	06/17/2020	ISSUE FOR PERMITS
7	DR	06/17/2020	ISSUE FOR PERMITS
8	DR	06/17/2020	ISSUE FOR PERMITS
9	DR	06/17/2020	ISSUE FOR PERMITS
10	DR	06/17/2020	ISSUE FOR PERMITS

CAUTIONS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY CONCERNS PRIOR TO PROCEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, LIGHTS, PAVEMENT POLES, TREES, VEGETATION, ETC. DURING CONSTRUCTION AS NOTICED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED LANDSCAPE OR INFRASTRUCTURE TO PRE CONSTRUCTION STATE PER OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONCERNS PRIOR TO PROCEEDING. REFER TO SHEET L501 FOR PLANT LIST, PLANTING DETAILS, AND SEED MIXES. ALL BED LINES AND MOUND EDGES SHALL BE PLANTED OUT BY THE CONTRACTOR FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. PROVIDE MULCH IN ALL SHRUBS AND PERENNIAL BEDS TYP - REFER TO PLANTING DETAILS FOR MULCH DEPTH. ALL AREAS DISTURBED OVER THE LIMITS OF WORK SHALL BE RESTORED TO THE ORIGINAL CONDITION AS PART OF THIS PROJECT AT NO ADDITIONAL COST TO THE OWNER. VERIFY LIMITS OF NEW IRRIGATIONS SYSTEM WITH OWNER'S REPRESENTATIVE.

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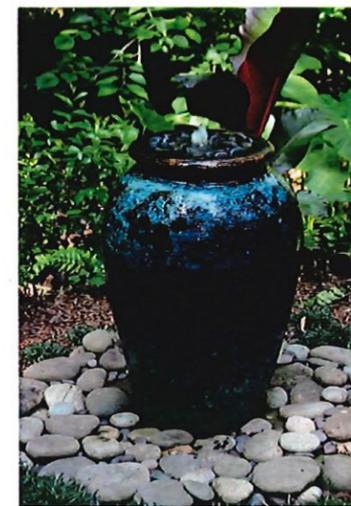
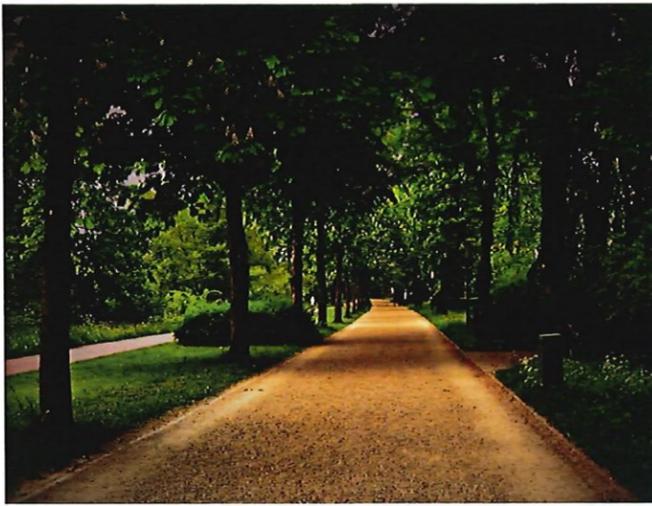
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EDWARD ROSE & SONS 3825 WOODWARD AVENUE BLOOMFIELD HILLS, MI 48303	LANDSCAPE PLAN ROSE SENIOR LIVING PART OF THE SE 1/4 OF SECTION 13, T. 14 N., R. 9 E., CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN	DES.	THK	DN	THK	SUR.	KTR	P.M.
		DR	DR	DR	DR	DR	DR	DR

ORIGINAL ISSUE DATE:
 JUNE 17, 2020

PEA JOB NO. 2019-462

DRAWING NUMBER:
L-1



NO.	DATE	BY	DESCRIPTION
1	7/20/20	JK	REVISIONS PER GIFFELS WEBSTER AND CITY REVIEWS
2	7/20/20	JK	REVISIONS PER GIFFELS WEBSTER AND CITY REVIEWS



CAUTION!!!
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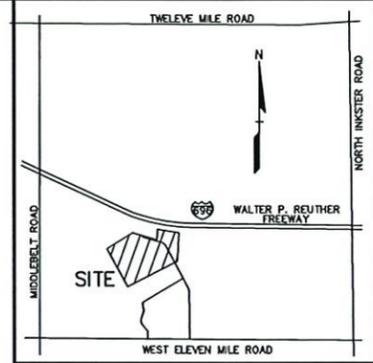
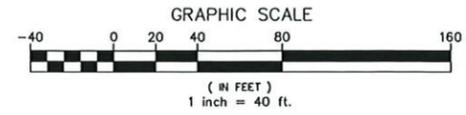
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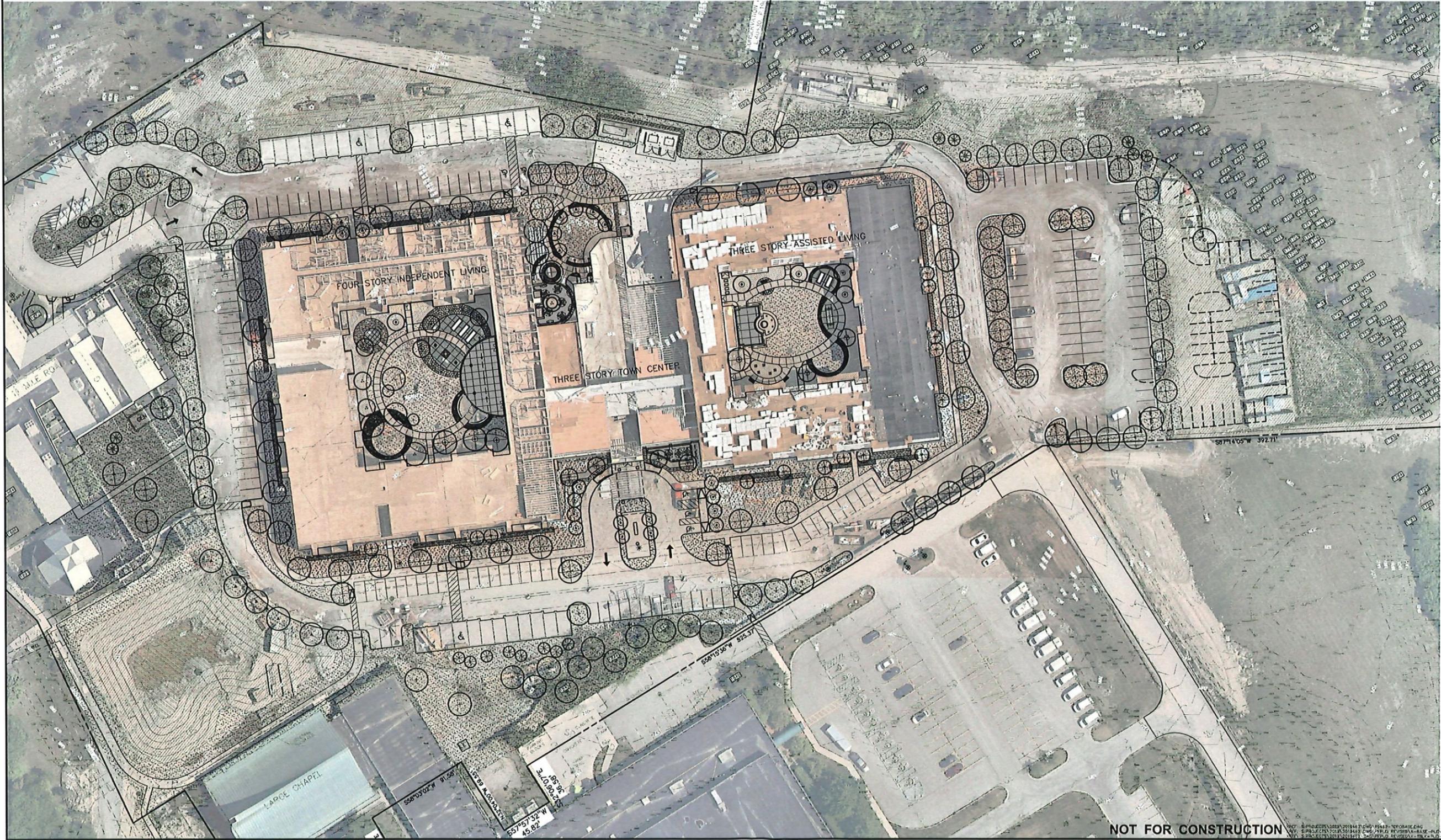
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CONCEPTUAL AMENITIES
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 PART OF THE SE 1/4 OF SECTION 13, T. 1 N., R. 9 E.,
 CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN
 DES. TMK DNL TMK SUR. KTR P.M. JBT
 15 PROJECT/2019-001-042 FARMINGTON HILLS SENIOR HALL/CONCEPTUAL AMENITIES-2020/AMENITIES-1942

ORIGINAL ISSUE DATE:
 JUNE 17, 2020
 PEA JOB NO. 2019-462
 SCALE: N/A
 DRAWING NUMBER:
L-2



NO.	DATE	BY	CHK	DESCRIPTION
1	10-17-20	JBT		ISSUE FOR PERMITS
2	10-27-20	JBT		REVISIONS PER OFFICIALS
3	11-17-20	JBT		REVISIONS PER OFFICIALS



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LANDSCAPE PLAN
ROSE SENIOR LIVING
PART OF THE SE 1/4 OF SECTION 13, T.1N., R.9E.,
CITY OF FARMINGTON, OKLAHOMA COUNTY, MICHIGAN

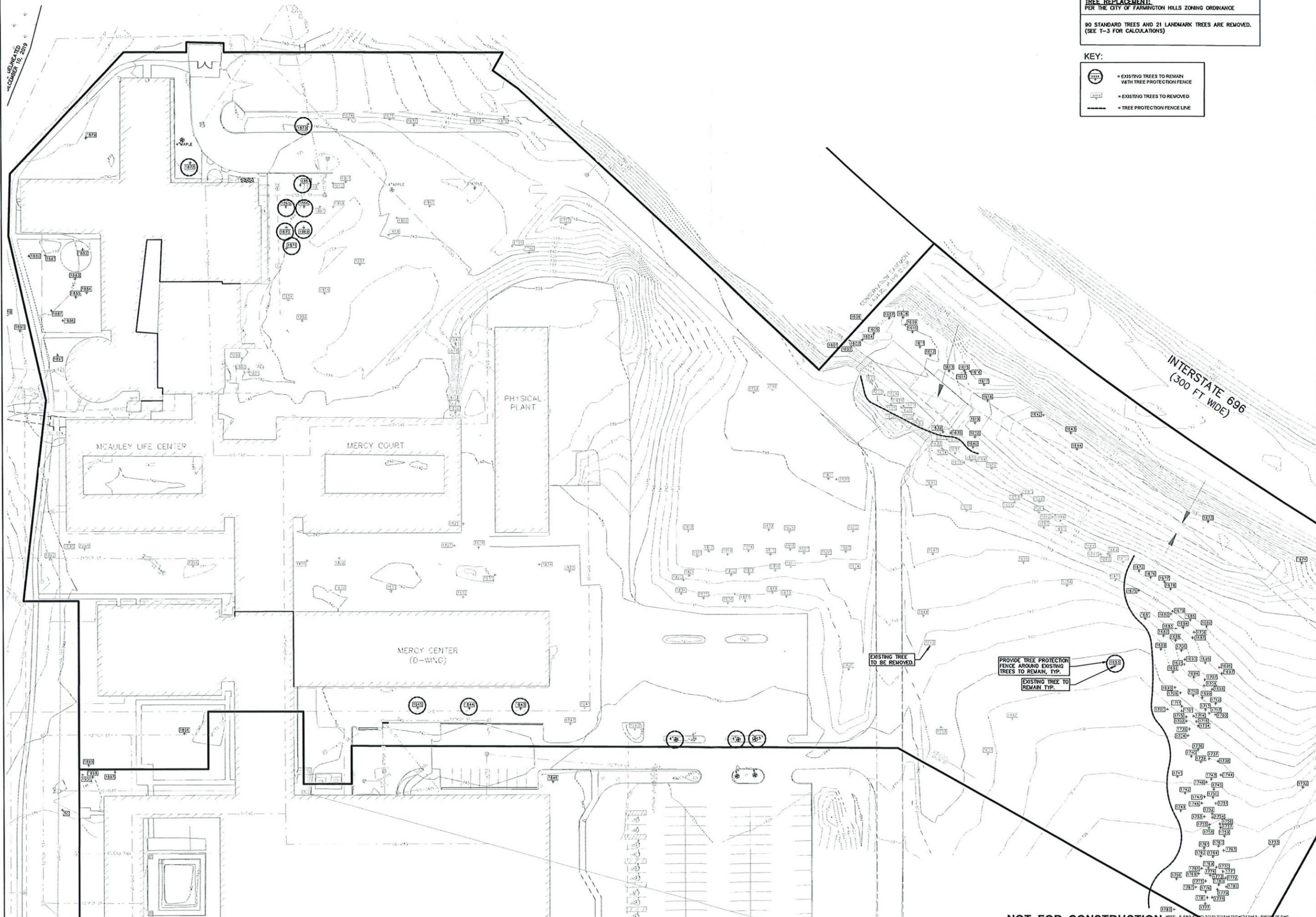
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ORIGINAL ISSUE DATE:
JUNE 17, 2020

PEA JOB NO. 2019-462

DRAWING NUMBER:
L-3

NOT FOR CONSTRUCTION



TREE REPLACEMENT:
 PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE
 90 STANDARD TREES AND 21 LANDMARK TREES ARE REMOVED.
 (SEE T-3 FOR CALCULATIONS)

KEY:

- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = EXISTING TREES TO BE REMOVED
- = TREE PROTECTION FENCE LINE

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMITS
2	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
3	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
4	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
5	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
6	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
7	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
8	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
9	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW
10	10/20/20	REVISED PER OFFICIALS COMMENTS AND CITY REVIEW



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TREE PRESERVATION PLAN
ROSE SENIOR LIVING
 PART OF THE BE 14 OF SECTION 13, T.1N., R. 9E.,
 CITY OF FARMINGTON, OKLAHOMA COUNTY, MICHIGAN

DES: TMK DN, TMK SUR, KTR P.M. JBT
 DATE: 10/15/20

ORIGINAL ISSUE DATE:
 JUNE 17, 2020
 PEA JOB NO. 2019-462
 SCALE: 1" = 50'
 DRAWING NUMBER:
T-1

NOT FOR CONSTRUCTION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	Extra Trunks	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
							trunk	growth rate	structure	insects/diseases	crone dev	life exp			
50	CA	17	Crab Apple	Malus coronaria		LANDMARK	4	4	4	4	4	4	24	S	-
51	D	6	Dogwood	Cornus florida		WOODLAND	1	2	3	2	2	1	11	S	-
1601	AU	12	Austrian Pine	Pinus nigra		WOODLAND	3	3	3	3	4	3	19	S	-
1602	WP	10	(Eastern) White Pine	Pinus strobus		WOODLAND	3	3	3	3	4	2	18	S	-
1603	WP	7	(Eastern) White Pine	Pinus strobus		WOODLAND	4	4	4	4	3	4	23	S	-
1604	AU	10	Austrian Pine	Pinus nigra		WOODLAND	3	3	3	3	3	3	18	S	-
1605	AU	9	Austrian Pine	Pinus nigra		WOODLAND	3	3	2	3	3	3	17	S	-
1606	AU	11	Austrian Pine	Pinus nigra		WOODLAND	4	4	3	3	4	4	22	S	-
1607	WP	8	(Eastern) White Pine	Pinus strobus		WOODLAND	4	4	3	4	4	4	23	S	-
1608	AU	12	Austrian Pine	Pinus nigra		WOODLAND	4	4	4	4	4	4	24	S	-
1609	WP	8	(Eastern) White Pine	Pinus strobus		WOODLAND	4	4	4	4	4	4	24	S	-
1610	AU	13	Austrian Pine	Pinus nigra		WOODLAND	3	3	3	4	3	4	20	S	-
1611	AU	12	Austrian Pine	Pinus nigra		WOODLAND	3	3	3	4	3	3	19	S	-
1612	AU	11	Austrian Pine	Pinus nigra		WOODLAND	4	4	3	4	4	4	23	S	-
1613	AU	9	Austrian Pine	Pinus nigra		WOODLAND	4	4	4	4	4	4	24	S	-
1614	AU	10	Austrian Pine	Pinus nigra		WOODLAND	3	4	3	4	4	4	22	S	-
1615	WS	7	White Spruce	Picea glauca		WOODLAND	4	4	4	4	4	4	24	S	-
1616	WS	7	White Spruce	Picea glauca		WOODLAND	4	4	4	4	4	4	24	S	-
1617	AU	16	Austrian Pine	Pinus nigra		WOODLAND	3	3	3	3	3	4	19	S	-
1618	AU	12	Austrian Pine	Pinus nigra		WOODLAND	4	4	3	3	3	3	20	S	-
1619	AU	14	Austrian Pine	Pinus nigra		WOODLAND	4	4	3	4	3	3	21	S	-
1620	AU	13	Austrian Pine	Pinus nigra		WOODLAND	4	3	3	4	3	4	21	S	-
1621	TH	7	Thornapple/Hawthorne	Craegus spp.	6.6	WOODLAND	3	3	3	4	4	3	20	R	REPLACE
1622	TH	14	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	2	4	3	3	18	R	REPLACE
1623	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	2	3	3	3	3	3	17	R	REPLACE
1624	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1625	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	2	3	2	3	16	R	REPLACE
1626	TH	6	Thornapple/Hawthorne	Craegus spp.	4	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1627	TH	7	Thornapple/Hawthorne	Craegus spp.	6.4	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1628	TH	7	Thornapple/Hawthorne	Craegus spp.	4	WOODLAND	3	3	2	4	3	3	18	R	REPLACE
1629	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	4	3	20	R	REPLACE
1630	TH	7	Thornapple/Hawthorne	Craegus spp.	6.5	WOODLAND	4	4	3	4	3	3	21	R	REPLACE
1631	TH	8	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	2	2	3	2	2	14	R	-
1632	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	3	3	19	S	-
1633	TH	10	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1634	TH	8	Thornapple/Hawthorne	Craegus spp.	6	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1635	TH	6	Thornapple/Hawthorne	Craegus spp.	4	WOODLAND	3	3	3	3	3	3	19	S	-
1636	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	2	2	2	2	2	2	12	R	-
1637	TH	6	Thornapple/Hawthorne	Craegus spp.	5.5	WOODLAND	3	3	2	4	3	3	18	R	REPLACE
1638	SC	17	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	3	3	4	4	22	R	REPLACE
1639	TH	8	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1640	TH	6	Thornapple/Hawthorne	Craegus spp.	4.4	WOODLAND	3	3	3	4	3	3	19	S	-
1641	SC	16	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1642	SC	7	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	4	4	4	4	22	S	-
1643	SC	8	Scotch Pine	Pinus sylvestris		WOODLAND	2	2	3	3	2	3	15	S	-
1644	SC	10	Scotch Pine	Pinus sylvestris	6	WOODLAND	3	3	2	3	3	3	17	S	-
1645	S	9	Sycamore	Platanus occidentalis		WOODLAND	3	4	3	4	4	4	22	R	REPLACE
1646	BR	7	Bur oak	Quercus macrocarpa		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1647	CA	6	Crab Apple	Malus coronaria		WOODLAND	3	3	4	4	4	4	22	R	REPLACE
1648	BL	10	Black Locust	Robinia pseudoacacia	9	WOODLAND	3	3	3	3	4	3	19	R	REPLACE
1649	SM	7	Silver Maple	Acer saccharinum		WOODLAND	3	4	4	4	4	4	23	R	REPLACE
1650	SG	7	Sweetgum	Liquidambar styraciflua		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1651	D	7	Dogwood	Cornus florida		WOODLAND	3	3	4	3	4	4	21	R	REPLACE
1652	S	7	Sycamore	Platanus occidentalis		WOODLAND	3	4	4	4	3	3	21	R	REPLACE
1653	DR	6	Down redwood	Lasequoia glyptostroboides		WOODLAND	4	4	4	4	4	4	24	S	-
1654	SU	11	Sugar Maple	Acer saccharum		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1655	SU	11	Sugar Maple	Acer saccharum		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1656	SC	11	Scotch Pine	Pinus sylvestris		WOODLAND	3	4	3	3	4	4	21	R	REPLACE
1657	TH	7	Thornapple/Hawthorne	Craegus spp.	5.3	WOODLAND	4	4	4	4	4	3	23	R	REPLACE
1658	SC	16	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1659	SC	16	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	2	2	2	2	14	R	-
1660	TH	8	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1661	SC	17	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	3	3	3	3	20	R	REPLACE
1662	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	4	3	3	3	3	20	R	REPLACE
1663	SC	18	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	2	4	3	3	18	R	REPLACE
1664	SC	15	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	3	3	3	19	R	REPLACE
1665	SC	19	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1666	SC	14	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	3	4	3	3	21	R	REPLACE
1667	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	4	3	4	3	3	21	R	REPLACE
1668	SC	15	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1669	SC	12	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1670	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	4	3	4	3	3	21	R	REPLACE
1671	SC	17	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1672	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	3	3	19	S	-
1673	SC	16	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	3	2	3	3	17	S	-
1674	I	16	Ironwood	Ostrya virginiana		LANDMARK	2	2	2	1	1	1	9	S	-
1675	TH	9	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	3	3	4	3	3	20	S	-
1676	SC	18	Scotch Pine	Pinus sylvestris		LANDMARK	3	3	2	3	3	4	18	S	-
1677	TH	9	Thornapple/Hawthorne	Craegus spp.	6	WOODLAND	3	3	2	3	3	3	17	S	-
1678	SC	16	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	3	3	3	19	S	-
1679	SC	15	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	4	3	3	20	S	-
1680	SC	13	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	2	4	2	3	18	S	-
1681	SC	17	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	3	4	3	3	19	S	-
1682	SC	18	Scotch Pine	Pinus sylvestris		LANDMARK	3	3	2	4	3	3	18	S	-
1683	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	4	3	4	3	3	20	S	-
1684	SC	15	Scotch Pine	Pinus sylvestris		WOODLAND	3	3	3	4	3	3	19	S	-
1685	TH	8	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	3	3	4	3	3	20	S	-
1686	TH	8	Thornapple/Hawthorne	Craegus spp.	6	WOODLAND	3	3	3	4	3	3	19	S	-
1687	SC	20	Scotch Pine	Pinus sylvestris		LANDMARK	4	3	3	4	3	3	20	S	-
1688	SC	15	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	4	3	3	20	S	-
1689	SC	17	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	4	3	3	20	S	-
1690	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	3	3	4	3	3	20	S	-
1691	SC	18	Scotch Pine	Pinus sylvestris		LANDMARK	4	3	3	3	3	3	19	S	-
1692	SC	15	Scotch Pine	Pinus sylvestris		WOODLAND	3	4	3	4	3	3	20	S	-
1693	TH	6	Thornapple/Hawthorne	Craegus spp.	4.3	WOODLAND	3	3	3	4	3	3	19	S	-
1694	SC	9	Scotch Pine	Pinus sylvestris		WOODLAND	4	4	3	4	3	3	21	S	-
1695	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	2	4	3	3	18	S	-
1696	TH	8	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	2	3	3	3	17	S	-
1697	TH	7	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	3	3	4	3	3	19	S	-
1698	TH	7	Thornapple/Hawthorne	Craegus spp.	5.4	WOODLAND	4	3	3	4	3	3	20	S	-
1699	TH	7	Thornapple/Hawthorne	Craegus spp.	5.4,4	WOODLAND	4	3	3	4	3	3	20	S	-
1700	SC	14	Scotch Pine	Pinus sylvestris		WOODLAND	4	3	3	4	3	3	20	S	-

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	Extra Trunks	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
							trunk	growth rate	structure	insects/diseases	crone dev	life exp			
1701	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	4	2	4	3	3	20	S	-
1702	TH	6	Thornapple/Hawthorne	Craegus spp.		WOODLAND	3	4	3	4	3	3	20	S	-
1703	TH	7	Thornapple/Hawthorne	Craegus spp.	5.5	WOODLAND	3	4	3	4	3	3	20	S	-
1704	TH	7	Thornapple/Hawthorne	Craegus spp.	7	WOODLAND	4	3	4	4	4	3	22	S	-
1705	TH	5	Thornapple/Hawthorne	Craegus spp.		WOODLAND	4	3	4	4	3	3	20	S	-
1706	TH	4	Thornapple/Hawthorne	Craegus spp.	4.3	WOODLAND	3	3							

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	Extra Trunks	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
							trunk	growth rate	structure	insects/diseases	crowd	env			
1804	CA	14	Crab-Apple	Malus-caronaria	8.4	LANDMARK	3	3	3	4	3	3	19	R	REPLACE
1805	CA	16	Crab-Apple	Malus-caronaria	6	LANDMARK	3	4	4	4	4	3	22	R	REPLACE
1806	CA	9	Crab-Apple	Malus-caronaria	8.7,7	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1807	CA	9	Crab-Apple	Malus-caronaria	9	WOODLAND	3	4	3	4	3	3	20	R	REPLACE
1808	CA	14	Crab-Apple	Malus-caronaria	9.8,7	LANDMARK	3	4	3	4	3	3	20	R	REPLACE
1809	CA	10	Crab-Apple	Malus-caronaria	9.8	WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1810	CA	14	Crab-Apple	Malus-caronaria	12	LANDMARK	3	3	3	4	3	3	19	R	REPLACE
1811	CA	11	Crab-Apple	Malus-caronaria	8	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1812	CA	12	Crab-Apple	Malus-caronaria		LANDMARK	3	3	3	4	2	3	18	R	REPLACE
1813	CA	13	Crab-Apple	Malus-caronaria		LANDMARK	4	4	3	4	2	3	20	R	REPLACE
1814	CA	14	Crab-Apple	Malus-caronaria	12	LANDMARK	3	3	2	4	2	3	17	R	REPLACE
1816	CA	14	Crab-Apple	Malus-caronaria		LANDMARK	3	3	3	4	2	3	18	R	REPLACE
1816	CA	16	Crab-Apple	Malus-caronaria		LANDMARK	3	3	3	4	3	3	19	R	REPLACE
1817	CA	11	Crab-Apple	Malus-caronaria	6.6	WOODLAND	3	3	2	4	2	3	17	R	REPLACE
1818	CA	16	Crab-Apple	Malus-caronaria	6	LANDMARK	3	4	3	4	2	3	19	R	REPLACE
1819	CA	11	Crab-Apple	Malus-caronaria	7.5	WOODLAND	3	4	3	4	3	3	20	R	REPLACE
1820	CA	9	Crab-Apple	Malus-caronaria	7.6	WOODLAND	3	4	3	4	3	3	20	R	REPLACE
1821	CA	9	Crab-Apple	Malus-caronaria	8.8	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1822	CA	9	Crab-Apple	Malus-caronaria	97.7	WOODLAND	3	4	3	4	3	3	20	R	REPLACE
1823	CA	9	Crab-Apple	Malus-caronaria		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1824	BP	14	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1825	NM	8	Norway-Maple	Acer-platanoides		WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1826	NM	7	Norway-Maple	Acer-platanoides		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1827	PU	11	Weeping-Cherry	Prunus-pendula	weeping-cherry	WOODLAND	1	2	2	2	2	2	11	R	-
1828	SU	17	Sugar-Maple	Acer-saccharum		WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1829	CA	6	Crab-Apple	Malus-caronaria	4.3	WOODLAND	3	3	2	3	2	3	16	R	REPLACE
1830	SU	15	Sugar-Maple	Acer-saccharum		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1831	SU	18	Sugar-Maple	Acer-saccharum		LANDMARK	4	4	4	4	4	4	24	R	REPLACE
1832	WP	11	(Eastern) White Pine	Pinus-strobus	3	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1833	BS	7	Blue-Spruce	Picea-pungens		WOODLAND	4	3	4	4	5	3	23	R	REPLACE
1834	CA	10	Crab-Apple	Malus-caronaria		WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1835	CA	7	Crab-Apple	Malus-caronaria		WOODLAND	3	4	3	4	3	3	20	R	REPLACE
1836	CA	8	Crab-Apple	Malus-caronaria		WOODLAND	2	3	3	3	2	3	16	R	REPLACE
1837	CA	13	Crab-Apple	Malus-caronaria		LANDMARK	4	3	3	4	4	4	22	R	REPLACE
1838	CA	9	Crab-Apple	Malus-caronaria	6	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1839	CA	13	Crab-Apple	Malus-caronaria		LANDMARK	1	2	2	2	1	1	9	R	-
1840	RM	7	Red-Maple	Acer-rubrum		WOODLAND	1	3	3	2	4	3	16	R	REPLACE
1841	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1842	SC	12	Scotch Pine	Pinus-sylvestris		WOODLAND	4	3	3	3	4	4	21	R	REPLACE
1843	SM	15	Silver Maple	Acer-saccharinum		WOODLAND	4	4	2	3	3	4	20	S	-
1844	SM	24	Silver Maple	Acer-saccharinum		WOODLAND	4	4	4	4	4	4	24	S	-
1845	SM	20	Silver Maple	Acer-saccharinum		WOODLAND	4	4	4	4	4	4	24	S	-
1846	SC	15	Scotch Pine	Pinus-sylvestris		WOODLAND	4	3	3	3	3	3	19	S	-
1847	WC	6	White Cedar	Thuja-occidentalis	6	WOODLAND	3	3	4	4	4	3	21	R	REPLACE
1848	WC	6	White Cedar	Thuja-occidentalis	3.3	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1849	WC	6	White Cedar	Thuja-occidentalis	3	WOODLAND	3	3	2	3	2	2	15	R	-
1850	WC	6	White Cedar	Thuja-occidentalis	5	WOODLAND	4	3	3	4	4	3	21	R	REPLACE
1852	CA	7	Crab-Apple	Malus-caronaria	5	WOODLAND	3	3	2	3	2	3	16	R	REPLACE
1851	CA	8	Crab-Apple	Malus-caronaria	move-10'-west/7in	WOODLAND	4	3	3	3	3	3	19	R	REPLACE
1853	CA	6	Crab-Apple	Malus-caronaria	7	WOODLAND	3	3	2	3	1	2	14	R	-
1854	BP	6	Bradford-Pear	Pyrus-calleryana		WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1855	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1856	BP	11	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1857	RM	6	Red-Maple	Acer-rubrum		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1858	RM	7	Red-Maple	Acer-rubrum		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1859	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1860	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	3	4	3	3	21	R	REPLACE
1861	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1862	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1863	BP	10	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1864	AU	18	Austrian Pine	Pinus-nigra		LANDMARK	3	3	3	4	3	3	19	S	-
1865	BP	9	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	3	4	4	4	22	S	-
1866	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	4	4	4	4	23	S	-
1867	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1868	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1869	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	3	4	4	4	22	S	-
1870	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	3	4	4	4	23	S	-
1871	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	3	4	3	3	20	S	-
1872	RM	8	Red-Maple	Acer-rubrum		WOODLAND	4	4	4	4	4	4	24	S	-
1873	CA	7	Crab-Apple	Malus-caronaria		WOODLAND	4	3	3	4	4	4	22	S	-
1874	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1875	BP	6	Bradford-Pear	Pyrus-calleryana		WOODLAND	2	3	2	3	2	2	14	R	-
1876	BP	7	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1877	BP	10	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1878	BP	9	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1879	RM	7	Red-Maple	Acer-rubrum		WOODLAND	4	4	4	4	4	4	24	S	-
1880	RM	8	Red-Maple	Acer-rubrum		WOODLAND	1	3	3	3	3	3	16	S	-
1881	BP	10	Bradford-Pear	Pyrus-calleryana		WOODLAND	5	4	4	4	4	4	25	S	-
1882	RB	10	River Birch	Betula-nigra	7.5	WOODLAND	4	4	4	4	4	4	24	S	-
1883	BP	11	Bradford-Pear	Pyrus-calleryana		WOODLAND	5	4	4	4	4	4	25	S	-
1884	BP	8	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	S	-
1885	RM	6	Red-Maple	Acer-rubrum		WOODLAND	4	4	4	4	4	4	24	S	-
1886	BP	9	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	S	-
1887	RM	7	Red-Maple	Acer-rubrum		WOODLAND	4	4	4	4	4	4	24	S	-
1888	BS	7	Blue-Spruce	Picea-pungens		WOODLAND	4	3	3	3	3	3	19	S	-
1889	WP	11	(Eastern) White Pine	Pinus-strobus		WOODLAND	4	3	3	3	3	3	19	S	-
1890	NM	8	Norway-Maple	Acer-platanoides		WOODLAND	3	3	3	4	3	4	20	S	-
1891	BP	9	Bradford-Pear	Pyrus-calleryana		WOODLAND	4	4	4	4	4	4	24	S	-
1892	SC	20	Scotch Pine	Pinus-sylvestris		LANDMARK	4	3	3	3	3	3	19	R	REPLACE
1893	SC	14	Scotch Pine	Pinus-sylvestris		WOODLAND	4	3	3	3	3	3	19	R	REPLACE
1894	SC	18	Scotch Pine	Pinus-sylvestris		LANDMARK	3	3	3	3	3	3	18	R	REPLACE
1895	HL	24	Honeylocust	Gleditsia-triacanthos		LANDMARK	4	4	3	4	4	4	23	R	REPLACE
1896	HL	20	Honeylocust	Gleditsia-triacanthos		WOODLAND	4	4	4	4	4	4	24	S	-
1897	SC	16	Scotch Pine	Pinus-sylvestris		WOODLAND	3	3	3	3	3	3	18	S	-
1898	SC	13	Scotch Pine	Pinus-sylvestris		WOODLAND	3	3	3	3	3	3	18	S	-
1899	SC	16	Scotch Pine	Pinus-sylvestris		WOODLAND	3	3	3	3	3	3	18	S	-
1900	SC	15	Scotch Pine	Pinus-sylvestris		WOODLAND	3	3	3	3	3	3	18	S	-

TREE REPLACEMENT:
PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE
91 STANDARD TREES AND 85" OF LANDMARK REPLACEMENT TREES ARE REQUIRED (85"/3" CAL. REPLACEMENT= 29 TREES.)

STANDARD TREES
STANDARD TREES REMOVED: 91 (1:1 REPLACEMENT)

LANDMARK TREES
LANDMARK TREES REMOVED: 21
LANDMARK TREE DBH REMOVED: 338 (25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED: 85 INCHES



CAUTION!
THE LOCATION AND RELATIONSHIP OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN BY THE ENGINEER AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

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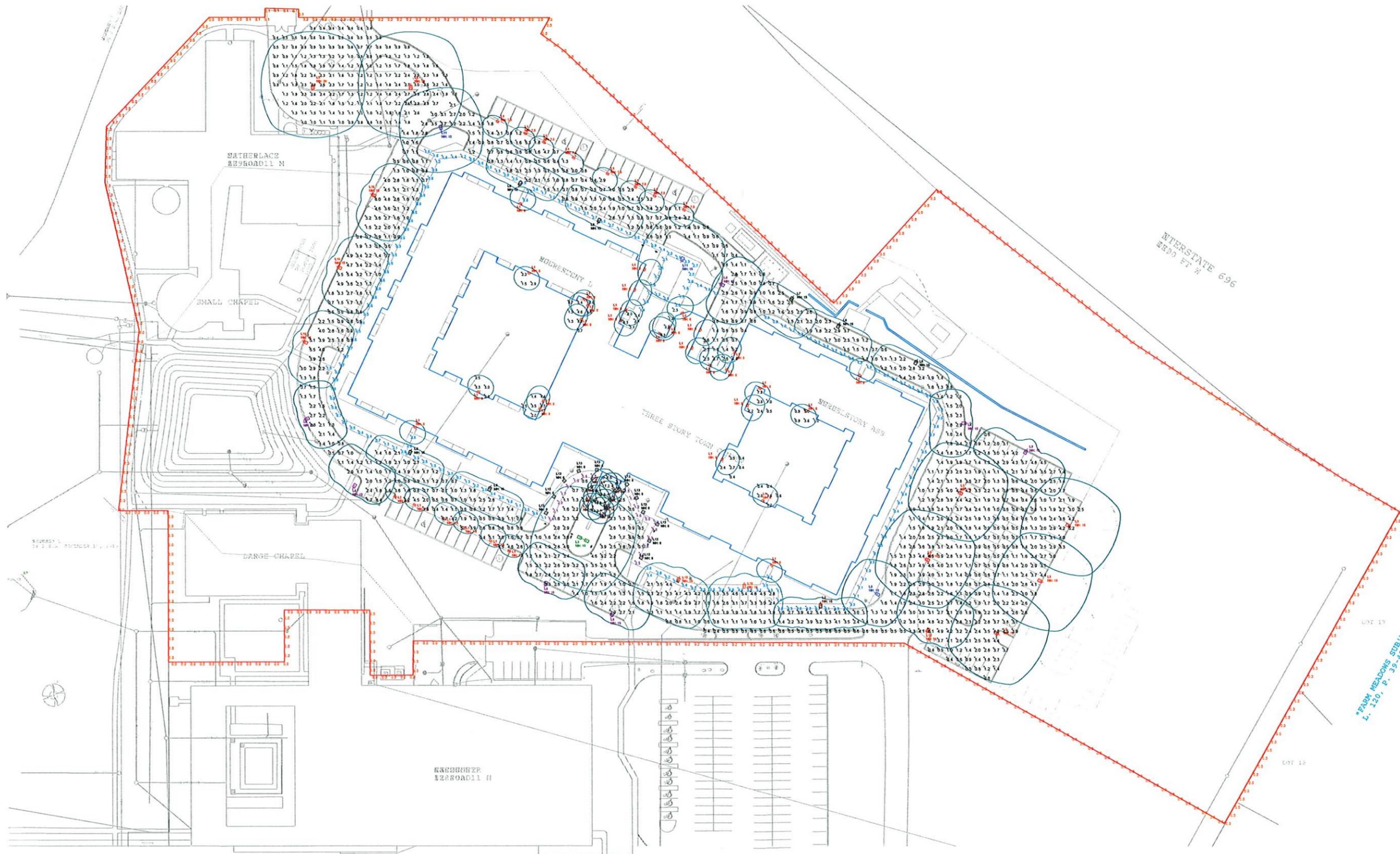
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EDWARD ROSE & SONS
3825 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48303
TREE PRESERVATION LIST
ROSE SENIOR LIVING
PART OF THE SE 1/4 OF SECTION 13, T.1N., R. 9E.,
CITY OF FARMINGTON, OKLAHOMA COUNTY, MICHIGAN
DES. TMK DN. SUR. KTR P.M. JBT
P. PROJECT/DATE: 2019-04-22 / 2019-04-22

ORIGINAL ISSUE DATE:
JUNE 17, 2020
PEA JOB NO. 2019-462
SCALE: 1" = 50'
DRAWING NUMBER:
T-3



Scale: 1 inch= 40 FT.

Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
[Symbol]	42	L1	0.900	AXCS1A-W	13.5	1526
[Symbol]	1	L2	0.900	GLEON-AF-02-LED-E1-SL2-HSS	113	10318
[Symbol]	1	L3	0.900	GLEON-AF-02-LED-E1-5WQ-7030	113	12406
[Symbol]	6	L4	0.900	GLEON-AF-01-LED-E1-SL4-7030	59	5728
[Symbol]	7	L5	0.900	GLEON-AF-03-LED-E1-5WQ-7030	166	18513
[Symbol]	1	L6	0.900	GLEON-AF-01-LED-E1-5WQ-7030	59	6348
[Symbol]	1	L7	0.900	GLEON-AF-01-LED-E1-SL4-7030-HSS	59	4893
[Symbol]	6	L8	0.900	GLEON-AF-01-LED-E1-SL3-7030-HSS	59	5149
[Symbol]	1	L9	0.900	GLEON-AF-02-LED-E1-SL3-7030	113	11780
[Symbol]	6	L10	0.900	GLEON-AF-02-LED-E1-SL4-7030	113	11193
[Symbol]	2	L11	0.900	GLEON-AF-02-LED-E1-5WQ-7030	113	12406
[Symbol]	8	L12	0.900	HC630D10-HM634830-61MDH	26	2505
[Symbol]	11	L13	0.900	303-B1-LEDB2-3000-UNV-T2-DIM10	15.5	1163

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Four Story Courtyard Ext Doors	Fc	3.35	10.6	0.5	21.20	6.70
Main Entrance Canopy	Fc	14.96	19.4	6.3	3.08	2.37
Main Entrance Sidewalk	Fc	3.12	5.4	1.0	5.40	3.12
Parking and Drives	Fc	1.93	6.7	0.4	16.75	4.83
Property Line	Fc	0.03	0.2	0.0	N.A.	N.A.
Secondary Entrances	Fc	5.52	9.3	1.9	4.89	2.91
Sidewalks	Fc	1.60	6.1	0.4	15.25	4.00
Sisters Of Mercy Parking & Drive	Fc	1.43	3.0	0.4	7.50	3.58
Three Story Courtyard Ext Doors	Fc	2.25	7.9	0.4	19.75	5.63

CALCULATION POINTS TAKEN AT GRADE LEVEL.
MOUNTING HEIGHTS ARE INDICATED ADJACENT TO THE FIXTURE TAG (MH:XX).

NOTE

- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.
- LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LUMINAIRE, AND OTHER VARIABLE FIELD CONDITIONS.
- MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
- CLAIMS DOES NOT ACT AS THE ELECTRICAL, CIVIL, OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.
- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEMS UTILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO: NFPA 70 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IBC CODE AND LIGHTING QUALITY COMPLIANCE.

REVISION
REVISION NO. 1
REVISION NO. 2

30775 Barrington St.
Madison Heights, MI 48071
P: 248.677.0850
F: 248.677.0512
E: info@clarus-lighting.com



PROJECT TITLE
ROSE SENIOR LIVING
FARMINGTON HILLS, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE LIGHTING

DATE
08-26-20
PROJECT No.
CLC20-75472
SHEET No.

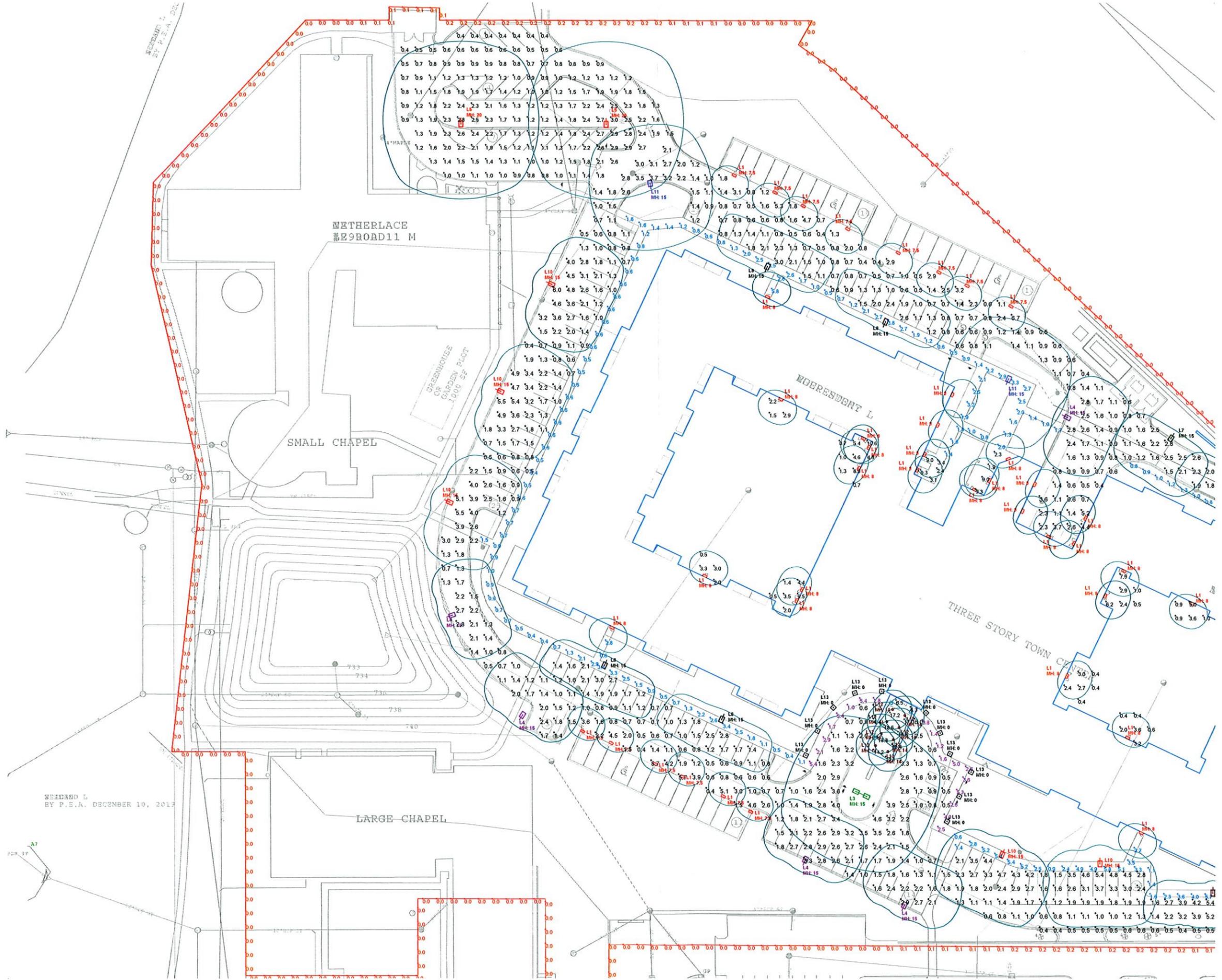
L201

06-18-20
08-26-20

INTERSTATE 696
BRD FT #

LOT 17
"FARM MEADOWS" SUB M
L-120, P-39-40.

EXT 12



SEEDING L
BY P.E.A. DECEMBER 10, 2013

Scale: 1 inch= 25 Ft.

REVISION
REVISION NO. 1
REVISION NO. 2

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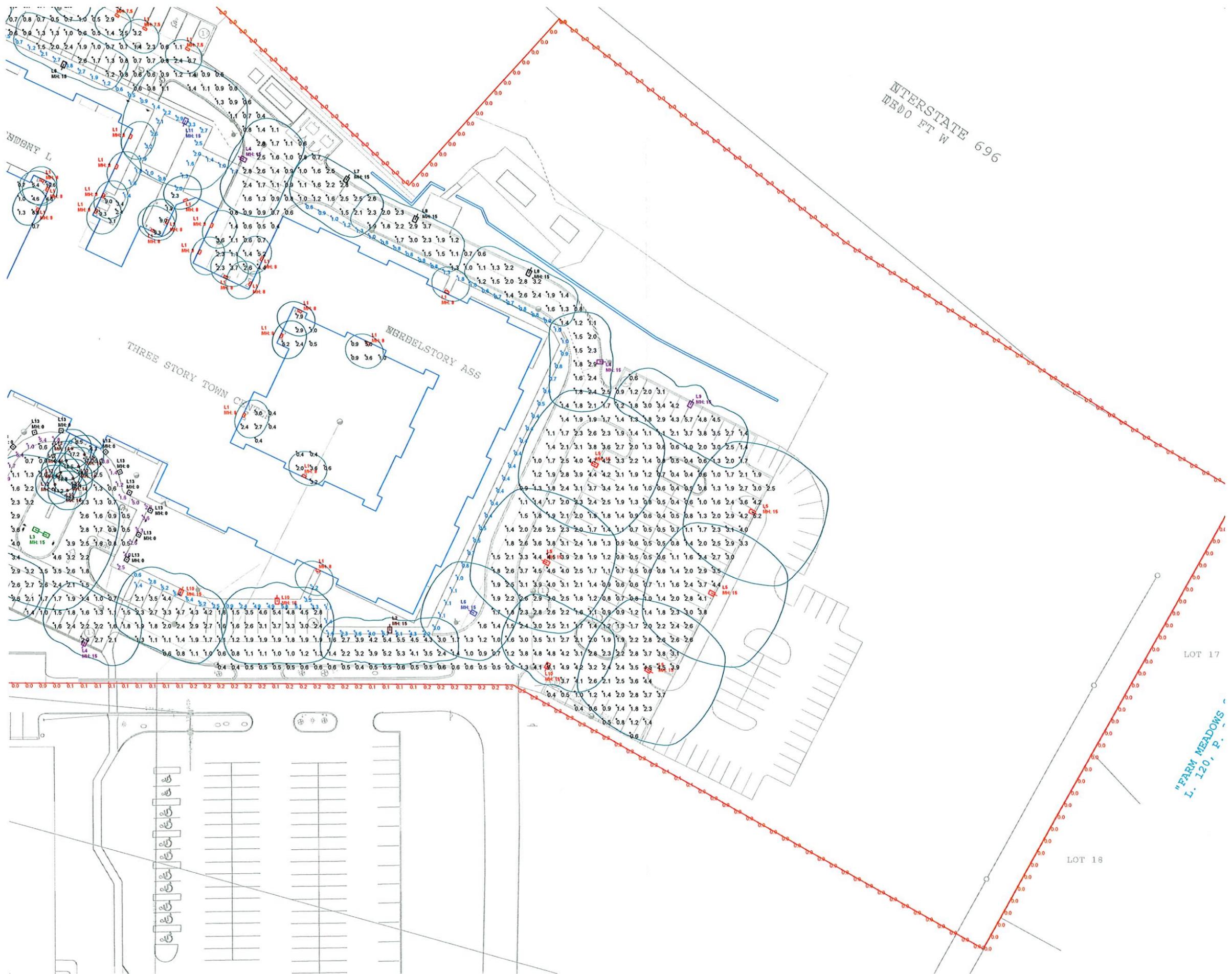


PROJECT TITLE
ROSE SENIOR LIVING
FARMINGTON HILLS, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE LIGHTING
PARTIAL ENLARGED VIEW

DATE
08-26-20
PROJECT No.
CLC20-75472
SHEET No.

L202



Scale: 1 inch= 25 Ft.

INTERSTATE 696
 8000 FT W

THREE STORY TOWN CENTRE
 MERDELSTORY ASS

LOT 17
 "FARM MEADOWS"
 L. 120, P. 1

LOT 18

06-18-20
 08-26-20

REVISION
 REVISION NO. 1
 REVISION NO. 2

30775 Barrington St
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 E: info@clarus-lighting.com



PROJECT TITLE
 ROSE SENIOR LIVING
 FARMINGTON HILLS, MI

SHEET TITLE
 PHOTOMETRIC CALCULATION
 SITE LIGHTING
 PARTIAL ENLARGED VIEW

DATE
 08-26-20
 PROJECT No.
 CLC20-75472
 SHEET No.

L203

Table with columns: NO., DATE, DESCRIPTION, BY, CHECKED BY.

Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L1.

DESCRIPTION: The Lumark™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

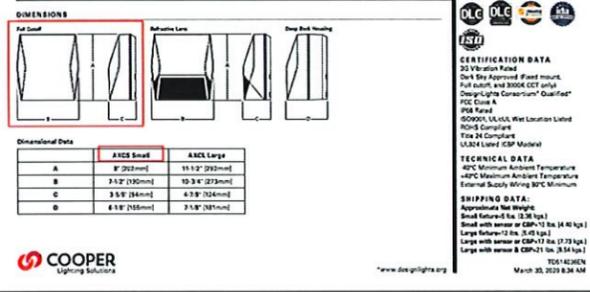


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L5.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

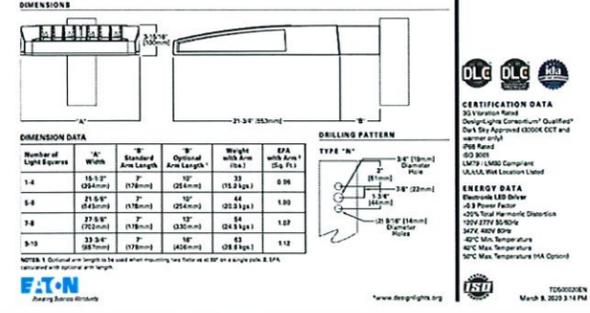


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L2.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

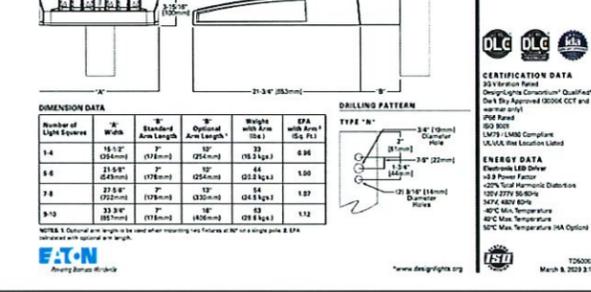


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L6.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

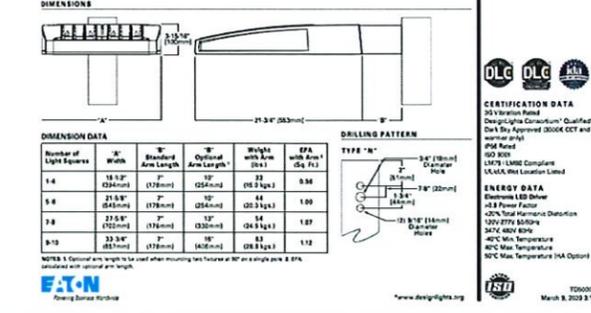


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L3.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

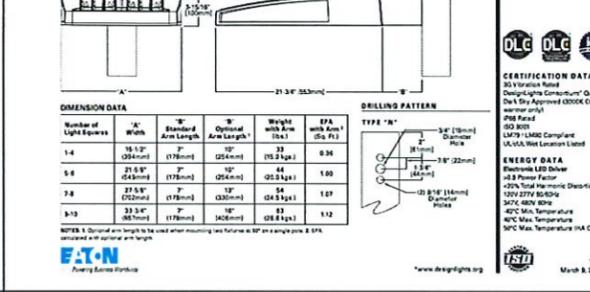


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L7.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

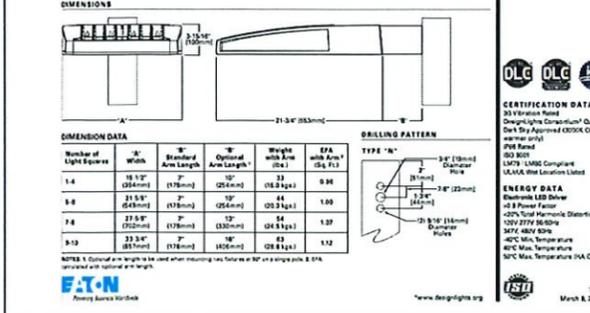


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L4.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.

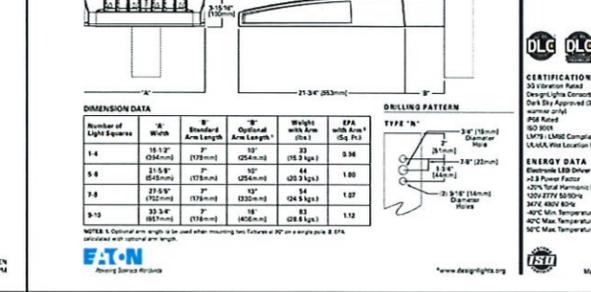
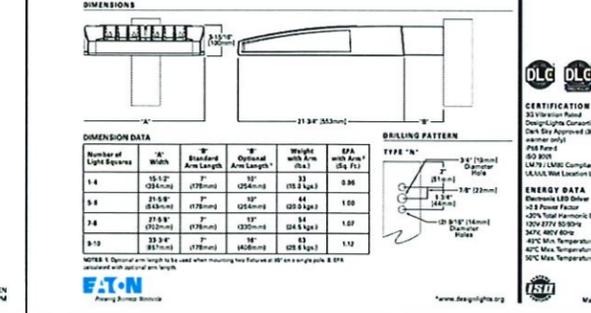


Table with columns: Catalog #, Type, Project, Comments, Prepared by. Project: ROSE SENIOR CENTER, Type: L8.

DESCRIPTION: The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULX Listed for wet locations.



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McGraw-Edison

DESCRIPTION
The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/ULX Listed for wet locations.

Category #	Type
Project	ROSE SENIOR CENTER
Comments	
Prepared by	L9

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum and caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 30 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 8000K (+/- 25K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 100-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. PAL and custom color matches available.

Warranty
Five-year warranty.



GLEON GALLEON LED
1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE



DESCRIPTION
The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/ULX Listed for wet locations.

Category #	Type
Project	ROSE SENIOR CENTER
Comments	
Prepared by	L10

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum and caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 30 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 8000K (+/- 25K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 100-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. PAL and custom color matches available.

Warranty
Five-year warranty.



GLEON GALLEON LED
1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE



DESCRIPTION
The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/ULX Listed for wet locations.

Category #	Type
Project	ROSE SENIOR CENTER
Comments	
Prepared by	L11

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum and caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 30 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 8000K (+/- 25K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 100-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. PAL and custom color matches available.

Warranty
Five-year warranty.



GLEON GALLEON LED
1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE



Halo Commercial

DESCRIPTION
Recessed 6 inch LED downlight provides narrow, medium or wide distribution patterns ideal for general area lighting. Lumen options range from 1000 to 4000 lumens in color temperatures of 2700K, 3000K, 3500K, and 4000K. In 60 or 3000K. Luminaire is single and can be installed in new construction or below the finished ceiling in remodeling applications. Intended for healthcare, hospitality, office spaces, and institutional applications.

Category #	Type
Project	ROSE SENIOR CENTER
Comments	
Prepared by	L12

SPECIFICATION FEATURES

Housing Frame
• Recessed aluminum housing with adjustable trim with adjustable depth.
• Medium distribution polymer reflector may be used to meet local codes for "direct" applications (non-C, 3000 Lumen max).
• With wide reflector feature a recessed trim assembly with integral linear spread lens for precise alignment of vertical illumination.

Universal Mounting Bracket
• Mounting bracket adjusts 2" vertical from above the ceiling or the aperture.
• Use with the included mounting bar or with 3" EMT.
• Removable to facilitate installation from below the finished ceiling.

Mounting Bar
• Custom pre-installed 1/4" x 3/8" mounting bar to lock grid and screw-over or pilot.
• Containing medium and heavy duty mounting bars for constant positioning of fixtures.

LED Module
• Primary photoplastic overtop on board LEDs provide uniform source with high efficiency and no flicker.
• Available in 60 or 3000K minimum, accuracy within ±3500K equivalent color uniformity.
• 90 CRI option (90-53) refers to photometric sector.
• Correlated color temperature:
• 2700K
• 3000K
• 3500K
• 4000K
• Passive thermal management achieves L70 at 50,000 hours in C and non-C applications.
• Integral diffuser lens provides visual shielding.
• Integral connector allows quick connection to housing flex.

Luminaire Options
• Nominal lumen values:
• 1000 lm
• 1500 lm
• 2000 lm
• 3000 lm
• 4000 lm

System Options
• Versatile mount design; sensor includes control module, sensor and cable providing comprehensive lighting control.
• Luminaire is powered by Energize wireless life mount sensor and control kit.

Junction Box
• Galvanized steel junction box.
• 25 in³ nominal volume excluding volume of wiring.
• 25 in³ nominal total volume.
• Usage divider for 0-10V dimming with photocell (1) 1/4" dry-out terminal.
• Listed for 0-12 AWG (four in, four out) 90°C conductors and feed thru for 0-12 AWG.
• 0-10V and 0-1V trade size photocell wiring.
• 0-10V push wire runs for main voltage, with 1-point for fixture connection.

Compliance
• ULX Listed Classified, wet location listed for covered ceilings.
• 2P2 - Above finished ceiling.
• P65 - Below finished ceiling.
• Non-C rated 3000, 4000 Lumen models. Installation must be kept 3" from top and sides.
• C rated 1000, 1500, 2000 Lumen models, and suitable for direct contact as a permanent installation.
• Not for use in direct contact with any flammable, combustible, or NEMA L5057-2013.
• Airtight per ASTM E289-04.
• Suitable for use in ceiling closets when installed in accordance with the NEC 410.16 installation requirements.
• EMI/RFI emissions FCC Part 15 Class A at 100/277V and Class B at 120V.
• Contains no mercury or lead and RoHS compliant.
• Photometric testing in accordance with IES LM-79-08.
• Lumen maintenance projections in accordance with IES LM-80-08 and TM-311.
• 1000, 1500 and 2000 Lumen 3000K CCT models may be used to comply with State of California Title 24 residential code, with 2022-2024 database certification.
• May be used to comply with State of California Title 24 occupational code, as a dimmable LED luminaire.
• ENERGY STAR certified, reference certified light fixture database.

Warranty
• Five year limited warranty, consult website for details.
www.eaton.com/lighting/light



**HCG Frame
HM6 LED Module
61 61PS Series Reflectors**

6-inch Lens Downlight and Lens Wall Wash

1000/1500/2000/
3000/4000 Lumen



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Lumière

DESCRIPTION
The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/ULX Listed for wet locations.

Category #	Type
Project	ROSE SENIOR CENTER
Comments	
Prepared by	L13

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum and caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 30 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 8000K (+/- 25K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 100-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. PAL and custom color matches available.

Warranty
Five-year warranty.



EON 303-B1-LEDB2

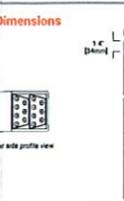
Bollard

Typical Applications
• Hospitality • Commercial Landscape • Outdoor Area Site • Residential • Architectural

Product Certification
• LEED • ULX • P65 • P66 • P67

Product Features
• Full Cut Off Downlight, 12", 24", 36" or 42" height
• 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
• Type II, Type IV or Type V Optics with clear glass sealed lens
• Patented AccuLED Optics™ System
• Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
• ELV or 0-10 Dimming

Dimensions



Technical Data
50°C Maximum Temperature Rating
External Supply String 50°C Minimum

FC logo

COOPER Lighting Systems

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PEA, Inc.

2430 Rochester Ct. Ste. 100
Troy, MI 48063-1872
T 248.689.9090
F 248.689.1044
www.peainc.com

EDWARD ROSE & SONS
PHOTOMETRIC CUT SHEETS
ROSE SENIOR CENTER
PART OF THE BE 714 OF SECTION 13, T1N, R1E, J6E,
CITY OF TARRANTING, OAKLAND COUNTY, MICHIGAN

DES. TMK DN. TMK SUR. KTR P.M. JBT

ORIGINAL ISSUE DATE:
JUN 17, 2020
PEA JOB NO. 2019-462
SCALE: NONE
DRAWING NUMBER:
L205

REV.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	THINK JBT REVISIONS PER OFFICE WEBSTER AND CITY REVIEW	8/2/20	JBT		
2	THINK JBT REVISIONS PER OFFICE WEBSTER AND CITY REVIEW	7/20/20	JBT		

REVISIONS

October 20, 2023

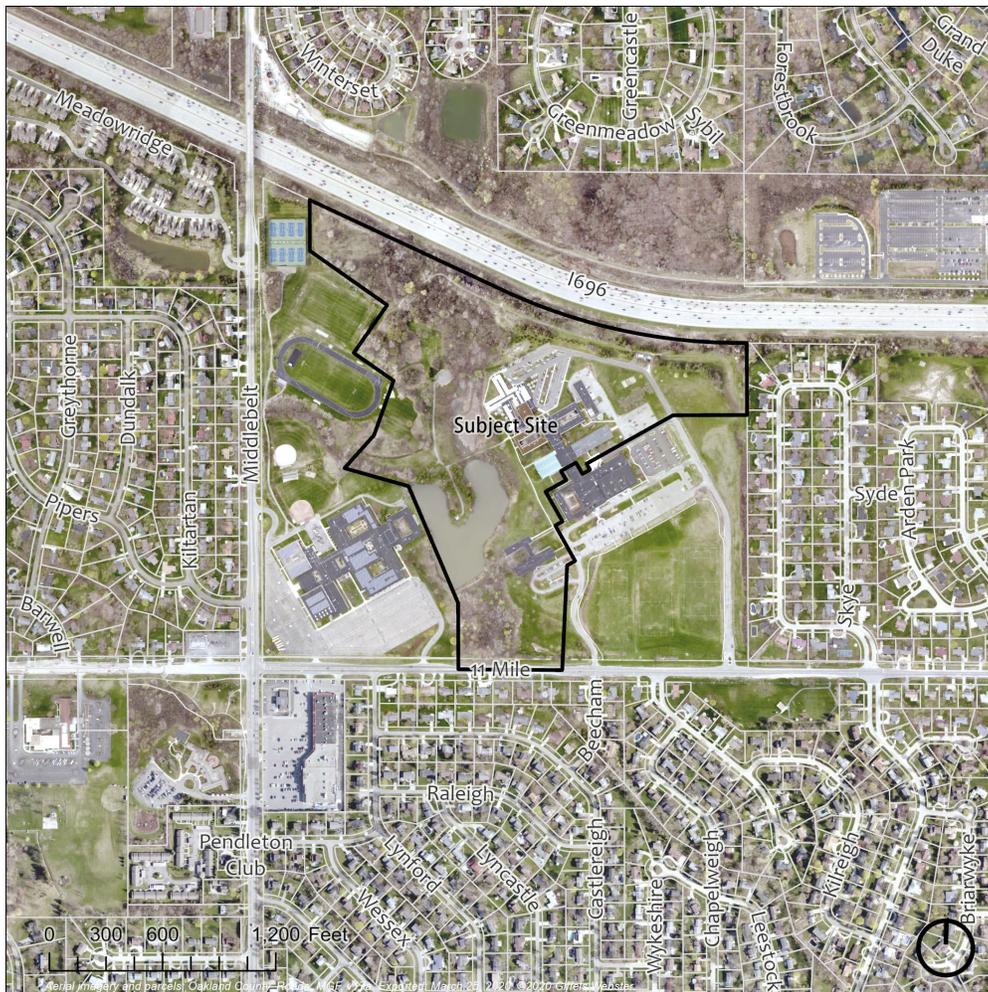
Farmington Hills Planning Commission
 31555 W 11 Mile Rd
 Farmington Hills, MI 48336

Final PUD Determination & Site Plan

Case: PUD 1, 2020
 Site: 29000 11 Mile Rd (Parcel ID 23-13-351-005)
 Applicant: Edward Rose & Sons
 Plan Date: Amended Plan: 10/17/2023
 Zoning: SP5

Dear Planning Commissioners:

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



SUMMARY OF FINDINGS

PUD Amendment:

Per Section 34-3.20.5.G, “Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development.”

As the planning commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the original approval of this PUD application included the acknowledgment of several different PUD objectives achieved by the plans, including those listed under 34-3.20.E as Objectives ii, vi, vii, and viii. The original review of PUD qualification considered preservation of historic structures and the need to coordinate around existing structures, as well as other qualifying criteria. The Planning Commission may wish to review the original PUD qualification to determine whether this change in the plans impacts the original criteria considered.

If the PC makes a determination that this is a major amendment to the PUD, the PC will set a public hearing on the amendment and make a recommendation to Council. If it determines the amendment is minor, it may act upon the site plan per the typical site plan procedures.

To be reviewed administratively:

The ordinance standards chart on Sheet C-2 should note the 54-foot height.

The lot coverage provided is the same lot coverage that was included in the original PUD application, but the applicant has proposed the removal of a structure. The updated lot coverage shall be provided and the applicant should provide the precise size of the structure to be removed.

The proposed amendment will result in a reduction of Floor Area Ratio. The applicant should provide the precise size of the small chapel and correct the Floor Area Ratio calculation for the amended plans.

Existing Conditions

1. **Previous Approvals.** The PUD Plan for this site was first approved on September 28, 2020. The following motion approving the PUD was passed by a 4-1 vote of the City Council.

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby approves PUD Plan 1, 2020 dated September 11, 2020 as presented with the following conditions:

- *Final approval of all necessary access easements*
- *Any damage caused to the entry road from 11 Mile Road to the subject site as a result of construction must be repaired by the applicant. The applicant is not required to repair the existing damage to the access road, or any damage that the Engineering Division determines that they did not cause.*

- *The eastern most entrance sign with the Costick Center sign on top and the eastern internal wayfinding sign are permitted to be located on City property.*

IT IS FURTHER RESOLVED, that the City Council authorizes the City Attorney prepare the appropriate PUD agreement stipulating the final development.

On October 18, 2023, the applicant (John Thompson, PEA Group) submitted a request to amend the approved site plan.

2. **Zoning.** The Site is zoned SP5 Special Purpose District. The Special Purpose District is intended for uses that are generally compatible with one-family residential, but because of characteristics of size or use should not be permitted in a one-family district without special consideration. SP5 zoning permits centers for elderly care and services as Special Land Uses. The PUD approval included deviations from SP-5 Zoning requirements, including:

- Building height deviations on both building wings (Maximum 54.5 feet)** acceptable as presented in the plans (SP5 height limit is 40 feet (34-31.1.18))
- Floor area ratio of .45** (Maximum FAR for Elderly Care and Services shall be .16 - Article 34-4.20.3)

It should be noted that the proposed amendment will result in a reduction of Floor Area Ratio. The applicant should provide the precise size of the small chapel and correct Floor Area Ratio calculation.

3. **Existing site.** The site is 53.66 acres, 34.18 acres of which is a dedicated conservation easement. The original PUD plans include development on the remaining 19.48 acres. The site included the Sisters of Mercy Facilities, of which six obsolete structures were proposed for demolition. The remaining structures to be preserved included Catherine’s Place, a small chapel and a large chapel. There is also a wireless communication tower on the site, maintained by others.

As noted in the original application, “the subject 19.48-acre parcel is further divided into a north (15.57 acre) and south (3.91 acre) parcel, which are separated by the City’s Costick Center parcel. Our PUD application only includes the north 15.57 acres to accommodate the development of our Rose Senior Living building. We intend for the south 3.91-acre parcel to be included with the City’s plans for a future detached age restricted residential community. The site plan and zoning applications related to the south parcel will be submitted separately as those plans further evolve under the City’s guidance.”

“Seven (7) buildings currently exist on the 15.57-acre parcel and one building exists on the 3.91-acre (south) parcel. The construction of the new Rose Senior Living building will require removal of six (6) obsolete structures. Our plans also include preservation and repurposing of the large 500-seat chapel and Catherine’s Place, the skilled nursing facility.” The Original plans also included preservation of a small chapel on the site, which the applicant has proposed to demolish in this application for amendment.

4. **Adjacent Properties.**

Direction	Zoning	Land Use
North	I-696 (RA2 beyond)	I-696 (single family homes beyond)
East	RA2	Single family homes
South	SP5	Costick Center

West	SP5/RA2	School beyond conservation easement
------	---------	-------------------------------------

5. **Site configuration and access.** The site is accessible from 11 Mile Road; access is via a road through the Costick Center property.

PUD Qualification:

Under Section 34-3.20, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures.

The original approval of this PUD application included the acknowledgment of several different PUD objectives achieved by the plans, including those listed under 34-3.20.E as Objectives ii, vi, vii, and viii. The original review of PUD qualification considered preservation of historic structures and the need to coordinate around existing structures, as well as other qualifying criteria. The Planning Commission may wish to review the original PUD qualification to determine whether this change in the plans impacts the original criteria considered.

- Below is the qualification information provided with the original PUD plans.
 - Criteria for qualification. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:
 - A. The PUD option may be effectuated in any zoning district.
 - B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.

The applicant is proposing a use generally permitted in the SP5 district, but does appear to be proposing a project that would require certain exceptions to standards of that zoning district. The plan also appears to place the proposed use on the same lot with at least one other use, in an existing building that will not be removed.
 - C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

*In the narrative accompanying the PUD application, the applicant presents the case that in order to address unusual characteristics of the lot, existing nonconforming setback issues and other site master planning issues as reasons that the PUD option is the most appropriate avenue for this development. **This is a unique parcel, and the existing structures that will remain on the subject property and adjacent city property, along with the freeway right-of-way and the conservation easement, create unusual parcel shapes and coordination challenges.***

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

This standard appears to be met.

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city:
- i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
 - ii. **To permanently establish land use patterns which are compatible or which will protect existing or planned uses**
 - iii. To accept dedication or set aside open space areas in perpetuity.
 - iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
 - vi. **To promote the goals and objectives of the Master Plan for Land Use.**
 - vii. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**
 - viii. **To bring about redevelopment of sites where an orderly change of use is determined to be desirable.**

*The applicant's narrative of the PUD calls attention to four of these standards: ii, vi, vii, and viii. Regarding items ii and vi, the proposed PUD does appear to be broadly consistent for the city's goals for development around the Costick Center. **Regarding item vii, the applicant cites project history and the planned integration of certain existing site elements into the proposed development as an indication that the city can expect high-quality design.** Finally, regarding item viii, it appears that the use of the PUD option in this location could support this objective.*

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

While the applicant will request several deviations from the standards of the underlying

district, these deviations do not appear to be the sole driving factor behind the PUD application.

Site Plan & Use:

The applicant has submitted an application for site plan amendment and a copy of updated plans. The original landscape plans and photometric plans are included with the submittal, but no changes to these plans were proposed.

1. **Summary of Proposed Use.** The original plans included a 207-apartment assisted and independent living building and a future 27-apartment memory care facility. The overall facility also includes common amenities and a guest suite for visitors. There are three satellite buildings containing fully enclosed garages, each with a brick façade to match the first floor of the main building. The existing large chapel (attached to the Costick Center) on the site will be preserved, as will the building identified as Catherine’s Place, which is planned for future conversion to the aforementioned 27-apartment memory care facility.

The amendment includes the demolition of a small chapel that is adjacent to Catherine’s Place, which was to be preserved on the original site plan. The applicant’s letter included with the PUD application explains that the preservation of this structure is a cost burden, with no functional use. The applicant goes on to explain further that this structure does not have sufficient access to parking or assigned toilet rooms.

2. **Master Plan.** The master plan’s future land use map assigns a quasi-public designation to this site. It is the subject of specific study as well:

Sisters of Mercy Campus (No. 4)

The present SP-5 zoning of this area was originally established to permit development of an extensive senior citizen community. The SP-5, Special Purpose District permits elderly care and services as a special land use. Residential uses were also permitted under the standards of the RA-2 District. Since then a large portion of the site has been acquired by the City resulting in creation of the Costick Center. Mercy High School has extended its outdoor athletic facilities as far north as the freeway and a conservation easement has been granted to the Six Rivers Regional Land Conservancy consisting of almost thirty-five acres of the property. Since there is no longer a need for the SP-5 District, it could be removed from the zoning ordinance and the zoning could be returned to the original RA-2 District.

If the opportunity ever presented itself, the site would also be ideal for an expanded municipal center or “community center” as suggested in the City’s Sustainability Study.

Goals

- Recognize continued use of the area for public and/or quasi-public purposes
- With opportunity, expand municipal use of the site
- Review the current zoning of the area in light of the change in ownership and its impact on the potential use as SP-5

Policy

- Change the zoning from SP-5 to RA-2 and remove the SP-5 section from the zoning ordinance

2. **Dimensional Standards.** The planning commission granted relief from the building height requirements as a part of the original PUD application. The new buildings were compliant with the SP5 setback requirements, although the existing Large Chapel is nonconforming with respect to the front setback.

Standard	Requirement	Proposed
Lot Size	15,000 sq ft	15.57 acres (contiguous)
Lot width	90 ft	None; access is via easement
Lot coverage	Max 35%	22.2% ¹
Front setback	35 ft	50.95 ft ²
Rear setback	35 ft	188.19 ft
Side setback	8 ft/20 ft total	817 ft/481 ft
Building height	Max. 30 ft	41 ft, 7 in for 3 stories and 54 ft for 4 stories – requires relief from underlying standard³

¹The lot coverage provided is the same lot coverage that was included in the original PUD application, but the applicant has proposed the removal of a structure. The updated lot coverage shall be provided.

²The front setback is nonconforming in front of the large chapel. The 50.95 ft setback applies to recent improvements approved as a part of the PUD.

³The ordinance standards chart on Sheet C-2 should note the 54-foot height, and this height should further be labeled on Sheet A3.13.

3. **Building Materials.** No changes to building materials are proposed as a part of this PUD amendment. As previously approved, the façade of the new building is primarily brick veneer and cement fiber siding in two colors. It is designed in a way that reflects the interior division of the building by floors and generally comprised of durable materials.
4. **Parking.** No changes to parking spaces are proposed as a part of this PUD amendment.

The units are proposed as follows:

- Independent Living (117 units – 71 1BR & 46 2BR).
- Assisted Living (90 units – 78 1BR & 12 2BR).
- Memory Care (27). 6 spaces required

Parking is required as follows: 1.25 spaces for each 1-bedroom unit and 1.5 spaces for each 2-bedroom unit. 273 spaces would typically be required for the new building, with additional spaces (34) required for the memory care facility when it is completed.

The plan provides 219 parking spaces (32 in garages), with a net 54 additional spaces land banked on the eastern portion of the site for potential future parking, if needed. The Planning Commission granted approval for the landbanked parking during the initial review of the PUD.

5. **Overall Circulation.** No changes to site circulation are proposed as a part of this PUD amendment. The site is proposed to be accessed from a driveway to 11 Mile Road. There is two-way circulation around the proposed building. The plans include a note on Sheet C-2 indicating that the applicant will repair or reconstruct the access road as necessary.
6. **Trash Enclosure.** No changes to the trash enclosures are proposed as a part of this PUD amendment.

7. **Rooftop Appurtenances.** No changes to rooftop appurtenances are proposed as a part of this PUD amendment.
8. **Signs.** No changes to signs are proposed as a part of this PUD amendment.
9. **Lighting.** A photometric plan has been provided. No changes to lighting are proposed as a part of this PUD amendment.
10. **Pedestrian Connections.** A pedestrian connection to 11 Mile is provided. No changes to pedestrian connections are proposed as a part of this PUD amendment.
11. **Section 34-4.20.3.** All centers for elderly care and services in the SP-5 district shall be subject to the conditions of Section 34- 4.20.3. While the planning commission and city council may provide relief from zoning ordinance standards under a planned unit development agreement, it should be noted that these are the underlying standards that apply to this use in the underlying district, and any that are not met will require specific reference in any final PUD agreement.
 - a. A traffic impact analysis was reviewed as a part of the original PUD plan. The proposed changes are not expected to have any impact on traffic to the site.
 - b. The principal, service and accessory uses proposed for the residents are all permitted as part of a larger project in the SP-5 district. No additional changes to land use are proposed as a part of this PUD amendment.
 - c. The section establishes a maximum floor area ratio of 0.16 for the entire zoning lot. The applicant proposed a floor area ratio of 0.45, approved by the Planning Commission as a part of the initial PUD Plans.
 - d. No changes to building placement included as a part of this application for amendment.
 - e. No changes to the number of units included as a part of this application for amendment.
 - f. No changes to the building height are proposed. However, a deviation from dimensional standards for this building was approved as a part of the original PUD plan. The maximum building height of 30 feet may increase to 40 feet when a building is greater than 300 feet from the nearest abutting RA district. The 300-foot distance is met at 481.5 feet. However, the tallest point of the building is 54 feet.
 - g. No changes to building placement included as a part of this application for amendment.
 - h. No changes to landscaping included as a part of this application for amendment. A five-foot berm is required between a parking lot and property line, unless existing vegetation can be preserved. The Planning Commission reviewed the existing landscaping and made a determination that the proposed landscaping provides adequate screening.
 - i. No changes to public services are proposed as a part of this PUD amendment.
 - j. Typically, this use would require a public hearing on the functional land use plan. However, the applicant has applied to amend a planned unit development, and the public hearing for the PUD serves the same purpose for this plan.

Tree Preservation:

No changes to tree preservation proposed as a part of these plans.

Landscape Plan

No changes to landscaping proposed as a part of these plans.

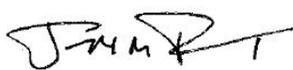
Relief from Ordinance Standards:

- No additional relief sought as a part of the amended PUD.

The applicant should specifically identify other standards requested to be varied, if any, as well as the degree of relief sought based on additional comments in this review letter.

We are available to answer questions.

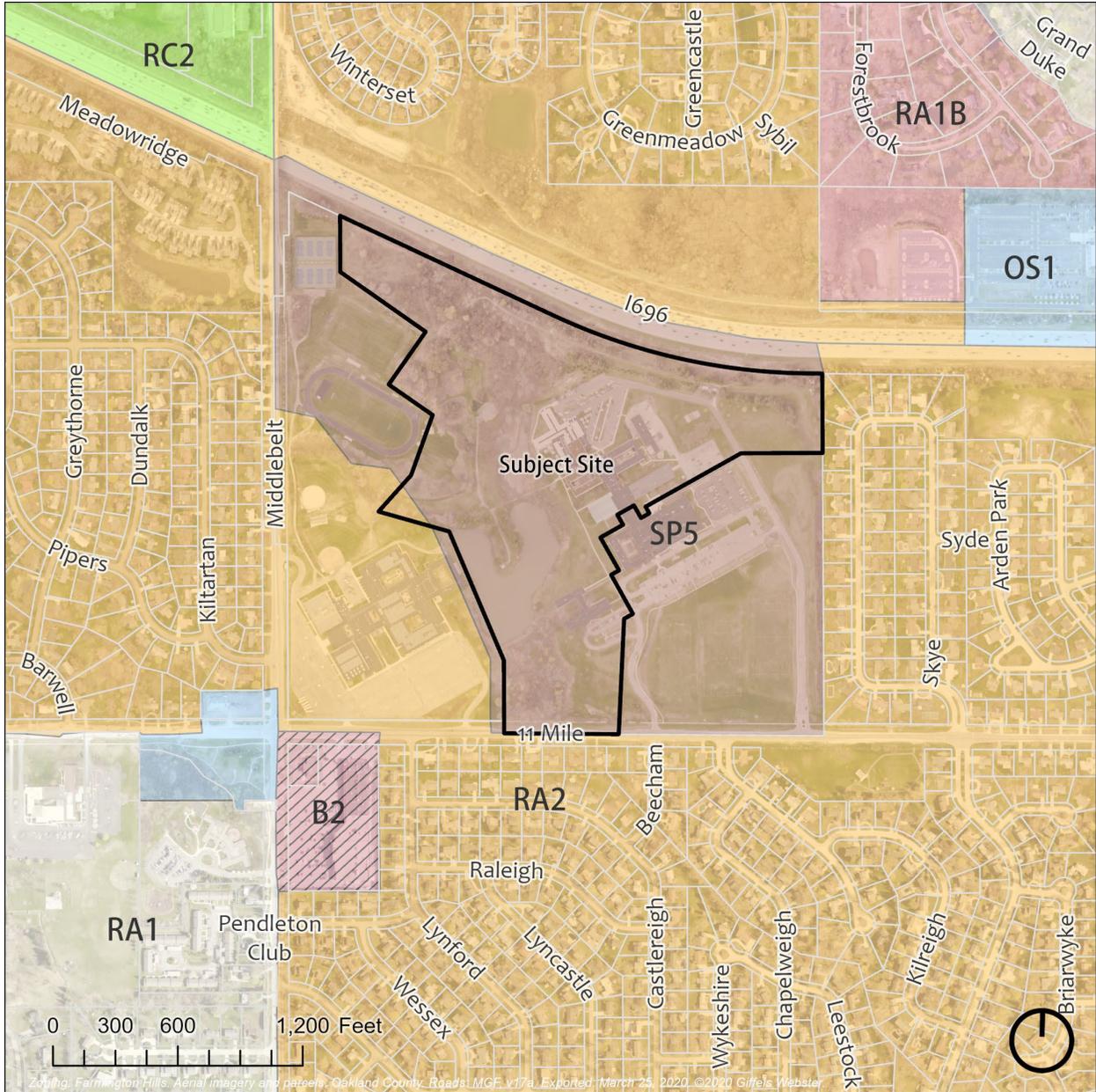
Respectfully,
Giffels Webster



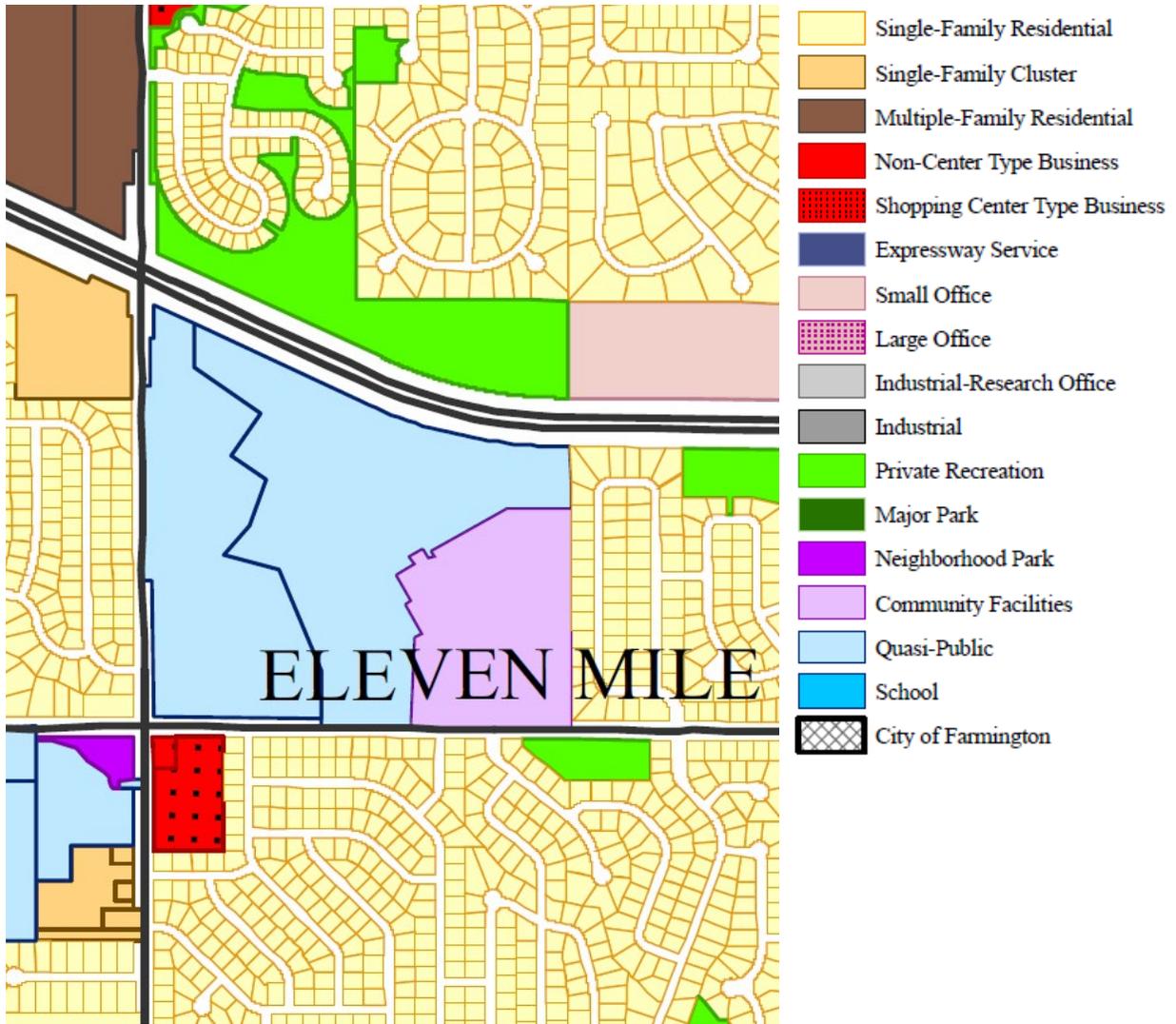
Joe Tangari, AICP
Principal Planner



Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area.



**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
NOVEMBER 16, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:34 p.m.

ROLL CALL

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

Commissioners Absent: None

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultants Tangari and Upfal, Director of Planning and Community Development Kettler-Schmult

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

REGULAR MEETING

B.

E. AMEND PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020

LOCATION:	28800 Eleven Mile Road
PARCEL I.D.:	22-23-13-351-008
PROPOSAL:	Demolition of small chapel structure for open space in SP-5, Special Purpose zoning district
ACTION REQUESTED:	Set for Public Hearing
APPLICANT:	Edward Rose & Sons – Mark Perkoski, Dir. Of Acquisitions
OWNER:	Farmington Hills Senior Living, L.L.C.

Referencing the October 20, 2023 Giffels Webster letter, Planning Consultant Upfal gave the background and review for this request to set for public hearing an amendment to PUD 1, 2023, including revised site plan, in order to demolish a small chapel structure for open space, located at 28800 Eleven Mile Road.

Planning Consultant Upfal highlighted the following:

- The statement at the top of page 2 that the purpose of this PUD amendment was to permit retail and restaurant uses was in error. As stated by the applicant and elsewhere in the review, the purpose of the proposed amendment is to replace the small chapel with open space.

- After discussion with the City Attorney, and because this proposed PUD amendment includes changes to the development agreement and the exhibits in the development agreement, it has been determined that the proposed change constitutes a major amendment to the original PUD, and must go through the process for a major amendment, which includes setting a public hearing, having the Planning Commission make a recommendation to City Council, as well as the Commission reviewing the original PUD qualification to make sure that the qualification still stands given the proposed changes to the site.
- The applicant is requesting to demolish the small chapel (not the large chapel) which is attached to the Costick Center. The applicants have stated that the small chapel has no functional use. The applicant further states that there are problems with maintaining the building, and there is no adequate parking to access the building or the restrooms.
- The small chapel was included in the original PUD.
- During the original PUD qualification, among other things the applicant noted that retaining some of the existing buildings and structures on the site justified the original PUD. However, some of those historic elements are being impacted by the removal of the small chapel; the applicant is not planning around the structure, but rather is removing it.
- The original PUD resulted in building deviations on both buildings to exceed the building height. Also, the .45 floor area ratio exceeded the maximum floor area ratio that is specific for elder care services. The new application does not significantly reduce the floor area ratio.
- The plan includes a 207-apartment assisted living facility and a 27-apartment memory care facility; construction is near completion.
- The main focus of the Planning Commission's discussion should be whether the PUD qualifications still stand and whether to schedule this requested amendment for a public hearing.

Mark Perkoski, Edward Rose & Sons, 38525 Woodward Avenue, Bloomfield Hills MI, made the following points:

- The small chapel that is proposed to be demolished was associated with Catherine's Place, and was built in the 1980s.
- This proposed demolition would not increase density, but it would reduce floor area ratio. The applicants were asking to demolish a building for which they could not find a purpose, and replace it with green space. Nothing else would change from the original PUD agreement.

Mr. Perkoski responded to questions as follows:

- The building had been tested for asbestos; there may be asbestos in the pipe wrap.
- When this project was presented to City Council there was no expectation of specific use or much discussion regarding the small chapel.

MOTION by Aspinall, support by Varga, that the application to amend Planned Unit Development 1, 2020, including Revised Site Plan 56-6-2020, dated October 17, 2023, submitted by Edward Rose & Sons – Mark Perkoski, Dir. of Acquisitions, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES

**October 26, 2023, Special Meeting (master plan study) and
October 26, 2023, Regular meeting**

MOTION by Stimson, support by Ware, to approve the October 26, 2023 special and regular meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

ADJOURNMENT

Motion by Grant, support by Trafelet, to adjourn the meeting at 11:57pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
DECEMBER 14, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:31 p.m.

ROLL CALL

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

Commissioners Absent: None

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

PUBLIC HEARING

B. AMEND PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020

LOCATION:	28800 Orchard Lake Road
PARCEL I.D.:	22-23-13-351-008
PROPOSAL:	Demolition of small chapel structure for open space in SP-5, Special Purpose zoning district
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Edward Rose & Sons - Mark Perkoski, Dir. Of Acquisitions
OWNER:	Farmington Hills Senior Living, L.L.C.

Applicant presentation

Mark Perkoski, Edward Rose & Sons, 38525 Woodward Avenue, Bloomfield Hills, was present on behalf of this request for a recommendation to City Council to amend Planned Unit Development 1, 2020.

Mr. Perkoski provided the following information:

- The applicant was requesting an amendment to remove a 5000 square foot former chapel.
- The chapel was one of three on the property.
- The original plan was to use the chapel as part of a memory care building, but the applicant had determined that the chapel was a nonfunctional space. The building was isolated from parking and had no existing plumbing.
- Removal of the chapel would decrease lot coverage and increase landscaping.

- There would be no change to setbacks or building heights.

Planner's review

Referencing the October 20, 2023 Giffels Webster review, Planning Consultant Upfal highlighted the following:

- At its previous meeting, the Planning Commission determined this was a major amendment to the PUD. The Commission should determine whether the change made any difference to the PUD qualifying criteria.
- The chapel did not have any historical significance.

Public comment

Chair Countegan opened the public hearing at approximately 7:56pm.

Seeing that no members of the public wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission.

MOTION by Varga, support by Stimson, to recommend to City Council that the application to amend Planned Unit Development 1, 2020, including Revised Site Plan 56-6-2020 dated October 17, 2023, submitted by Edward Rose & Sons - Mark Perkoski, Dir. Of Acquisitions, be approved, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option and Section 34-3.20 of the Zoning ordinance.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES

November 16, 2023, Regular Meeting

MOTION by Mantey, support by Aspinall, to approve the November 16, 2023 regular meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

ADJOURNMENT

Motion by Grant, support by Trafelet, to adjourn the meeting at 8:07pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE**
www.fhgov.com

DATE: January 22, 2024
TIME: 7:30 P.M.
PLACE: Farmington Hills City Hall, City Council Chambers
31555 Eleven Mile Rd., Farmington Hills, MI 48336
ITEM: Amend Planned Unit Development 1, 2020, including Revised Site Plan 56-6-2020

The City of Farmington Hills City Council shall formally consider an amendment to Planned Unit Development (“PUD”) 1, 2020, including Revised Site Plan 56-6-2020, dated October 18, 2023, submitted by Edward Rose & Sons – Mark Perkoski, Dir. of Acquisitions, who seeks to obtain approval of an amendment to the PUD and revised site plan to demolish the small chapel building.

The subject property is located at 28800 Eleven Mile Road, on the north side of Eleven Mile Road, just east of Middlebelt Road, and being more particularly described as: Parcel Identification Number: 22-23-13-351-008; City of Farmington Hills, Oakland County, Michigan.

Any interested person is invited to comment on the request in person at the scheduled hearing, or written comments may be submitted to the City of Farmington Hills Planning Office at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, or ckettler@fhgov.com, prior to the hearing. The application may be reviewed at the Planning Office between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Charmaine Kettler-Schmult
Director of Planning & Community
Development

Email: ckettler@fhgov.com
Phone: (248) 871-2540
Publish: January 5, 2024



Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



Inter-Office Correspondence

DATE: January 22, 2023

TO: Gary Mekjian, City Manager

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

SUBJECT: Rezoning Request – ZR 2-10-2023 – Rezone Three (3) Parcels from B-1, Local Business to RA-4, One Family Residential Zoning District

Applicant: Fortesa Homes LLC/Robert Donovic

Owner: Tom Dedvukaj

Sidwell: 22-23-33-227-001, 002, and 003

Zoning: B-1, Local Business District

Master Plan: Shopping Center Type Business

Location: South side of Nine Mile Road, just west of Farmington Road

Description:

The applicant has submitted for City Council consideration a request to rezone the approximately 0.43-acre subject property comprised of three (3) parcels from **B-1, Local Business District** to **RA-4, One Family Residential District**. The subject property is presently undeveloped. The applicant has stated that their intent is to construct two (2) new single-family homes on the subject property.

If approved, the application would result in a commercial to residential *downzoning* of the subject property by which the intensity of development permitted would be reduced. The RA-4, One Family Residential zoning sought by the applicant is consistent with the existing RA-4 zoning adjoining the subject property along the west and south property lines; therefore, the request would not result in spot zoning.

For context, the following uses are permitted within the existing B-1, Local Business District:

- Retail businesses which supply commodities on the premises
- Personal service establishments which perform services on the premises
- Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer
- Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales

- Medical office including clinics
- Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- Nursery schools, day nurseries, and day care centers
- Other uses similar to the above uses
- Cellular antenna
- Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- Private clubs and lodge halls
- Carryout restaurant
- Veterinary hospital or clinic
- Churches
- Accessory structures and uses customarily incident to any of the above uses
- Gasoline service stations
- Electric vehicle infrastructure

By contrast, the following uses are permitted within the proposed RA-4, One Family Residential District:

- Site-built, one-family detached dwelling units
- Farms
- Neighborhood parks
- Manufactured one-family detached dwelling units
- Public, parochial or private elementary, intermediate or secondary schools offering courses in general education
- Golf course, not including driving ranges or miniature golf courses
- Churches
- Nursery schools, day nurseries, and day care centers
- Municipal buildings and uses not including any outdoor storage
- Publicly owned and operated libraries, community wide parks and recreational facilities
- Accessory buildings and uses customarily incidental to any principal permitted use
- Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations
- Private noncommercial recreational areas, institutional or community recreation centers, a nonprofit swimming pool club
- Colleges, universities and other such institutions of higher learning, public and private
- Electric vehicle infrastructure
- Private swimming pools
- Private stables
- Retail sale of farm goods
- Commercial vehicles
- Home occupations
- State-licensed day care homes

Please see Giffels Webster's review ([attached](#)) for a detailed review of the request.

Procedural Background:

- November 16, 2023 – Planning Commission sets rezoning request for public hearing (9-0) **(minutes)**
- December 14, 2023 – Planning Commission holds public hearing on rezoning request and recommends that City Council approve the request (9-0) **(minutes)**

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

Prepared by: Erik Perdonik, City Planner

Attachments:

- **B-1, Local Business District permitted uses**
- **RA-4, One Family Residential District permitted uses**
- **Giffels Webster's review**
- **November 16, 2023, Planning Commission meeting minutes**
- **December 14, 2023, Planning Commission meeting minutes**
- **Public Notice**

34-3.1.23

B-1 Local Business District

A. INTENT

The B-1 local business districts are designed to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

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

- i. Retail businesses which supply commodities on the premises
- ii. Personal service establishments which perform services on the premises
- iii. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Other uses similar to the above uses
- x. **Cellular antenna**^m § 34-4.24
- xi. Public buildings, public utility^m buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- xii. **Private clubs**^m and lodge halls § 34-4.18
- xiii. **Carryout restaurant** § 34-4.27
- xiv. **Veterinary hospital or clinic** § 34-4.26
- xv. Churches
- xvi. Accessory structures and uses^m customarily incident to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in **Section 3.10**

- i. **Gasoline service stations** § 34-4.28

D. ACCESSORY USES

- i. **Electric vehicle**^m **infrastructure** § 34-4.55



B-1 Local Business District

34-3.1.23

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: Not specified

Setbacks[Ⓜ]

Minimum front yard setback: 25 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 10 ft
 Minimum from residential district: 20 ft
 Minimum from side street: 25 ft

Building Height[Ⓜ]

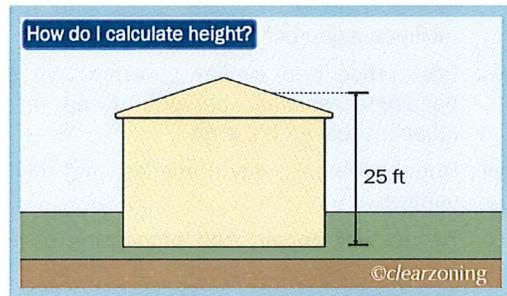
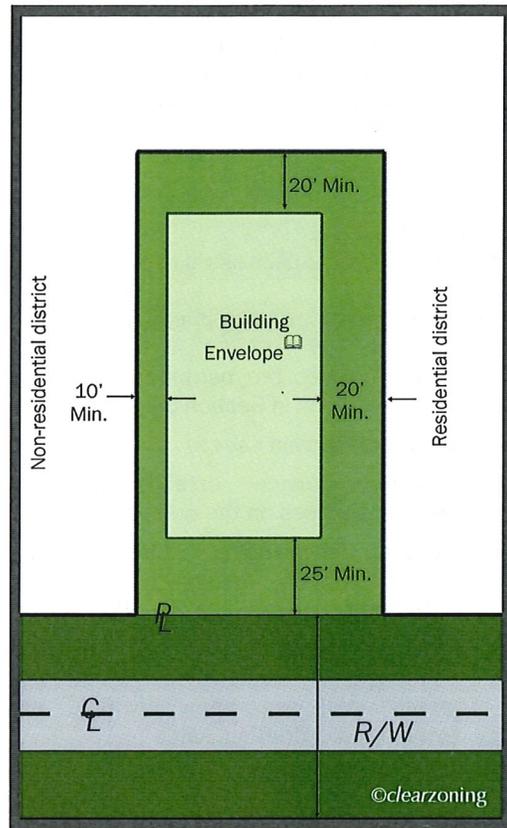
Maximum building height: 25 ft

Open Space

Front yard open space required: 50 %

NOTES

- For additions to the above requirements, refer to Section 34-3.5: **A, J, K, L, M, N, U** and **V**.



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- General Exceptions § 34-3.26
- Planned Unit Development[Ⓜ] § 34-3.20

4. Use Standards

- Special Land Uses[Ⓜ] § 34-4.20
- Standards for Cellular Towers[Ⓜ] § 34-4.24.8

5. Site Standards

- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3

Off-street Loading and Unloading

- § 34-5.4
- Signs[Ⓜ] § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17

Tree Protection, Removal & Replacement

- § 34-5.18
- Pedestrian Access and Connectivity § 34-5.19

6. Development Procedures

- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

7. Admin and Enforcement

- Guarantee for Improvements § 34-7.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



RA-4 One Family Residential (8,500 sq ft)

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The one-family residential districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Site-built, one-family detached dwelling units
- ii. **Farms** § 34-4.1
- iii. Neighborhood parks
- iv. **Manufactured one-family detached dwelling units** § 34-4.6
- v. The following uses are permitted subject to the special conditions in **Section 34-3.6**
 - a. **Public, parochial or private elementary, intermediate or secondary schools offering courses in general education** § 34-4.2
 - b. **Golf course**, not including driving ranges or miniature golf courses § 34-4.3
 - c. **Churches** § 34-4.4
 - d. **Nursery schools, day nurseries, and day care centers** § 34-4.5
 - e. Municipal buildings and uses not including any outdoor storage
 - f. Publicly owned and operated libraries, community wide parks and recreational facilities
 - g. Accessory buildings and uses customarily incidental to any principal permitted use.

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the special conditions in **Section 34-3.6**

- i. **Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations** § 34-4.8
- ii. **Private noncommercial recreational areas, institutional or community recreation centers, a nonprofit swimming pool club** § 34-4.9
- iii. **Colleges, universities and other such institutions of higher learning, public and private** § 34-4.10

D. ACCESSORY USES

- i. **Electric vehicle infrastructure** § 34-4.55
- ii. **Private swimming pools** § 34-4.11
- iii. **Private stables** § 34-4.12
- iv. **Retail sale of farm goods** § 34-4.13
- v. **Commercial vehicles** § 34-4.14
- vi. **Home occupations** § 34-4.15
- vii. **State-licensed day care homes** § 34-4.16
- viii. **Medical Marihuana Caregiving** § 34-4.57



RA-4 One Family Residential (8,500 sq ft) 34-3.1.7

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[□]: 8,500 sq ft
 Minimum lot width[□]: 60 ft

Lot Coverage[□]

Maximum lot coverage per unit: 35%

Setbacks[□]

Minimum front yard setback: 25 ft
 Minimum rear yard setback: 35 ft
 Minimum side yard setback: 5 ft one side
 15 ft total two sides

Building Height[□]

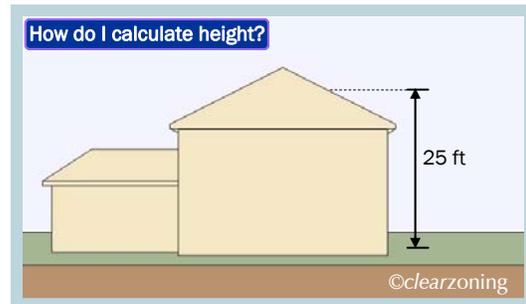
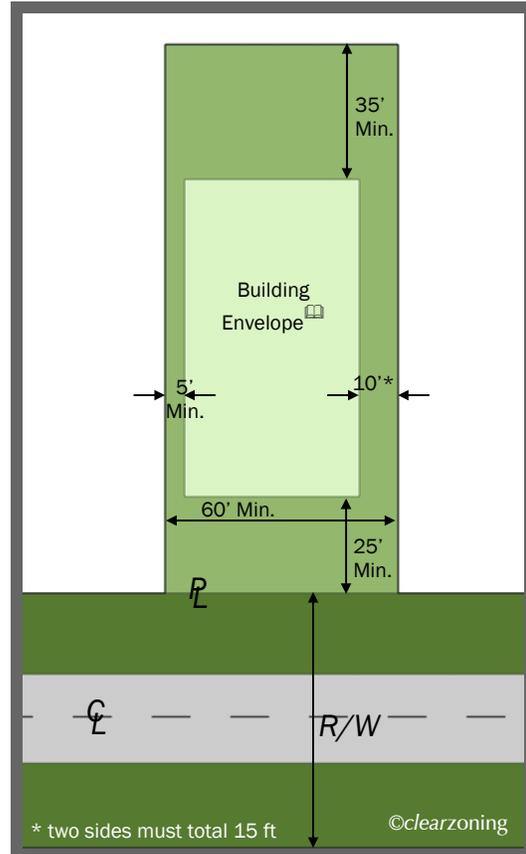
Maximum building height: 25 ft

Floor Area[□]

Total floor area minimum per unit: 700 sq ft
 Ground floor area minimum per unit: 500 sq ft

NOTES

- For additions to the above requirements, refer to Section 34-3.5: **B, D, E** and **V**.



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- General Exceptions § 34-3.26
- One-family Clustering Option § 34-3.17
- Nuisance Factors[□] § 34-3.16
- Major Road Frontage Option § 34-3.18

4. Use Standards

- Special Land Uses[□] § 34-4.20
- Standards for Cellular Towers[□] § 34-4.24.8

5. Site Standards

- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3

Off-street Loading and Unloading

- § 34-5.4
- Signs[□] § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Storage of Recreational Equipment or Trailers § 34-5.7
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16

Screening of Rooftop Equipment

- § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18

6. Development Procedures

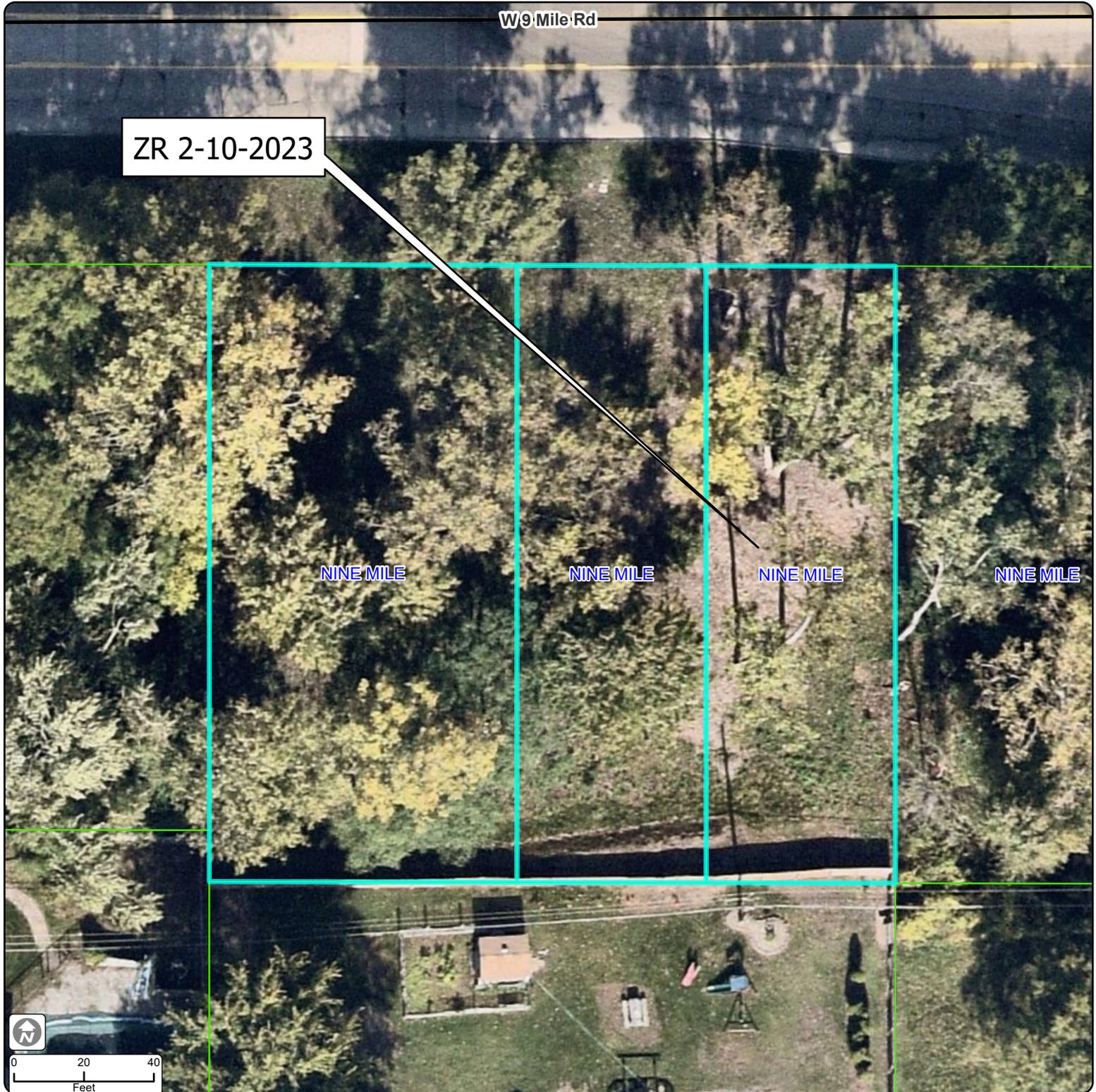
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

7. Admin and Enforcement

- Guarantee for Improvements § 34-7.2



ZR 2-10-2023, 33-227-003, 002, 001
S. side of 9 Mile, E. of Farmington Rd.
Rezone from B-1 to RA-4

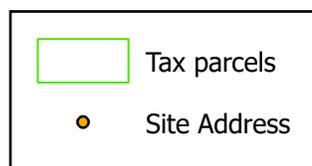


Planning and Community Development

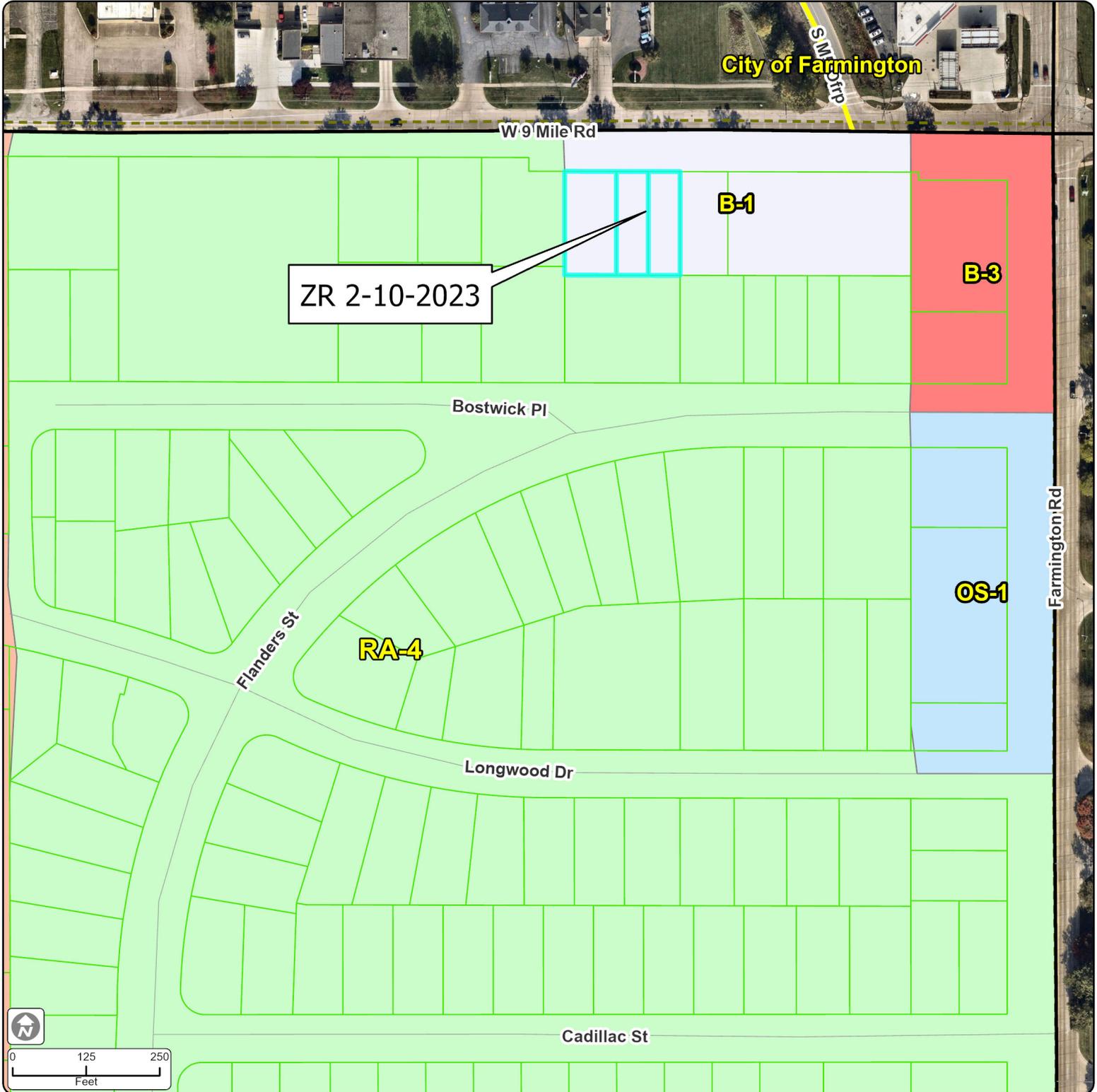
City of Farmington Hills, Michigan



SOURCE: City of Farmington Hills GIS, 2023
Oakland County GIS, 2023



ZR 2-10-2023, 33-227-003, 002, 001
S. side of 9 Mile, E. of Farmington Rd.
Rezone from B-1 to RA-4



Planning and Community Development

City of Farmington Hills, Michigan



SOURCE: City of Farmington Hills GIS, 2023
Oakland County GIS, 2023



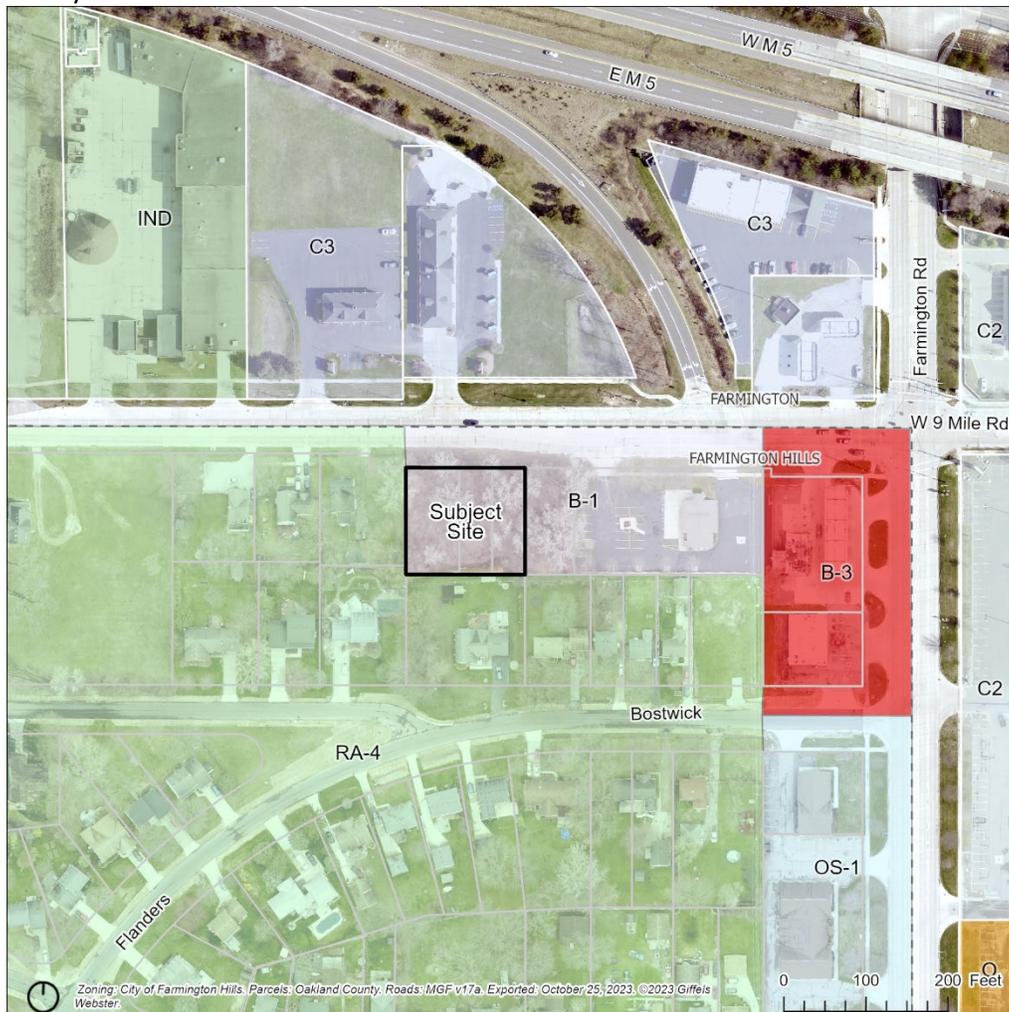
October 24, 2023

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

Rezoning Review

Case: ZR 2-10-2023
Site: Nine Mile and Farmington/ 22-23-33-227-003/ 22-23-33-227-002/ 22-23-227-001
Applicant: Tom Dedvukaj
Plan Date: Received 10/12/2023
Request: Rezone from B-1 to RA-4

We have completed a review of the request for rezoning referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Items to be addressed administratively:

- As noted on the City of Farmington’s Application for rezoning, the applicant shall submit an up-to-date survey of the property. The information included on the “proposed zoning vs. current zoning” chart should be confirmed upon review of the survey.
- The proposed land to be rezoned includes three parcels. Together, these parcels comprise 17,400 sf, which exceeds the required lot minimum. However, individually, none of the parcels are compliant with the required lot minimum and a rezoning cannot result in a nonconforming lot. The applicant must complete the proposed land combination and boundary adjustment shown in the application, prior to approval of the rezoning.
- The proposed land to be rezoned includes three parcels. Together, these parcels comprise a frontage that extends 145 ft, which exceeds the required lot width. However, individually, only lot -001 is compliant with the required lot width and a rezoning cannot result in a nonconforming lot. The applicant must complete the proposed land combination and boundary adjustment shown in the application, prior to approval of the rezoning.

Existing Conditions

1. **Zoning.** The subject property comprises three parcels totaling 17,400 sf and currently zoned B-1 Local Business District. It is located on the South side of Nine Mile Road, just East of Farmington Road.
2. **Existing Development.** The site is currently vacant.
3. **Adjacent Properties.** Zoning and use of adjacent properties is as follows:

Direction	Zoning	Land Use	Future Land Use Category
North (Across Nine Mile)	C3 (Farmington General Commercial)	Car Wash	(Farmington) Commercial
East	B-1	Personal Services	Non-Center Type Business
South	RA-4	Single-Family	Single-Family Residential (Medium Density)
West	RA-4	Single-Family	Single-Family Residential (Medium Density)

4. **Master Plan.** This land is designated Non-Center Type Business on the Future Land Use Map, which is inconsistent with the proposed single-family zoning.

Non-Center Type Business uses are those that are not compatible with shopping centers and that could have an undesirable impact on abutting residential areas. They include most automobile oriented uses and outdoor uses; e.g. those that have the greatest impact beyond their boundaries in terms of either traffic generation, noise or appearance. These are the uses that are permitted within the B-3 General Business District.

The Future Land Use Map is intended to show a generalized plan for future development and is not precise in terms of the exact boundaries of each land use category. See item 1 below for discussion.

5. **Residential Densities Map.** These lots are approximately within the Medium-Density residential density designation. Medium-Density residential is typically aligned with the RA-3 or RA-4 Zoning classification.
6. **Special Planning Areas.** The parcel is not part of any special planning areas.

Proposed Zoning Versus Current Zoning

The applicant is proposing to rezone the property in question to RA-4 for the stated purpose of constructing two single family homes on the site. The site is currently vacant. **As noted on the City of Farmington Hills’ Application for rezoning, the applicant shall submit an up-to-date survey of the property. The information included on this chart should be confirmed upon review of the survey.**

Standard	B-1 District	RA-4 District	Existing
Minimum Lot area	NA	8,500 SF	17,400 SF ¹
Minimum Lot Width	NA	60 Ft	145 ft ²
Maximum Lot Coverage	NA	35%	NA- Vacant Lot
Front Setback	25	25 Ft	NA- Vacant Lot
Rear Setback	20	35 Ft	NA- Vacant Lot
Side Setback (East)	10	5 ft one side/ 15 ft total of two sides	NA- Vacant Lot
Side Setback (West/ Residential)	20		NA- Vacant Lot
Max Height	30 feet/ 2 stories	25 ft	NA- Vacant Lot
Front Yard Open Space	50%	NA	NA- Vacant Lot

¹The proposed land to be rezoned includes three parcels. Together, these parcels comprise 17,400 sf, which exceeds the required lot minimum. However, individually, none of the parcels are compliant with the required lot minimum and a rezoning cannot result in a nonconforming lot. The applicant must complete the proposed land combination and boundary adjustment shown in the application, prior to final approval of the rezoning.

²The proposed land to be rezoned includes three parcels. Together, these parcels comprise a frontage that extends 145 ft, which exceeds the required lot width. However, individually, only lot -001 is compliant with the required lot width and a rezoning cannot result in a nonconforming lot. The applicant must complete the proposed land combination and boundary adjustment shown in the application, prior to approval of the rezoning.

Items to Consider for Zoning Map Amendment

1. Is the proposed zoning consistent with the Master Plan?

The Master Plan designates this site as Non-Center Type Business, which is inconsistent with the proposed rezoning. The parcels abutting the site to the east are also Non-Center Type Business. The abutting parcels to the south and west are designated as single-family, shown on the residential densities map as "medium density." These neighboring parcels are consistent with RA-4 Zoning.

2. What other impact would the requested zoning have on public services, utilities, and natural features?

The site would transition from a commercial designation to a residential designation, a less intensive land use that is not expected to have any impact on public services, utilities, and natural features.

3. Has the Applicant provided evidence that the property cannot be developed or used as zoned?

The applicant has not provided evidence that the property cannot be developed or used as zoned.

4. Is the proposed zoning district (and potential land uses) compatible with surrounding uses?

The site is compatible with the neighboring RA-4 uses. In addition, if zoned RA-4, this site would be compatible with the neighboring B-1 parcel to the west, as the ordinance states that the intent of the B-1 District is to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

5. Will the proposed zoning place a burden on nearby thoroughfares? If so, how would this burden compare with the existing zoning district?

The requested zoning will not change the burden on nearby thoroughfares.

6. Is there other land currently available for this use?

With several listings on Zillow, there are other opportunities to construct single-family homes on vacant land in Farmington Hills.

7. Will development of the site under proposed zoning be able to meet zoning district requirements?

No. Due to nonconforming lot minimums and lot width, the lots must undergo the proposed combination and boundary adjustment prior to a rezoning.

8. Is rezoning the best way to address the request or could the existing zoning district be amended to add the proposed use as a permitted or special land use?

The applicant could not construct a single-family home under B-1 Zoning.

9. Has there been a change in circumstances and conditions since adoption of the Master Plan that would support the proposed change?

Development in the immediate area has not changed in a substantial way since the adoption of the last master plan.

10. Would granting the request result in the creation of an unplanned spot zone? Spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of a single property owner and to the detriment of others (*Rogers v. Village of Tarrytown*, 96 N.E. 2d 731). Typically, to determine if a rezoning would constitute spot zoning a municipality would look to answer three questions.

- Is the rezoning request consistent with the Master Plan for the area?

The Master Plan for the area designates this land as Non-Center Type Business, which is not consistent with the rezoning request. However, the Planning Commission may consider the parcel's proximity to adjacent lots proposed for Single-Family (Medium Density) residential.

- Is the proposed zoning district a logical extension of an existing zoning district in the area?
This rezoning could be perceived as an extension of the RA-4 district to the west and south.
- Would approving the request grant a special benefit to a property owner or developer?
It does not appear to result in a special benefit to the property owner/developer.

For reference, we have included the lists of permitted and special land uses in both districts at the end of this letter.

We look forward to discussing our review at the next Planning Commission meeting.

Sincerely,
Giffels Webster

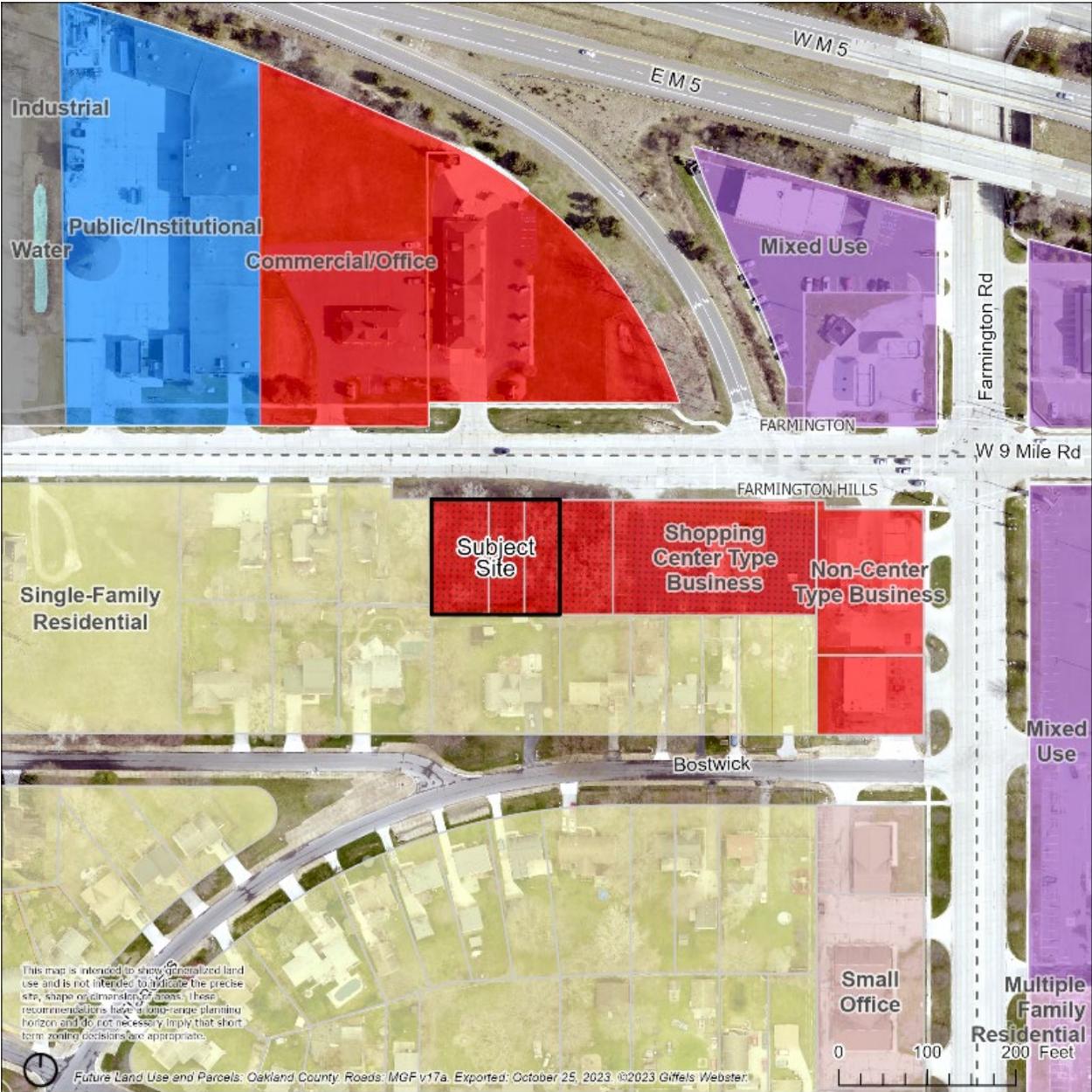
Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner



Future Land Use

This plan is intended to show generalized land use and is not intended to indicate precise size, shape, or dimension. These proposals reflect future land use recommendations and do not necessarily imply short range rezoning proposals.



**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
NOVEMBER 16, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:34 p.m.

ROLL CALL

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

Commissioners Absent: None

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultants Tangari and Upfal, Director of Planning and Community Development Kettler-Schmult

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

REGULAR MEETING

D. REZONING REQUEST ZR 2-10-2023

LOCATION: South side of Nine Mile Road, just west of Farmington Road
PARCEL I.D.: 22-23-33-227-001, 002, and 003
PROPOSAL: Rezone three (3) parcels from B-1, Local Business to RA-4, One Family Residential zoning district
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Fortesa Homes LLC/Robert Donovic
OWNER: Tom Dedvukaj

Referencing the October 24, 2023 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this application to set for public hearing a proposal to rezone 3 parcels on the south side of Nine Mile Road, just west of Farmington Road, from B-1 Local Business to RA-4 One Family Residential zoning district.

Planning Consultant Upfal highlighted the following:

- The applicant had not submitted an up-to-date survey of the property prior to tonight’s meeting; a survey was shown on the overhead screen during the meeting.
- The proposed land to be rezoned includes three parcels. Together, these parcels comprise 17,400 sf, which exceeds the required lot minimum. However, individually, none of the parcels are compliant with the required lot minimum and a rezoning cannot result in a nonconforming lot. The applicant must complete the proposed land combination and boundary adjustment shown in the application, prior to approval of the rezoning.

- Together, the three subject parcels comprise a frontage that extends 145 ft, which exceeds the required lot width. However, individually, only lot -001 is compliant with the required lot width and a rezoning cannot result in a nonconforming lot. The applicant must complete the proposed land combination and boundary adjustment shown in the application, prior to approval of the rezoning.
- The proposed site would be transitioning from a commercial designation to a residential designation which is inherently less intensive. The site is compatible with neighboring residential uses.

In response to questions, City Planner Perdonik said that City Council has final authority over rezoning requests. The applicants could complete the land combination any time between tonight and being heard by City Council.

City Attorney Schultz further explained that the Planning Commission can set the public hearing and hold the public hearing, based on the information provided this evening. However, before City Council acts the applicants will need to complete the land combination, as already stated.

Planning Consultant Tangari reiterated that the Planning Commission cannot create non-conforming lots. If the land is not combined, the final approval cannot be granted.

Chair Countegan invited the applicant to comment.

Robert Donovic, Fortesa Homes, was present on behalf of this application to rezone three properties from B-1 to RA-4 zoning district, as published. The properties had approximately 145' of frontage along Nine Mile Road. The developers wanted to create two home sites, with one site being 74' wide and the second site being 71' wide. To the south directly behind the two properties is an RA-4 district with residential homes, and to the west is also RA-4 district with residential homes. Next door to the east is 65' of trees on property not owned by the applicant, and which will act as a buffer to the medical/commercial use to the east. The two homes will be roughly 1900sf, with 3 bedrooms, two baths, and a basement and attached garage.

The homes will have high-end amenities on the building elevations.

Fortesa Homes is a family-owned company, and they will be on site daily to make sure the site stays clean.

The applicants believed the requested zoning is more harmonious than commercial zoning for this property, and the resulting development will be less intrusive than commercial. The goal is to start construction late 2024.

MOTION by Mantey, support by Aspinall, that Rezoning Request 2-10-2023, dated October 12, 2023, submitted by Fortesa Homes LLC/Robert Donovic, to rezone property located at Parcel Identification Numbers: 22-23-33-227-001, 002, and 003, Oakland County, Michigan, from B-1, Local Business District to RA-4, One Family Residential District, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

E.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

ADJOURNMENT

Motion by Grant, support by Trafelet, to adjourn the meeting at 11:57pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
DECEMBER 14, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:31 p.m.

ROLL CALL

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

Commissioners Absent: None

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. REZONING REQUEST ZR 2-10-2023

LOCATION: South side of Nine Mile Road, just west of Farmington Road
PARCEL I.D.: 22-23-33-227-001, 002, and 003
PROPOSAL: Rezone three (3) parcels from B-1, Local Business to RA-4, One Family Residential zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Fortesa Homes LLC/Robert Donovic
OWNER: Tom Dedvukaj

Applicant presentation

Robert Donovic, Fortesa Homes, 37637 Five Mile Road, Livonia, was present on behalf of this request for a recommendation to City Council to rezone three parcels from B-1, Local Business to RA-4, One Family Residential zoning district.

Mr. Donovic provided the following information:

- The applicant was requesting the rezoning of three parcels from B-1, Local Business to RA-4, One Family Residential zoning district to create two home sites. The parcels represented 145 feet of frontage along Nine Mile Road. Adjacent properties to the south and west were zoned RA-4, One Family Residential. There were 65 feet of trees and a medical center to the east of the site.
- The applicant was proposing 1900 square foot Colonial homes with brick around the first floors, attached two car garages, basements, three bedrooms and 2.5 baths.

In response to questions, City Attorney Schultz said that the application and fee to complete the proposed land combination and boundary adjustment should not be a condition of recommendation. The application would be addressed administratively.

Planner's review

Referencing the October 24, 2023 Giffels Webster review, Planning Consultant Upfal highlighted the following:

- The future use land map did not show the site as residential use. However, the future use land map was intended as a generalized plan and was not precise in exact boundaries. Properties adjacent to the site were zoned residential.
- Lot width and sizes were not currently consistent with RA-4 zoning. Splitting the site into two parcels would meet the RA-4 zoning requirements.

In response to questions, City Attorney Schultz said the Commission could consider whether resulting lots would be non-conforming.

In response to questions, Mr. Donovic provided the following information:

- The applicant thought RA-4 zoning was more compatible with the neighboring properties than commercial applications.
- The properties to the north – in the City of Farmington – were occupied by a car wash and an oil change business.

Public comment

Chair Countegan opened the public hearing at approximately 7:43pm.

Karen Kessler, Farmington Hills, said that she lived next to the proposed site and that she would love to see the site rezoned to residential use.

Seeing that no other members of the public wished to speak, Chair Countegan closed the public hearing at approximately 7:44pm.

MOTION by Brickner, support by Trafelet, to recommend to City Council that Rezoning Request 2-10-2023 dated October 12, 2023, submitted by Fortesa Homes LLC/Robert Donovic to rezone property located at Parcel Identification Numbers 22-23-33-227-001, 002, and 003, Oakland County, Michigan, from B-1, Local Business to RA-4, One Family Residential District, be approved.

Findings:

- **The proposed use of the property conformed to RA-4 zoning requirements.**
- **The property was adjacent to RA-4 zoned properties, and RA-4 zoned properties were allowed next to B-1 zoned properties.**

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

ADJOURNMENT

Motion by Grant, support by Trafelet, to adjourn the meeting at 8:07pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE**
www.fhgov.com

DATE: January 22, 2024
TIME: 7:30 P.M.
PLACE: Farmington Hills City Hall, City Council Chambers
31555 Eleven Mile Rd., Farmington Hills, MI 48336
ITEM: Rezoning Request 2-10-2023

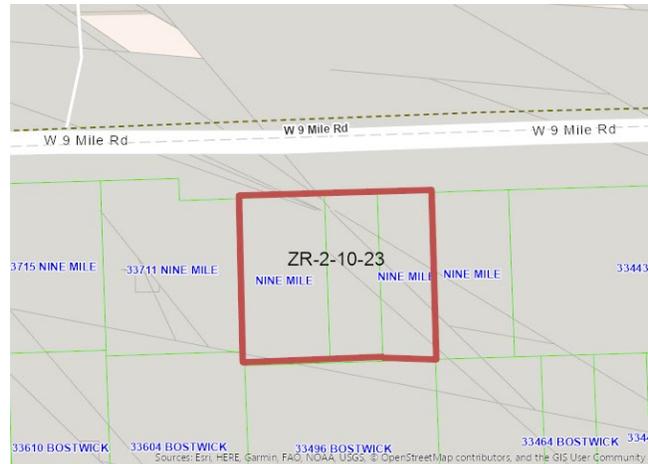
The City of Farmington Hills City Council shall formally consider Rezoning Request 2-10-2023, dated October 12, 2023, submitted by Fortesa Homes LLC/Robert Donovic, who seeks to obtain approval of a rezoning of three (3) parcels from the B-1, Local Business zoning district, to the RA-4, One Family Residential zoning district.

The subject properties are located on the south side of Nine Mile Road, just west of Farmington Road, and being more particularly described as: Parcel Identification Number: 22-23-33-227-001, 002, and 003; City of Farmington Hills, Oakland County, Michigan.

Any interested person is invited to comment on the request in person at the scheduled hearing, or written comments may be submitted to the City of Farmington Hills Planning Office at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, or ckettler@fhgov.com, prior to the hearing. The application may be reviewed at the Planning Office between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Charmaine Kettler-Schmult
Director of Planning & Community
Development

Email: ckettler@fhgov.com
Phone: (248) 871-2540
Publish: January 5, 2024



Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



INTEROFFICE CORRESPONDENCE

DATE: January 22, 2024
TO: City Council
FROM: Theresa Rich, Mayor
SUBJECT: Recommendation for appointment & reappointments to various Boards and Commissions.

The following members all have terms that will expire on February 1, 2024 and would like to request to be reappointed to their respective Boards & Commissions:

Brownfield Redevelopment Authority

	Length of Term:	Term ending:
Barry Brickner	3 years	February 1, 2027

Board of Review

	Length of Term:	Term ending:
Shaun Toupin	3 years	February 1, 2027

Building Appeals Board

	Length of Term:	Term ending:
Roberta Nebus	3 years	February 1, 2027

Commission on Children, Youth & Families

	Length of Term:	Term ending:
Tanya Nordhaus	3 years	February 1, 2027
Roderick Wallace	3 years	February 1, 2027
Adam Whitfield	3 years	February 1, 2027

Commission on Community Health

	Length of Term:	Term ending:
Eunice Jeffries	3 years	February 1, 2027
Charles Starkman	3 years	February 1, 2027

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Susan Brown-Simonenko	3 years	February 1, 2027
Dennis Hubbard	3 years	February 1, 2027
Dawn Raymond	3 years	February 1, 2027
Aimee Ergas	3 years	February 1, 2027

Economic Development Corporation

T. R. Carr

Length of Term:
6 years

Term ending:
February 1, 2030

Emergency Preparedness Commission

Roger Avie
MaryEllen Hopfe
Joel Sloan

Length of Term:
3 years
3 years
3 years

Term ending:
February 1, 2027
February 1, 2027
February 1, 2027

Farmington Area Arts Commission

Sean Deason
Ted Hadfield

Length of Term:
3 years
3 years

Term ending:
February 1, 2027
February 1, 2027

Farmington Area Commission on Aging

Julianne Villani
Katherine Marshall

Length of Term:
3 years
3 years

Term ending:
February 1, 2027
February 1, 2027

Farmington Hills Beautification Commission

Jawahar Babu

Length of Term:
3 years

Term ending:
February 1, 2027

Fire Board of Appeals

Roberta Nebus

Length of Term:
3 years

Term ending:
February 1, 2027

Historical Commission

James Hulett
John Scott

Length of Term:
3 years
3 years

Term ending:
February 1, 2027
February 1, 2027

Historic District Commission

Alexander Thomson
John Trafalet

Length of Term:
3 years
3 years

Term ending:
February 1, 2027
February 1, 2027

Housing Rehabilitation Loan Board

Samuel Ramsey III
John Goshorn
Tracy Clark

Length of Term:
2 years
2 years
2 years

Term ending:
February 1, 2026
February 1, 2026
February 1, 2026

International Property Maintenance Board

Roberta Nebus	Length of Term: 3 years	Term ending: February 1, 2027
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Parks and Recreation Commission

Wendi Michael	Length of Term: 3 years	Term ending: February 1, 2027
Amy Hall	3 years	February 1, 2027

Planning Commission

Barry Brickner	Length of Term: 3 years	Term ending: February 1, 2027
John Trafelet	3 years	February 1, 2027
Steve Stimson	3 years	February 1, 2027

Water Advisory Council

Katheryn DiCea	Length of Term: 2 years	Term ending: February 1, 2026
Anthony Drautz	3 years	February 1, 2027
Erin Quetell	3 years	February 1, 2027

Zoning Board of Appeals

Daniel Vergun	Length of Term: 3 years	Term ending: February 1, 2027
Michael O'Connell	3 years	February 1, 2027

Additionally, I would like to recommend the following appointment:

Committee to Increase Voter Participation

Rev. Dr. Patricia Coleman-Burns	Length of Term: 3 years	Term ending: February 1, 2027
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Patricia will fill the expired alternate vacancy. Patricia resume is attached.

Danielle King

From: postmaster@muniweb.com
Sent: Friday, January 5, 2024 10:03 AM
To: DistributionList-CityManagerOffice
Subject: Boards and Commissions Questionnaire

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

Submittor's Name Patricia Coleman-Burns
Submittor's Address [REDACTED]
Submittor's Phone [REDACTED]
Submittor's Email [REDACTED]
Interest(s) Committee to Increase Voter Participation|Multicultural/Multiracial Community Council

Resume

Rev. Dr. Patricia Coleman-Burns is pastor of First African Methodist Episcopal (AME) Church of Farmington Hills. FAME convenes the Annual Farmington Area Juneteenth commemoration since 2019, the Beloved Community Initiative—BCI, the JH Burns Annual Conference since 2020, and the Community Policing Innovations Initiative of Community Foundation of SE MI and Hudson Webber foundation. She is an active Assistant Professor of Nursing Emerita at the University of Michigan, Ann Arbor. She serves on the executive committees of Women of Color Task Force and the Women of Color (Faculty) in the Academy Project, and is co-chair of UM's Academic Women's Caucus. And many more activities.

References

Upon request. Suggested references names. Tanji Grant Councilwoman Jackie Boleware Councilman Michael Bridges Thomas Shurtleff Mabel Fox Angie Strong Greg Geiger Jeff Day Abizer Rasheed Dr. Rushika Patel , Chief Equity Officer, SN UM.

1/5/2024 10:02:58 AM

REPORT TO THE CITY COUNCIL FROM THE CITY CLERK – JANUARY 22, 2024

SUBJECT: Consideration of request from Recipes, Inc. for a NEW Class C Liquor License to be used at 31110 Haggerty Road, Farmington Hills, MI

ADMINISTRATIVE SUMMARY:

- The City has received a request from Duc Vu, co-owner of Recipes Inc. for a NEW Class C Liquor License for Recipes, Inc. This location is on the east side of Haggerty Road just south of 14 Mile Road.
- The City is issued Class C quota licenses based on population. Farmington Hills has been allocated 56 liquor licenses in total and of those licenses, 53 have been issued, which leaves three available quota licenses to be issued at this time.
- Duc Vu is the co-owner of Recipes, Inc., in partnership with Trung Huynh, and has operated this business for approximately 14 years. This is a breakfast and lunch restaurant, with dine in and carryout available. The application and menu are provided with this report.
- The applicant has stated they intend to have staff trained through TAM/TIPS, pursuant to Michigan Liquor Control Commission Rules.
- An agreement for return of the license to the City of Farmington Hills if the business ceases to operate has been submitted with their application.
- The application was routed to all applicable departments and there were no objections with regard to the issuance of a new Class C liquor license for this location.

RECOMMENDATION:

That the City Council hereby adopts the resolution for APPROVAL/DENIAL to the Michigan Liquor Control Commission for the request from Recipes, Inc. for a NEW Class C Liquor License to be used at 31110 Haggerty Road, to be issued from the City's quota licenses available.

Respectfully submitted,

Carly Lindahl, Interim City Clerk



Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ regular _____ meeting of the _____ Farmington Hills _____ council/board
(regular or special) (township, city, village)
called to order by _____ on January 22, 2024 at _____
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from Recipes, Inc. _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New Class C Quota Liquor License _____
(list specific licenses requested)

to be located at: 31110 Haggerty Road _____

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Farmington Hills
council/board at a _____ regular _____ meeting held on January 22, 2024 _____
(regular or special) (date) (township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Fax to: 517-763-0059

LIQUOR LICENSE APPLICATION

NEW LICENSES AND TRANSFERS

CITY OF FARMINGTON HILLS
31555 Eleven Mile Road, Farmington Hills, MI 48336
(248) 871-2410

The following application must be completed in full before consideration of a liquor license can be given. There is a \$1,000 non-refundable application fee, plus \$250.00 for each permit. This application is not considered complete until applicant has contacted and complied with the city's police department requirements. Please contact the police department at (248) 871-2770.

Pursuant to City Code requirements, the City Council shall not approve any new application for license to sell beer and/or wine and/or spirits for consumption on the premises, unless the use of said license shall be in connection with and incidental to a bona fide restaurant operation. The determination as to whether such operation exists shall be made by the City Council and a decision by a majority thereof shall be conclusive. (No license shall be granted unless approved by a roll call vote of five (5) members elect of the City Council).

Applicant Name: Duc Vu Phone: 248 477-2600

Home Address: 24284 HAMPTON HILL City Novi State MI Email [REDACTED]

Age: 47 Citizenship US Birthplace Derry, PA

If Naturalized, time and place: _____

License to be in the name of: RECIPES INC

Type of Licenses and Permits requested: CLASS C

Location of License Premises (address): 31110 HAGGERTY RD, FARMINGTON HILLS, MI 48331

Legal Description of Property (Lot Number, I.D. Number): 22-23-06-100-242

Does applicant currently own the premises? YES NO
If no, please provide name of owner of premises: WJA MANAGEMENT (attach copy of lease agreement)

Length of time this business has been in operation: 14 yrs.

Relationship of applicant to business: Owner

Manager's Name, address and phone if not applicant: _____

List all uses in addition to sale of alcoholic beverages: Sales to guest for restaurant dine-in

Please provide a breakdown of anticipated revenues from:
Food and non-alcoholic beverages: 9090
Alcoholic beverages: 1090
Other revenues (describe): _____

Attach a copy of your full menu

Have you or do you presently operate any other establishments with a similar license or applied for another similar license other than described in this application? YES ___ NO

If yes, provide name and address of all establishments and the disposition of license/application:

Is this a Partnership, Corporation or Limited Liability Company? YES NO ___

If yes, please complete Attachment A with additional details about your business structure.

Length of time applicant/partners/members/officers/directors have been in a business involving the sale of alcoholic liquor and/or beer and/or wine and/or spirits for consumption on or off premise: 0

Please list an accurate record and history for the immediate preceding five (5) years of any liquor license complaint violations by the applicant, by a corporation or entity the applicant has worked for or had a substantial interest in, by a parent or subsidiary corporation of the applicant, or by any officers, directors, managers, members and partners of the applicant:

NA

Is this an existing building or new construction? existing

If new construction, the estimated start date of construction: _____ completion: _____

Total cost to be expended by the licensee for the licensed premises: NA 0

NOTE: Approval of a license shall be with the understanding that any necessary remodeling or new construction for the use of the license shall be completed within six (6) months of the action of the council or the Michigan Liquor Control Commission approving such license, whichever last occurs.

Personal References:

Name, address and phone number

Jerry Jametz
1767 Strickland Dr.

Blomfield Hills, MI

Business References:

Name, address and phone number

J S A S Associates

18735 Ecorse Rd.

Allen Park, MI 48101

313. 386. 4600

ATTACHMENT A

Please fill out the information below that pertains to your business:

IF PARTNERSHIP,

Names/addresses:

Duc Vu 24284 Hampton Hill Novi 48375

Citizenship

USA

Birthplace

VA

If naturalized, year and place

Names/addresses:

Trung Huynh 1767 Three Lakes Dr. Troy, MI

Citizenship

USA

Birthplace

Viet Nam

48085

If naturalized, year and place

Detroit, Michigan 1996

Names/addresses:

Citizenship

Birthplace

If naturalized, year and place

Provide a copy of any partnership agreement.

IF CORPORATION,

Corporation name:

Date of Charter:

If corporation, state the object for which it was formed:

Is this a private or public corporation?

If private, provide articles of corporation and proof of the corporation's active status and good standing with the State of Michigan.

Provide on a separate sheet the name/address citizenship, birthplace and if naturalized citizen, the time and place of naturalization for all officers and directors and a list of all stockholders, their addresses and the percentage of stock they each hold for stockholders who own ten (10) percent or more of corporate stock.

IF LIMITED LIABILITY COMPANY,

Provide a list of the names and addresses of all members, managers, and assignees of membership interests, a copy of the articles of organization, and proof of the company's active status and good standing with the State of Michigan. *Use separate sheet if needed*

Applicant fully understands that should any of the above information prove to be inaccurate or untruthful, it will be grounds to deny applicant's request or revoke any approvals.

In the event of a change in any of the data or information required or furnished to the City after an on-premises license has been issued, the holder of the on-premises license shall notify the City Clerk of each such change within ten (10) days after such change occurs.

AFFIDAVIT:

I hereby affirm the above information to be true and accurate to the best of my knowledge. I hereby affirm that I will not violate any of the laws of the State of Michigan or of the United States or any ordinances of the City of Farmington Hills or the administrative rules of any regulatory agency in the conduct of this business.

[Signature]
Applicant's Signature

Duc Vu
Applicant's Name - Please Print

Subscribed and sworn before me this 17th day
of March, 2023

Ashley Hopper
Notary Public Signature - include stamp and/or seal of notary
State of MI, County of Oakland
My Commission expires: 05/08/2026

ASHLEY HOPPER
Notary Public - State of Michigan
County of Oakland
My Commission Expires May 08, 2026

APPLICANT MUST SUBMIT along with application and paid fees:

- ATTACHMENT A – Business Information Sheet, if applicable
- ATTACHMENT B - Signed agreement (for quota licenses only)
- Full food menu
- Information on training program for employees of establishment relative to the sale of alcohol, checking I.D., etc.
- A statement as to the applicant's character, experience, and financial ability to meet the obligations and business undertakings for which the license is to be issued, including a statement that the applicant and its officers, directors, managers, members, and partners, if any, have never been convicted for a violation of any laws or ordinances regarding the sale of alcoholic liquor or of a felony and are not disqualified to receive a license by reasons set forth in Chapter 4, Article II of the City's Code of Ordinances or the laws of the State of Michigan.
- Preliminary site plan showing the location of the proposed building, the architectural design, building elevations, off-street parking, lighting, refuse disposal facilities, and where appropriate, adequate plans for sound barriers and noise control as well as floor plans showing seating arrangements, interior design and the type of furniture and fixtures. If the building is already constructed, then in addition to the above the applicant shall furnish any proposed renovation to both the interior and exterior of the premises or any proposed building alterations, to meet and comply with all existing City Codes and Ordinances. Note all remodeling should be complete within 6 months of action of the City Council or State of Michigan
- Complete copy of a fully executed deed, lease or rental agreement, including any amendments, addendums, exhibits and other materials attached thereto, providing the applicant the exclusive right of use, occupancy, and possession of the proposed licensed premises, including use for the on-premises sale and consumption of alcoholic liquor by the applicant

***** FOR OFFICE USE ONLY *****

CHECKLIST FOR SUBMISSION:

- Signed, completed application, including all items on checklist
- Signed, completed agreement (for quota licenses only)
- Fees (\$1,000 non-refundable application fee; +\$250 per LCC permit (Dance, Entertainment, Sunday Sales, etc))

RECIPES

31110 Haggerty Rd., Farmington Hills, MI 48331

Phone: 248-477-2600

www.recipesinc.com

Pancakes

Three per order. Short Stack for \$1.00 less

Granola Almond, Blueberry, Wheat Germ, Chocolate

Chip, Strawberry Syrup & Whip Cream 6

Plain 5

French Toast

Served with whipped butter, powdered sugar, and a side of strawberry syrup or cinnamon apples

Full Order 6 ½ Order 5

Kick Starts

Oatmeal 4

Served with bananas, brown sugar, and your choice of toast or English muffin.

Hot Granola 5

If you like oatmeal, give this a try. Served with bananas, brown sugar, and your choice of toast or English muffin.

Sticky Buns 4

English muffins with cinnamon butter and topped with roasted almonds. Served with cream cheese and sautéed cinnamon apples.

Sundae Morn 4

Plain yogurt layered with sweet strawberry syrup, bananas, and blueberries.,and granola.(fresh strawberries \$1.00)

Biscuits & Gravy 4

Two biscuits smothered in our homemade sausage gravy with a sprinkle of chives on top.

Blackberry Biscuits 4

Piping hot fresh blackberry sauce served over two biscuits. If you have never tried this, you should.

Spring Rolls 6

Crispy spring rolls filled with ground pork, vermicelli noodles and a medley of vegetables.

Frittatas

Open-faced omelets served with spuds and a choice of toast

Spinner 9

Fresh spinach with broccoli and water chestnuts spun into whipped eggs topped with white cheddar cheese.

Pepper Pot 9

Red, yellow, orange, and green bell peppers with our veggie mix and jalapenos (if you dare!) topped with cheddar jack and diced tomatoes.

*Ask your server about menu items that are cooked to order or served raw. Consuming raw or undercooked poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

Ranchero 10

Whipped eggs filled with chorizo, green chilies, onions, and green peppers. Topped with salsa, cheddar jack and a dollop of sour cream and chives.

Lewd Broccoli 9

Broccoli and water chestnuts in whipped eggs and topped with cheddar jack- simple, yet tasty.

Eggs Benedict

Classic 10

Two poached eggs over a thick ham steak and English muffin, topped with our hollandaise sauce. Served with spuds, and a side of cinnamon apples

Seafood 12

Two poached eggs poached atop crabmeat or salmon and an English muffin, topped with hollandaise sauce. Served with spuds, and a side of cinnamon apples sauce

Huevos De Paco 11

Two poached eggs nestled on top of chorizo sausage and an English muffin. Covered in salsa and melted cheddar jack and served with a side of tortilla chips and spuds.

Artichoke 10

English muffin, avocado, artichoke hearts, and poached eggs topped with homemade hollandaise sauce. Served with spuds, and a side of cinnamon apples sauce

California Veggie 10

English muffin, tomato, avocado, spinach, and poached eggs topped with hollandaise sauce. Served with spuds, and a side of cinnamon apples sauce

Omelet Recipes

Served with spuds and choice of toast or English muffin.

Spanish 9

Cheddar jack mixed with onions, green chilies, and chorizo sausage. Topped with salsa, sour cream and chives.

The Great Divide 9

Our take on the Western, ham and green peppers laced with tomatoes, onions, and cheddar jack.

Benedictine 9

Tender bits of chicken mixed with broccoli, mushrooms and cream cheese. Topped with our hollandaise sauce and a slice of tomato.

The Big One 10

Bacon, sausage and ham with a vegetable mix and cheddar jack. If you're hungry look no further.

California Roll 12

An omelet rolled and stuffed with crab meat, avocado, cucumber, and cream cheese topped with an avocado slice, more cream cheese, and nori.

Veggie Lovers 9

Sundried tomatoes, avocado and broccoli mixed with cream cheese.

Spinach & Sprouts 9

Fresh spinach, mushrooms, and melted white cheddar placed in fresh eggs cooked tenderly and topped with muenster cheese & fresh sprouts.

Le Saumon 12

Broiled salmon, tomatoes, capers, cream cheese, red onion, dill, and topped with sour cream.

City Slicker 11

Egg white omelet with spinach, red onions, tomato, and mushrooms. Topped with avocado, and your choice of cheese

Crazy Greek 10

Egg white omelet with spinach, banana peppers, black olives, and feta cheese

Hen House

Farmer's Choice 7

Two eggs however you like them with bacon, sausage or ham served with spuds and your choice of toast or English muffin.

(Fresh fruit or sliced tomatoes instead of spuds for a \$1.00 more)

Chicken Coop 5

Two eggs however you like them with a choice of seasonal fruit or spuds. Served with toast or English muffin.

Recipes Combo 10

Two eggs any style, choice of bacon, ham or sausage, house spuds and your choice of pancakes or French toast.

(Fresh fruit or tomato slices instead of spuds for \$1.00 more)

Hash

Salmon 12

Diced potatoes, onions, and bell peppers sautéed with broiled and chopped salmon topped with poached eggs, hollandaise. Served with fresh seasonal fruit and toast

Corn Beef 11

Shredded corned beef with diced potatoes, confetti bell peppers, onions, and topped with two basted eggs. Served with fresh seasonal fruit and toast

Southwest 12

Spicy chorizo sausage sautéed with bell peppers, jalapenos, onions, cilantro, and cubed potatoes. Topped with over easy eggs, and sides of sour cream, guacamole, and salsa.

Skillet Fixings

Spuds tossed with meat or vegetables topped with melted cheese and two basted eggs or eggs however you like them. Served with toast or English muffin

Meat Lovers 11

Spuds tossed with ham, sausage, and bacon. Topped with melted cheddar jack cheese and two eggs.

Weary Willie 9

Spuds tossed about with our mixed veggies then blanketed with cheddar jack cheese and two eggs.

Straggler	9
Diced ham, mushrooms, tomatoes and onions settled on top of spuds, topped with cheddar jack cheese and two eggs	
Bandito	10
Chorizo sausage, onions and green chilies layered over spuds and crested with salsa, cheddar jack, two eggs and chives.	
Roadster	9
Bits of bacon mixed with onions, tomatoes, and spuds. Topped with white cheddar cheese and two eggs.	
Rambler	9
Diced chicken with mushrooms, broccoli, almonds and onions enveloped in hollandaise sauce and two eggs.	
Chuck Wagon	11
Our version of Steak and Eggs! Thinly sliced ribeye grilled with red onions and colored bell peppers, tossed with spuds then finished with melted cheddar jack cheese and two eggs.	

Mixers

Our mixed eggs recipes. Served with spuds and choice of toast or English muffin

First Light	9
Bacon, mushrooms and eggs scrambled then topped with cheddar jack, tomatoes and chives.	
Country Cool	9
Fresh ham, scallions and cream cheese folded together with whipped eggs.	
Bounty Harvest	9
Snappy bits of broccoli, mushrooms and cream cheese scrambled with fresh eggs.	
Huevos De Salsa	9
Green chilies and our veggie mix scrambled with eggs then topped with our signature salsa, cheddar jack, and chives.	
The Pacific	12
Broiled salmon, cream cheese, and dill mixed together and folded into fresh eggs.	
The Atlantic	12
Fresh crabmeat, cream cheese, and dill mixed together and folded into fresh eggs.	

Sandwiches

All sandwiches served with French fries and a pickle spear.

The T-Bird	9
Smoked turkey on rye, grilled with muenster cheese and honey Dijon mustard.	
Reuben	9
Fresh corned beef, or smoked turkey, and sauerkraut grilled with Swiss cheese and Russian dressing.	
Steak and Cheese	9
Thinly sliced ribeye grilled with red onions, sweet colored peppers, and topped with American cheese served in a hoagie roll.	

Hummer	9
Tomatoes, lettuce, sprouts, avocado, cucumber, red onion, and hummus on a bun.	
B.L.T.	9
Sure you've had a b.l.t. before, but never like this. Served open faced on a sub roll topped with melted cheddar jack, mayo and chives.	
Cheeseburger	9
½ pound Black Angus ground round served with lettuce and tomato	
Ham Melt	9
A generous portion of sliced grilled ham on a sub roll, served open faced with mayo, tomatoes, and lettuce topped off with melted white cheddar and chive	
Gobbler	9
Smoked turkey on a bun with honey Dijon mustard, avocado, sprouts, lettuce and tomato.	
Kick'n Chicken	9
A fresh, spicy marinated, chicken breast grilled and then topped with melted cheddar jack and our signature salsa.	
French Dip	9
The old stand by served just the way you like it. Seasoned angus beef on a hoagie roll with melted Swiss cheese. Served with au jus dipping sauce	
BBQ Chicken Wrap	9
BBQ sauce, flour tortilla all wrapped together with Cheddar cheese, lettuce and fresh avocado sliced	
Turkey Club	8
Turkey and bacon piled high atop lettuce and tomato on toasted white/wheat bread and mayo.	
Salmon Wrap	10
Cold smoked salmon, spinach, alfalfa sprouts, red onion, lettuce, tomato, avocado, and a mayo pesto sauce wrapped in a flour tortilla.	
South Beach Wrap	9
A flour tortilla shell filled with lettuce, sprouts, hummus, tomato, avocado, and turkey.	

Salad Station

Served with garlic cheese bread

Add Chicken	\$3	Add Shrimp	\$5
Bleu Cheese Greens	9		
Iceberg & Romaine lettuce tossed with black olives, tomatoes, red onions, avocado, mushrooms, and cucumber with a red wine vinaigrette. Topped with bleu cheese crumbles.			
Cobb Salad	10		
Mixed greens with dice chicken, bacon bits, bleu cheese, tomatoes, avocado, boiled egg, scallions, and ranch dressing on side. Served with cheese bread			

Crunchy Thai Salad	10
Diced chicken breast, julienne cucumbers, edamame beans, peanuts, cilantro, julienne carrots, cabbage, and green onions. Topped with crispy rice sticks and Thai peanut dressing and a lime vinaigrette.	
Hot Spinach & Bacon	9
Tender bits of fresh bacon tossed with spinach, pine nuts, and our hot bacon dressing	
Asian Salad	9
Mixed greens with cabbage, carrots, cucumber, mandarin oranges, tomato, mushroom, cilantro, and scallions with a sweet and tangy sesame dressing	

House Specials

Bun Thit Nuong Cha Gio (Grilled Pork Chop Vermicelli)	10
Vermicelli rice noodles served with our marinated grilled pork, shredded lettuce, cucumbers, bean sprouts and spring rolls. Served with a sweet garlic sauce.	
Lettuce Wraps	9
Chicken breast marinated and seasoned with pine nuts, wood ear mushrooms, and water chestnuts. Served with our Asian peanut dipping sauce.	
Pan-Asian Noodle	11
Sautéed shrimp merged with shredded lettuce, cucumbers, bean sprouts and thin rice noodles in a delicate and sweet garlic sauce surrounded by our hand rolled spring rolls.	
Thai Chicken Noodle	10
Pasta, marinated chicken, with a mix of broccoli and julienned mixed peppers, sautéed in a Thai peanut sauce and topped with fresh bean sprouts. (add shrimp \$5.00)	
Chicken Scaloppini	11
Tender medallions of chicken with bits of bacon, mushrooms, and tomatoes in a creamy butter sauce served over pasta. Paired with our delicious garlic cheese bread.	
Pad Thai	9
Thinly sliced noodles with bell peppers, egg, chicken, crush peanuts and topped with bean sprouts. (add shrimp \$5.00)	

Kids' Menu

Grilled Cheese Sandwich	5
Served with French fries and a pickle spear	
Mickey Mouse Pancake	3
Add chocolate chips or Blueberry for \$1	
Chicken Tenders	5
Three strips served with French fries	

Soups

Soup Du Jour Cup	3	Bowl	4
French Onion Cup	3	Bowl	4

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION NO. R-___-24

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held in the Farmington Hills City Hall on the 22nd day of January 2024, at 7:30 p.m., with those present and absent being,

PRESENT:

ABSENT:

the following preamble and resolution were offered by Councilmember _____ and supported by Councilmember _____:

WHEREAS, Section 3.07.B of the Farmington Hills City Charter authorizes City Council to designate a City employee to serve as the Acting City Manager during periods of absence or disability of the City Manager; and

WHEREAS, under Resolution R-96-21, the City Council appointed then Assistant City Manager, Joseph Valentine, as the Acting City Manager; and

WHEREAS, Joseph Valentine is no longer an employee of the City, and City Council wishes to appoint the current Assistant City Manager, Karen Mondora, to serve as the Acting City Manager.

NOW, THEREFORE, IT IS RESOLVED that, pursuant to Section 3.07.B of the Farmington Hills City Charter, the Farmington Hills City Council designates Karen Mondora, the current Assistant City Manager, to serve as the Acting City Manager in the absence or disability of the City Manager.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on the 22nd day of January 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 22nd day of January 2024.

CARLY LINDAHL, City Clerk

REPORT FROM THE CITY MANAGER TO CITY COUNCIL-JANUARY 22, 2024

SUBJECT: Consideration of Award of Contract for City Hall Campus Fueling System Replacement Project

ADMINISTRATIVE SUMMARY:

- The City Hall Campus Fueling System contract was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on December 5, 2023. Notification was sent to over 109 vendors including 23 that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- The City Hall Campus has two underground storage tanks (UST's) and a fueling island located just west of the police station. The steel tanks hold unleaded fuel and primarily provide gasoline to the police department and municipal fleet. UST's and associated equipment generally have a service life of around 25-30 years. These steel tanks were installed in 1993 and have reached their service life.
- Working closely with several City departments and an engineering design consultant, several replacement options and locations were considered. Ultimately, a location approximately 300' west of the current island was selected. This new footprint in the existing lot will improve access to the pumps and will allow the existing fuel island to be utilized while construction is on-going on the new tank. Once the new tank is installed and operational, the 1993 tanks will be drained and removed.
- The new tank will be an above ground storage tank (AST) with several advantages over an UST. AST's are more cost effective to install, maintain and repair due to lack of excavation. AST's are also the environmental choice with early leak detection and increased groundwater protection. These advantages translate to lower insurance premiums and reduced costs over the life cycle of the asset.
- Two bids were received, and the lowest-qualified bidder is R.W. Mercer Company of Jackson, Michigan in the amount of \$2,460,900.00.
- The City engineering consultant, Hubbell, Roth & Clark, Inc., has reviewed the bid proposals. They have also checked references, including subcontractors, and are recommending R.W. Mercer for this project. Mercer has over 40 years of fuel system installation experience and has completed similar projects for the Wayne County Airport Authority and SMART.
- Contingent upon material lead times, construction is anticipated to begin in late spring 2024 with completion in winter 2024.
- Funding for the project is provided in the Capital Improvement Facilities account.

RECOMMENDATION:

IT IS RESOLVED, the City Hall Campus Fueling System Replacement Project be awarded to R.W. Mercer Company of Jackson, Michigan in the amount of \$2,460,900.00.

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Prepared by: Derrick Schueller, DPW Superintendent

Departmental Authorization: Tammy Gushard, P.E., Interim Director of Public Services
Michelle Aranowski, Director, Department of Central Services
Nikki Lumpkin, Senior Buyer

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

REPORT FROM THE CITY MANAGER CITY COUNCIL**January 22, 2024****SUBJECT: PURCHASE OF DIGITAL FORENSIC ANALYSIS SOFTWARE, TRAINING AND LICENSING****ADMINISTRATIVE SUMMARY**

The need for digital forensic analysis in criminal investigations has grown at an alarming rate across the Nation and State; and is affecting all law enforcement agencies. Digital forensics includes the recovery, investigation, examination, and analysis of material found in digital devices such as mobile phones and computer equipment.

To meet the challenges associated with this technology utilized in various criminal incidents, the Farmington Hills Police Department has established a digital forensic lab and technicians, with the capabilities to process digital devices and evidence during investigations. To fully enable our investigators to access and recover this digital evidence and aid in criminal investigations and prosecutions, the Farmington Hills Police Department is requesting to purchase a GRAYKEY System and associated training and licensing, to complete our Digital Forensics Investigation capabilities.

Due to the specialty of this equipment and limited sources of training, this equipment and training is considered to fall within a single source provider and vendor.

The total cost for this system, training and licensing is \$31,420.00.

Funding for this purchase is available under the Police Departments Federal Forfeiture Funds.

RECOMMENDATION

Based on the above information, it is recommended that City Council authorize the City Manager to issue purchase orders to Magnet Forensics LLC in the amount of \$31,420, for the purchase of the GRAYKEY systems, training, and licensing.

Prepared by: Jeff King, Chief of Police

Reviewed by: Thomas Skrobola, Finance Director

Reviewed by: Michelle Aranowski, Director of Central Services

Approved by: Gary Mekjian, City Manager

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
January 22, 2024

SUBJECT: PURCHASE OF EMERGENCY LIGHTING FOR EMERGENCY VEHICLES

ADMINISTRATIVE SUMMARY

- The Farmington Hills Fire Department has purchased and obtained new emergency vehicles during 2023/2024 budget year. However, due to volatility in the market and supply chain issues, the Fire Department has received multiple vehicles from two different fiscal years. Typically, providing lights and sirens for the emergency vehicles is kept under the \$10,000.00 threshold for the year. Due to the delivery of multiple vehicles this fiscal year thus far, the accessories for these vehicles have caused the Department to go over the \$10,000.00 threshold.
- The Fire Department has obtained quotes from multiple vendors with Priority One Emergency consistently coming in with the lower quote.
- Funding for this emergency equipment is available and budgeted in the Fire Department's Operation Fund.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to approve an after the fact purchase orders in the approximate amount of \$25,000 for required emergency vehicle lighting to Priority One Emergency.

Prepared by: Jason Olszewski, Deputy Fire Chief
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: John Orzech, Apparatus Coordinator
Reviewed by: Jon Unruh, Fire Chief
Approved by: Gary Mekjian, City Manager

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – JANUARY 22, 2024

SUBJECT: 2024 SPRING/SUMMER CITYWIDE PLANTING PROGRAM-EXTENSION OF AGREEMENT.

ADMINISTRATIVE SUMMARY

- The Spring/Summer Citywide Planting Program has been prepared for the installation and maintenance of trees in locations throughout the City.
- Sealed bids were solicited, available from the City’s e-Procurement website MITN, publicly opened and read aloud on February 27, 2019. Notification was sent to three hundred twelve (312) vendors with three (3) responding. On March 11, 2019, City Council awarded Crimboli Nursery as the lowest, most qualified bidder.
- Crimboli Nursery has formally offered to extend their pricing, terms & conditions for another year. City staff reviewed the current market and found this agreement still competitive. This office worked with Crimboli nursery for the last four years and was very satisfied with their work. In addition, the City staff received positive references from Livonia, Ann Arbor and Royal Oak staff for similar work.
- The program calls for the planting of a variety of trees in city parks and along roadsides.
- The funding for this program is available through the Public Tree Fund and the Citywide Beautification Fund.
- The trees and their installation are under warranty for two years.
- The Spring/Summer Citywide Planting Program was prepared by the Community Development Office in conjunction with City staff and citizen requests.

ORIGINAL BID TABULATION

Company	City/State	Bid
Crimboli Nursery Inc.	Canton, MI	\$82,050.00
Pro-Mo Lawn Maintenance LLC	Sterling Heights, MI	\$104,313.00
Superior Wholesale Landscape Supply	Ypsilanti, MI	\$147,985.73*

*Bid total corrected due to a mathematical error by contractor.

RECOMMENDATION

RESOLVE the approval and extension of the agreement with Crimboli Nursery Inc., for the 2024 Spring/Summer Citywide Planting Program; and

FURTHER RESOLVE the authorization of the City Manager and City Clerk to prepare and execute the extension of the agreement on behalf of the City of Farmington Hills and issue a purchase order for the same.

Reviewed by: Michelle Aranowski, Director of Central Services
 Departmental Authorization: Charmaine Kettler-Schmult, Director of Planning and Community Development
 Approved by: Gary Mekjian, City Manager



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: January 16, 2024

Subject: **FY 2023/24 Second Quarter Financial Summary Report**

Enclosed you will find the 12/31/2023 Second Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund, and Capital Improvement Fund.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$73.6 million, which is \$2 million more than the amount projected in the FY 2023-24 Adopted Budget, due to higher-than-normal investment revenue for operational cash, which has been caused by the Federal Reserve's historically high Federal Funds Rate, which heavily influences that rates of return on the kinds of investments that are available to local governments under Michigan Public Act 20 of 1943.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$76.7 million, which is the same amount indicated in the Adopted FY 2023-24 Budget, including roughly \$600 thousand of administrative "Rollovers", representing unspent budgeted dollars from FY 2022-23 to FY 2023-24.

Fund Balance:

Total Fund Balance is projected to be approximately \$52.3 million at June 30, 2024.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$14.4 million, which is the same amount projected in the FY 2023-24 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$18.0 million, which is the same amount projected in the Adopted FY 2023-24 Budget, including roughly \$200 thousand of Rollovers.

Fund Balance:

The projected Fund Balance of \$12.1 million is 67.1% of projected Total Expenditures at June 30, 2024.

Local Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$18.6 million, which is the same amount projected in the FY 2023-24 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$21.5 million, which is the same amount projected in the Adopted FY 2023-24 Budget.

Fund Balance:

The projected Fund Balance of \$3.6 million is 17.0% of projected Total Expenditures at June 30, 2024.

Capital Improvement Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$5.4 million, which is the same as the amount projected in the FY 2023-24 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$19.9 million, which is the same amount projected in the Adopted FY 2023-24 Budget, including \$10.8 million of Rollovers.

Fund Balance:

The Projected Fund Balance of \$1.5 million is 7.5% of projected Total Expenditures at June 30, 2024.

Please contact me if you have any questions.



MEMORANDUM

To: Gary Mekjian, City Manager
From: Thomas C. Skrobola, Finance Director/Treasurer
Date: January 16, 2024
Subject: The City's Quarterly Investment Report as of December 31, 2023

Attached you will find the City's Quarterly Investment Report (exclusive of the investments of the Pension Trust Funds) as of December 31, 2023.

In comparison to the quarter ended September 30, 2023, the City's total investment/bank balance is \$181.0 million, a decrease of \$11.7 million or 6.1%, which is typical for this period, coming after the deadline for the payment of Summer (2023) Property Taxes.

In comparison to the same quarter a year ago, i.e., the quarter ended December 31, 2022, the City's total investment/bank balance has increased by \$17.3 million or 10.6%, which reflects a positive cash flow that is the net of FY 2022-23 year-end performance which added a net \$9 million to the General Fund balance.

The City's average Rate of Return (R.O.R.) on investments was 4.76% compared to 4.75% the previous quarter. The City's R.O.R. was below the benchmark Fed Funds Rate by a modest 0.54%. This small gap represents short-term Treasury rates increases that trail increases in Federal Reserve Rates by the Federal Reserve Open Market Committee. The Treasurer's Office has shortened maturities to "climb the ladder" through the prudent and timely diversification of investment options, which is why the difference between the benchmark and actual performance is relatively small. We are also instituting \$25 million of multi-year investments to lock-in historically high interest rates. These strategies should move the City ahead of the Federal Funds rate by the middle of this year.

We will continue to work within the primary objectives of the City's Investment Policy, which, in priority order, are; safety, diversification, liquidity and return on investment, as highlighted below:

1. Safety of principal is the primary objective of the City of Farmington Hills investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate risk through the utilization of FDIC insured and collateralized investments;
2. The investments shall be diversified by type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. The City has investments in certificate of deposits, CDARS, cash equivalents, mutual funds, checking accounts, savings accounts, money market accounts, and U.S. instruments,

diversified between financial institutions as indicated in this report;

3. The investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements which may be reasonably anticipated, by the use of cash flow forecasting models; and
4. The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow characteristics of the portfolio. At minimum, the City's average rate of return on investments should earn more than the 3-month Treasury Bill Rate and Fed Funds Rate.

Please let me know if you have any questions.

City of Farmington Hills								
Quarterly Investment Report								
As of December 31, 2023								
				\$181,020,106			4.76%	
Financial Institution	Fund	Account Type	Investment	Bank Total	Date of Maturity	Current % Interest Rate	Average R.O.R.	Percentage of Portfolio
Comerica Bank	All funds	*CK	320,387		Immediate	0.18%	0.0003%	
Comerica Bank	All Funds-J-Fund	MF	114,749,732	115,070,119	Immediate	5.19%	3.2900%	63.57%
Michigan Class	All Funds	MMIP	26,594,554	26,594,554	Immediate	5.55%	0.8156%	14.69%
Oakland County Investment Pool	All Funds	LGIP	11,229,711	11,229,711	Immediate	1.69%	0.1046%	6.20%
PNC Bank	All Funds	*CK	2,721,205	2,721,205	Immediate	0.19%	0.0029%	1.50%
Huntington	All Funds	MUNI	25,404,518	25,404,518	Varies	3.87%	0.5431%	14.03%
Total				181,020,106			4.7564%	100.00%
1-Year Treasury Bill Rate-trailing six months								5.32%
3-Month Treasury Bill Rate-trailing six months								5.45%
Quarterly Fed Funds Rate-trailing six months								5.30%
City's Avg. R.O.R. over/(under) the 1-year T-Bill Rate								-0.56%
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate								-0.69%
City's Avg. R.O.R. over/(under) the Fed Funds Rate								-0.54%
Type Codes								
CD - Certificate of Deposit			MF - Mutual Fund			MUNI - Municipal Bonds		
CE - Cash Equivalent			MM - Money Market Account					
CK - Regular Checking			***MMIP - Money Market Investment Pool					
CP - Commercial Paper			SV - Savings Account					
IBC- Interest bearing checking			USI - United States Instrumentality					
LGIP - Local Government Investment Pool			UST - United States Treasury					
*CK = Earnings Credit applied to Bank Service Fees.								
**CK = Non-interest bearing account.								
***Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is rated 'AAAm' by Standard & Poor's. The rating signifies extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. This is accomplished through conservative investment practices and strict internal controls. Standard & Poor's monitors the portfolio on a weekly basis. The Pool invests in US Treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies) and approved money market funds. The credit quality of the Pool is excellent with greater than 50% of the securities invested in A-1+ securities and the remainder in A-1 paper. The portfolio's weighted average maturity is kept under 60 days, which further helps to enhance liquidity and limits market price exposure. Portfolio securities are priced to market on a weekly basis.								
			Previous 1/4	\$192,716,794			106.5%	
			\$ Change	(\$11,696,688)				
			% Change	-6.07%				
			Previous Year	\$163,662,922			90.4%	
			\$ Change	\$17,357,184				
			% Change	10.61%				

FY 2023-24 2nd Quarter Financial Report

GENERAL FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	858,914	858,914	858,914		
Unassigned+Budget Reserve	55,434,938		55,434,938		
Total Fund Balance (actual)	56,293,852	858,914	56,293,852		
<u>Revenue</u>					
Property Taxes	38,040,134	37,384,265	38,040,134	-	0.00%
Business Licenses & Permits	27,953	12,175	27,953	-	0.00%
Other Licenses & Permits	1,631,902	907,119	1,631,902	-	0.00%
Grants	370,500	1,327,100	2,370,500	2,000,000	539.81%
State Shared Revenues	9,483,781	2,200,065	9,483,781	-	0.00%
Fees	7,041,782	2,193,444	7,041,782	-	0.00%
Sales	594,278	1,140,015	594,278	-	0.00%
Fines & Forfeitures	1,358,435	875,839	1,358,435	-	0.00%
Interest Earnings	303,000	573,168	303,000	-	0.00%
Recreation User Charges	8,585,969	3,461,705	8,585,969	-	0.00%
Other Revenue	2,852,976	821,965	2,852,976	-	0.00%
Total Revenue	70,290,710	50,896,861	72,290,710	2,000,000	2.85%
<u>Expenditures</u>					
City Council	132,215	54,836	132,215	-	0.00%
Planning Commission	77,653	128,648	77,653	-	0.00%
Boards and Commissions	3,202,637	1,783,830	3,202,637	-	0.00%
City Administration	833,149	453,396	833,149	-	0.00%
Public Information	1,036,480	296,074	1,036,480	-	0.00%
Finance	250,392	128,551	250,392	-	0.00%
Accounting	599,698	373,587	599,698	-	0.00%
Assessing	856,580	414,353	856,580	-	0.00%
Treasury	443,002	237,770	443,002	-	0.00%
Corporation Counsel	782,400	344,151	782,400	-	0.00%
City Clerk	1,114,370	506,723	1,114,370	-	0.00%
Human Resources	632,906	279,696	632,906	-	0.00%
Central Services	1,380,246	659,339	1,380,246	-	0.00%
Support Services	3,131,889	2,015,667	3,131,889	-	0.00%
Post-Employment Benefits	2,254,673	1,127,337	2,254,673	-	0.00%
Police Department	19,502,549	11,486,966	19,502,549	-	0.00%
Fire Department	8,229,941	4,843,314	8,229,941	-	0.00%
Public Services Administration	632,911	330,783	632,911	-	0.00%
Road Maintenance (Net)	341,181	531,414	341,181	-	0.00%
Planning & Community Development	1,832,377	1,025,611	1,832,377	-	0.00%
Building Maintenance	541,110	251,167	541,110	-	0.00%
Engineering	1,566,664	761,241	1,566,664	-	0.00%
DPW Maintenance Facility	1,370,768	981,000	1,370,768	-	0.00%
Waste Removal	4,319,592	1,753,936	4,319,592	-	0.00%
Special Services Administration	4,385,912	2,578,107	4,385,912	-	0.00%
Youth Services	0	(45)	0	-	0.00%
Senior Services	1,178,695	775,258	1,178,695	-	0.00%
Parks Maintenance	1,944,252	925,056	1,944,252	-	0.00%
Cultural Arts	1,666,102	675,599	1,666,102	-	0.00%
Golf Course	884,015	493,426	884,015	-	0.00%
Recreation Programs	2,792,177	1,408,362	2,792,177	-	0.00%
Ice Arena	1,169,700	529,850	1,169,700	-	0.00%
Total Expenditures	69,086,236	38,155,003	69,086,236	0	0.00%
Excess of Revenue Over (Under) Expenditures	1,204,474	12,741,858	3,204,474	2,000,000	166.05%
<u>Other Financing Sources (Uses)</u>					
Operating Transfers In	1,316,850	329,213	1,316,850	-	0.00%
Operating Transfers Out	(7,623,951)	(1,905,988)	(7,623,951)	-	0.00%
Total Other Financing Sources (Uses)	(6,307,101)	(1,576,775)	(6,307,101)	-	0.00%
Excess of Revenue and Other Financing	(5,102,627)	11,165,083	(3,102,627)	2,000,000	-39.20%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	858,914		858,914		
Unassigned+Budget Reserve	50,332,311		52,332,311		
Total Fund Balance, June 30	51,191,225		53,191,225		
Total Fund Balance - Percent of Expenditures	66.7%		69.3%		
Unassigned Fund Balance - Percent of Expendit	65.6%		68.2%		
Unassigned Fund Balance	50,332,311		52,332,311		
Revenue + Transfers-in	71,607,560		73,607,560	2,000,000	2.79%
Expenditures + Transfers-out	76,710,187		76,710,187	-	0.00%

FY 2023-24 2nd Quarter Financial Report

MAJOR ROADS FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	15,781,909	15,781,909	15,781,909		
Unassigned+Budget Reserve	0				
Total Fund Balance (actual)	15,781,909	15,781,909	15,781,909		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	8,194,167	840,313	8,194,167	-	0.00%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	8,194,167	840,313	8,194,167	-	0.00%
Other Revenues					
Miscellaneous	190	78	190	-	0.00%
Interest Earnings	75,000	134,869	75,000	-	0.00%
Total Other Revenues	75,190	134,947	75,190	-	0.00%
Total Revenue	8,269,357	975,260	8,269,357	-	0.00%
<u>Expenditures</u>					
Construction	11,267,252	8,605,390	11,267,252	-	0.00%
Routine Maintenance	2,787,295	2,263,340	2,787,295	-	0.00%
Traffic Services - Maintenance	699,825	478,949	699,825	-	0.00%
Winter Maintenance	1,245,689	133,702	1,245,689	-	0.00%
Administration, Records & Engineering	90,400	2,125	90,400	-	0.00%
Total Expenditures	16,090,461	11,483,506	16,090,461	-	0.00%
Excess of Revenue Over (Under) Expenditures	(7,821,104)	(10,508,245)	(7,821,104)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	6,175,770	1,442,041	6,175,770	-	0.00%
Operating Transfers Out	(2,000,000)	500,000	(2,000,000)	0	0.00%
Total Other Financing Sources (Uses)	4,175,770	1,942,041	4,175,770	-	0.00%
Excess of Revenue and Other Financing	(3,645,334)	(8,566,204)	(3,645,334)	-	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	12,136,575		12,136,575		
Total Fund Balance, June 30	12,136,575		12,136,575		
Total Fund Balance - Percent of Expenditures	67.1%		67.1%		
Revenue + Transfers-in	14,445,127		14,445,127	-	0.00%
Expenditures + Transfers-out	18,090,461		18,090,461	-	0.00%

FY 2023-24 2nd Quarter Financial Report

LOCAL ROADS FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned+Budget Reserve	6,618,785	6,618,785	6,618,785		
Total Fund Balance (actual)	6,618,785	6,618,785	6,618,785		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	2,994,581	292,649	2,994,581	-	0.00%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	2,994,581	292,649	2,994,581	0	0.00%
Other Revenues					
Miscellaneous					
Interest Earnings	75,000	66,014	75,000	-	0.00%
Total Other Revenues	75,000	66,014	75,000	-	0.00%
Total Revenue	3,069,581	358,663	3,069,581	-	0.00%
<u>Expenditures</u>					
Construction	16,979,759	10,095,965	16,979,759	-	0.00%
Routine Maintenance	3,530,580	1,571,227	3,530,580	-	0.00%
Traffic Services - Maintenance	29,078	4,700	29,078	-	0.00%
Winter Maintenance	127,496	20,434	127,496	-	0.00%
Administration, Records & Engineering	902,500	816,969	902,500	-	0.00%
Total Expenditures	21,569,413	12,509,294	21,569,413	-	0.00%
Excess of Revenue Over (Under) Expenditures	(18,499,832)	(12,150,631)	(18,499,832)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	15,546,266	3,886,567	15,546,266	-	0.00%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	15,546,266	3,886,567	15,546,266	0	0.00%
Excess of Revenue and Other Financing	(2,953,566)		(2,953,566)	0	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	3,665,219		3,665,219		
Total Fund Balance, June 30	3,665,219		3,665,219		
Total Fund Balance - Percent Of Expenditures	17.0%		17.0%		
Revenue + Transfers-in	18,615,847		18,615,847	-	0.00%
Expenditures + Transfers-out	21,569,413		21,569,413	-	0.00%

FY 2023-24 2nd Quarter Financial Report

CAPITAL IMPROVEMENT FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	16,013,518	16,013,518	16,013,518		
Unassigned+Budget Reserve					
Total Fund Balance (actual)	16,013,518	16,013,518	16,013,518		
<u>Revenue</u>					
Grants	100,000	0	100,000	-	-
Miscellaneous	0	27,884	0	-	-
Interest Earnings	200,000	147,095	200,000	-	0.00%
Total Revenue	300,000	174,978	300,000	-	0.00%
<u>Expenditures</u>					
Capital and Equipment	10,784,988	7,863,320	10,784,988	-	0.00%
Construction	8,689,682	7,657,212	8,689,682	-	0.00%
Miscellaneous	500	0	500	-	0.00%
Total Expenditures	19,475,170	15,520,531	19,475,170	-	0.00%
Excess of Revenue Over (Under) Expenditures	(19,175,170)	(15,345,553)	(19,175,170)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	-
Bond Payments	(452,543)	0	(452,543)	-	0.00%
Operating Transfers In	5,100,000	1,275,000	5,100,000	-	0.00%
Operating Transfers Out	0	0	0	-	-
Total Other Financing Sources (Uses)	4,647,457		4,647,457	0	0.00%
Excess of Revenue and Other Financing	(14,527,713)		(14,527,713)	-	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	1,485,805		1,485,805		
Total Fund Balance, June 30	1,485,805		1,485,805		
Total Fund Balance - Percent of Expenditures	7.5%		7.5%		
Revenue + Transfers-in	5,400,000		5,400,000	-	0.00%
Expenditures + Transfers-out	19,927,713		19,927,713	-	0.00%



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: January 22, 2024

Subject: **FY 2023/24 Second Quarter Financial Summary Report - AMENDED**

Enclosed you will find the **amended** 12/31/2023 Second Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund, and Capital Improvement Fund.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$73.6 million, which is \$2 million more than the amount projected in the FY 2023-24 Adopted Budget, due to:

- an estimated \$1 million of higher-than-budgeted Interest Earnings revenue for operational cash, which has been caused by the Federal Reserve's historically high Federal Funds Rate, which heavily influences that rates of return on the kinds of investments that are available to local governments under Michigan Public Act 20 of 1943, and
- an estimated \$1 million of higher-than-budgeted Grant revenue, due to (a) the recognition of the last of the ARPA funds, \$815 thousand, and (b) \$150 thousand of a state grant, through Oakland County, to fund Senior Center activities.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$76.7 million, which is the same amount indicated in the Adopted FY 2023-24 Budget, including roughly \$600 thousand of administrative "Rollovers", representing unspent budgeted dollars from FY 2022-23 to FY 2023-24.

Fund Balance:

Total Fund Balance is projected to be approximately \$52.3 million at June 30, 2024.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$14.4 million, which is the same amount projected in the FY 2023-24 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$18.0 million, which is the same amount projected in the Adopted FY 2023-24 Budget, including roughly \$200 thousand of Rollovers.

Fund Balance:

The projected Fund Balance of \$12.1 million is 67.1% of projected Total Expenditures at June 30, 2024.

Local Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$18.6 million, which is the same amount projected in the FY 2023-24 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$21.5 million, which is the same amount projected in the Adopted FY 2023-24 Budget.

Fund Balance:

The projected Fund Balance of \$3.6 million is 17.0% of projected Total Expenditures at June 30, 2024.

Capital Improvement Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$5.4 million, which is the same as the amount projected in the FY 2023-24 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$19.9 million, which is the same amount projected in the Adopted FY 2023-24 Budget, including \$10.8 million of Rollovers.

Fund Balance:

The Projected Fund Balance of \$1.5 million is 7.5% of projected Total Expenditures at June 30, 2024.

Please contact me if you have any questions.

GENERAL FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
Fund Balance, July 1					
Nonspendable + Restricted + Assigned	858,914	858,914	858,914		
Unassigned+Budget Reserve	55,434,938		55,434,938		
Total Fund Balance (actual)	56,293,852	858,914	56,293,852		
Revenue					
Property Taxes	38,040,134	37,384,265	38,040,134	-	0.00%
Business Licenses & Permits	27,953	12,175	27,953	-	0.00%
Other Licenses & Permits	1,631,902	907,119	1,631,902	-	0.00%
Grants	370,500	1,327,100	1,370,500	1,000,000	269.91%
State Shared Revenues	9,483,781	2,200,065	9,483,781	-	0.00%
Fees	7,041,782	2,193,444	7,041,782	-	0.00%
Sales	594,278	1,140,015	594,278	-	0.00%
Fines & Forfeitures	1,358,435	875,839	1,358,435	-	0.00%
Interest Earnings	303,000	573,168	1,303,000	1,000,000	330.03%
Recreation User Charges	8,585,969	3,461,705	8,585,969	-	0.00%
Other Revenue	2,852,976	821,965	2,852,976	-	0.00%
Total Revenue	70,290,710	50,896,861	72,290,710	2,000,000	2.85%
Expenditures					
City Council	132,215	54,836	132,215	-	0.00%
Planning Commission	77,653	128,648	77,653	-	0.00%
Boards and Commissions	3,202,637	1,783,830	3,202,637	-	0.00%
City Administration	833,149	453,396	833,149	-	0.00%
Public Information	1,036,480	296,074	1,036,480	-	0.00%
Finance	250,392	128,551	250,392	-	0.00%
Accounting	599,698	373,587	599,698	-	0.00%
Assessing	856,580	414,353	856,580	-	0.00%
Treasury	443,002	237,770	443,002	-	0.00%
Corporation Counsel	782,400	344,151	782,400	-	0.00%
City Clerk	1,114,370	506,723	1,114,370	-	0.00%
Human Resources	632,906	279,696	632,906	-	0.00%
Central Services	1,380,246	659,339	1,380,246	-	0.00%
Support Services	3,131,889	2,015,667	3,131,889	-	0.00%
Post-Employment Benefits	2,254,673	1,127,337	2,254,673	-	0.00%
Police Department	19,502,549	11,486,966	19,502,549	-	0.00%
Fire Department	8,229,941	4,843,314	8,229,941	-	0.00%
Public Services Administration	632,911	330,783	632,911	-	0.00%
Road Maintenance (Net)	341,181	531,414	341,181	-	0.00%
Planning & Community Development	1,832,377	1,025,611	1,832,377	-	0.00%
Building Maintenance	541,110	251,167	541,110	-	0.00%
Engineering	1,566,664	761,241	1,566,664	-	0.00%
DPW Maintenance Facility	1,370,768	981,000	1,370,768	-	0.00%
Waste Removal	4,319,592	1,753,936	4,319,592	-	0.00%
Special Services Administration	4,385,912	2,578,107	4,385,912	-	0.00%
Youth Services	0	(45)	0	-	0.00%
Senior Services	1,178,695	775,258	1,178,695	-	0.00%
Parks Maintenance	1,944,252	925,056	1,944,252	-	0.00%
Cultural Arts	1,666,102	675,599	1,666,102	-	0.00%
Golf Course	884,015	493,426	884,015	-	0.00%
Recreation Programs	2,792,177	1,408,362	2,792,177	-	0.00%
Ice Arena	1,169,700	529,850	1,169,700	-	0.00%
Total Expenditures	69,086,236	38,155,003	69,086,236	0	0.00%
Excess of Revenue Over (Under) Expenditures	1,204,474	12,741,858	3,204,474	2,000,000	166.05%
Other Financing Sources (Uses)					
Operating Transfers In	1,316,850	329,213	1,316,850	-	0.00%
Operating Transfers Out	(7,623,951)	(1,905,988)	(7,623,951)	-	0.00%
Total Other Financing Sources (Uses)	(6,307,101)	(1,576,775)	(6,307,101)	-	0.00%
Excess of Revenue and Other Financing	(5,102,627)	11,165,083	(3,102,627)	2,000,000	-39.20%
Fund Balance, June 30					
Nonspendable + Restricted + Assigned	858,914		858,914		
Unassigned+Budget Reserve	50,332,311		52,332,311		
Total Fund Balance, June 30	51,191,225		53,191,225		
Total Fund Balance - Percent of Expenditures	66.7%		69.3%		
Unassigned Fund Balance - Percent of Expendit	65.6%		68.2%		
Unassigned Fund Balance	50,332,311		52,332,311		
Revenue + Transfers-in	71,607,560		73,607,560	2,000,000	2.79%
Expenditures + Transfers-out	76,710,187		76,710,187	-	0.00%

FY 2023-24 2nd Quarter Financial Report - AMENDED

MAJOR ROADS FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	15,781,909	15,781,909	15,781,909		
Unassigned+Budget Reserve	0				
Total Fund Balance (actual)	15,781,909	15,781,909	15,781,909		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	8,194,167	840,313	8,194,167	-	0.00%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	8,194,167	840,313	8,194,167	-	0.00%
Other Revenues					
Miscellaneous	190	78	190	-	0.00%
Interest Earnings	75,000	134,869	75,000	-	0.00%
Total Other Revenues	75,190	134,947	75,190	-	0.00%
Total Revenue	8,269,357	975,260	8,269,357	-	0.00%
<u>Expenditures</u>					
Construction	11,267,252	8,605,390	11,267,252	-	0.00%
Routine Maintenance	2,787,295	2,263,340	2,787,295	-	0.00%
Traffic Services - Maintenance	699,825	478,949	699,825	-	0.00%
Winter Maintenance	1,245,689	133,702	1,245,689	-	0.00%
Administration, Records & Engineering	90,400	2,125	90,400	-	0.00%
Total Expenditures	16,090,461	11,483,506	16,090,461	-	0.00%
Excess of Revenue Over (Under) Expenditures	(7,821,104)	(10,508,245)	(7,821,104)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	6,175,770	1,442,041	6,175,770	-	0.00%
Operating Transfers Out	(2,000,000)	500,000	(2,000,000)	0	0.00%
Total Other Financing Sources (Uses)	4,175,770	1,942,041	4,175,770	-	0.00%
Excess of Revenue and Other Financing	(3,645,334)	(8,566,204)	(3,645,334)	-	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	12,136,575		12,136,575		
Total Fund Balance, June 30	12,136,575		12,136,575		
Total Fund Balance - Percent of Expenditures	67.1%		67.1%		
Revenue + Transfers-in	14,445,127		14,445,127	-	0.00%
Expenditures + Transfers-out	18,090,461		18,090,461	-	0.00%

FY 2023-24 2nd Quarter Financial Report - AMENDED

LOCAL ROADS FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned+Budget Reserve	6,618,785	6,618,785	6,618,785		
Total Fund Balance (actual)	6,618,785	6,618,785	6,618,785		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	2,994,581	292,649	2,994,581	-	0.00%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	2,994,581	292,649	2,994,581	0	0.00%
Other Revenues					
Miscellaneous					
Interest Earnings	75,000	66,014	75,000	-	0.00%
Total Other Revenues	75,000	66,014	75,000	-	0.00%
Total Revenue	3,069,581	358,663	3,069,581	-	0.00%
<u>Expenditures</u>					
Construction	16,979,759	10,095,965	16,979,759	-	0.00%
Routine Maintenance	3,530,580	1,571,227	3,530,580	-	0.00%
Traffic Services - Maintenance	29,078	4,700	29,078	-	0.00%
Winter Maintenance	127,496	20,434	127,496	-	0.00%
Administration, Records & Engineering	902,500	816,969	902,500	-	0.00%
Total Expenditures	21,569,413	12,509,294	21,569,413	-	0.00%
Excess of Revenue Over (Under) Expenditures	(18,499,832)	(12,150,631)	(18,499,832)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	15,546,266	3,886,567	15,546,266	-	0.00%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	15,546,266	3,886,567	15,546,266	0	0.00%
Excess of Revenue and Other Financing	(2,953,566)		(2,953,566)	0	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	3,665,219		3,665,219		
Total Fund Balance, June 30	3,665,219		3,665,219		
Total Fund Balance - Percent Of Expenditures	17.0%		17.0%		
Revenue + Transfers-in	18,615,847		18,615,847	-	0.00%
Expenditures + Transfers-out	21,569,413		21,569,413	-	0.00%

FY 2023-24 2nd Quarter Financial Report - AMENDED

CAPITAL IMPROVEMENT FUND SUMMARY

	2023/24 Amended Budget	2023/24 Year-To-Date (includes encumbrances)	2023/24 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	16,013,518	16,013,518	16,013,518		
Unassigned+Budget Reserve					
Total Fund Balance (actual)	16,013,518	16,013,518	16,013,518		
<u>Revenue</u>					
Grants	100,000	0	100,000	-	-
Miscellaneous	0	27,884	0	-	-
Interest Earnings	200,000	147,095	200,000	-	0.00%
Total Revenue	300,000	174,978	300,000	-	0.00%
<u>Expenditures</u>					
Capital and Equipment	10,784,988	7,863,320	10,784,988	-	0.00%
Construction	8,689,682	7,657,212	8,689,682	-	0.00%
Miscellaneous	500	0	500	-	0.00%
Total Expenditures	19,475,170	15,520,531	19,475,170	-	0.00%
Excess of Revenue Over (Under) Expenditures	(19,175,170)	(15,345,553)	(19,175,170)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	-
Bond Payments	(452,543)	0	(452,543)	-	0.00%
Operating Transfers In	5,100,000	1,275,000	5,100,000	-	0.00%
Operating Transfers Out	0	0	0	-	-
Total Other Financing Sources (Uses)	4,647,457		4,647,457	0	0.00%
Excess of Revenue and Other Financing	(14,527,713)		(14,527,713)	-	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	1,485,805		1,485,805		
Total Fund Balance, June 30	1,485,805		1,485,805		
Total Fund Balance - Percent of Expenditures	7.5%		7.5%		
Revenue + Transfers-in	5,400,000		5,400,000	-	0.00%
Expenditures + Transfers-out	19,927,713		19,927,713	-	0.00%

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
January 22, 2024

SUBJECT: AWARD OF BID FOR GASOLINE AND DIESEL FUEL

ADMINISTRATIVE SUMMARY

- Invitations to Bid (ITB) were advertised, posted on the MITN e-procurement system, publicly opened and read aloud by the City of Sterling Heights on November 14, 2023, for gasoline and diesel fuel. This bid is a cooperative of 20 member government agencies situated in Macomb, Oakland and Wayne County. Through this cooperative bid, approximately 2,400,000 gallons of gasoline and 850,000 gallons of diesel fuel are purchased annually. Farmington Hills usage is approximately 165,000 gallons of gasoline and 78,000 gallons of diesel fuel per year. The bid award is for a two year period with the option to extend all terms and conditions for an additional two years upon mutual consent. The current bid pricing expires on February 1, 2024.
- Pricing is determined by each supplier providing a fixed price factor (plus or minus) that is applied to the OPIS (Oil Price Information Service) report for Detroit, MI. OPIS is a national rating agency that provides daily fuel pricing at depots throughout the United States. This method allows for fluctuations in the market place to occur and the vendors bid factor stays constant. Prices charged to the municipalities fluctuate with the market conditions but are substantially lower than consumer pump prices.
- Upon receipt and review of the nine (9) received, recommendation is being made to split the award of bid among three (3) bidders. For the truck transport portion of the bid, the recommendation is to award the bid to RKA Petroleum, Inc. with Marathon Flint Oil (back-up supplier), the two low bidders meeting bid specifications. For the tank wagon portion of the bid, recommendation is being made to award the bid to RKA Petroleum, Inc. and Gen Oil Company (back-up supplier), the two low bidders meeting bid specifications. By awarding to the two low bidders for truck transport and tank wagon deliveries, participating cooperative members will be able to leverage favorable pricing based upon the type and quantity of fuel being purchased. In addition, in the event of an emergency, MITN cooperative members will have access to multiple vendors for delivery.
- Fuel is delivered in two methods; tank wagon is for deliveries of 5,000 gallons or less and truck transport is for deliveries of 5,000 - 9,000 gallons.
- As an example and for comparative purposes only, the following breakdown compares the pricing per gallon for truck transport deliveries of fuel available to the City under the low bids as compared to consumer pump pricing. Wholesale pricing was based on the OPIS Detroit Rack Average on November 26, 2023 for Unleaded and October 27, 2023 for Diesel:

Truck Transport (>5,000 gallon deliveries)

Fuel Type	11/26/23 OPIS Price per Gallon	Bid Factor/Delivery fee per Gallon*	Total Delivered Price per Gallon*	Comparative Consumer Retail Price per Gallon
Unleaded Regular	\$2.2125	\$-0.0520	\$2.1605	\$2.940
ULS Diesel #2	\$2.9150	\$-0.0529	\$2.8862	\$3.798

* Includes current per gallon mandatory taxes & fees per gallon- State (\$0.01) & Federal (\$0.001).

- Again this year, bids were received that reflect negative (-) factors for the truck transport deliveries. This negative factor applies only to the larger truck transport deliveries, not the smaller volume tank wagon deliveries. These negative bid factors can best be explained as the ‘sharing of a volume discount provided to the vendor from the fuel terminals’. The bidders buy a high volume of fuel from the terminals and as a result, have favorable pricing agreements with the terminals. In the hope of being awarded a bid, vendors have made a business decision to pass along savings offered by the terminals in the form of a negative factor. If awarded, the gallons of fuel included in this cooperative bid advances the vendors objective of meeting their threshold of fuel needed to secure favorable pricing from the fuel terminals.
- Truck Transport - RKA Petroleum is one of two incumbent truck transport vendors, and their past performance has been very good. Marathon Flint Oil has provided the service in the past and also provided satisfactory service. References for both of the truck transport vendors were checked and proved to be positive.
- Tank Wagon – RKA Petroleum Company is the incumbent tank wagon vendor and has performed well and Gen Oil and has provided the service to several very large private sector enterprise excellent references.
- Funding for gasoline and diesel fuel is budgeted in departmental accounts or charged back to departments based on usage reports.

BID TABULATION ATTACHED

RECOMMENDATION

In view of the above, it is recommended that City Council split the award and authorize the City Manager to issue purchase orders for budgeted gasoline and diesel fuel to the following vendors based on bid factors included in their respective bids for a two-year period beginning February 1, 2024, with the option to extend the terms and conditions for an additional two years upon mutual consent beginning February 1, 2024:

Truck Transport deliveries (5,000-9,000 gallons);

1. RKA Petroleum Company
2. Marathon Flint Oil Co., Inc.

Tank Wagon deliveries (5,000 gallons or less);

1. RKA Petroleum Company
2. Gen Oil Company

Prepared by: Michelle Aranowski, Director of Central Services

Reviewed by: Derrick Schueller, DPW Superintendent

Approved by: Gary Mekjian, City Manager

BID TABULATION - TRUCK TRANSPORT
NOVEMBER 13, 2023

Commodity	Estimated Gallons	OPIS Avg	Colonial Oil Industries				OPIS Avg	Corrigan Oil Comp				OPIS Avg	Gen Oil				OPIS Avg	Mansfield Oil Company				
			Add/gal	+/- Factor	Price/gal	Ext Total		Add/gal	+/- Factor	Price/gal	Ext Total		Add/gal	+/- Factor	Price/gal	Ext Total		Add/gal	+/- Factor	Price/gal	Ext Total	
Unleaded 87	2,379,381	2.2125		-0.0382	\$2.1743	\$5,173,468.11	2.2125		-0.02	\$2.1915	\$5,214,413.46	2.2125		-0.01	\$2.2025	\$5,240,586.65	2.2125		-0.0065	\$2.2060	\$5,248,914.49	
Unleaded Mid-Grade 89	0	2.5926		-0.0572	\$2.5354	0.00	2.5926		-0.02	\$2.5716	\$0.00	2.5926		-0.01	\$2.5826	\$0.00	2.5926		-0.0567	\$2.5359	\$0.00	
ULS Premium Diesel #2	259,307	3.0136		-0.0211	\$2.9925	775,976.20	3.0136		0.03	\$3.0436	\$789,226.79	3.0136		-0.02	\$2.9941	\$778,391.09	3.0136		0.0227	\$3.0363	\$787,333.84	
ULS Diesel #2	581,808	2.9150		0.035	-0.0411	\$2.8739	1,672,058.01	2.9150	0.01	-0.02	\$2.8940	\$1,683,752.35	2.9150	0.0199	-0.01	\$2.9041	\$1,689,628.61	2.9150	0.03	-0.0223	\$2.8927	\$1,682,996.00
Totals						\$7,621,522.32					\$7,687,392.60					\$7,706,606.35				\$7,719,244.33		
Winter Additive Typically November - March Short load charge - (5,000-8,000 gals) Volume/Gallons, SE MI Split order charge ## Fuel Cost Recovery Surcharge Delivery Time Source of Supply			\$0.03 / gal November-March \$150 4.5 million \$85.00 24 hours Detroit Buckeye Terminal				\$0.01 / gal November-March \$150 for less than 8,000 gal did not disclose N/A 24 - 48 hours Marathon, BP, Mobil				0.0199 As Requested \$50.00 30,000,000+ \$50.00 24 hours				\$0.03 / gal November-March \$250 20 million \$50.00 24 hours							

Commodity	Estimated Gallons	OPIS Avg	Marathon Flint Oil				OPIS Avg	Petroleum Traders Corp				OPIS Avg	Ports Petroleum Co				OPIS Avg	RKA Petroleum Co				
			Add/gal	+/- Factor	Price/gal	Ext Total		Add/gal	+/- Factor	Price/gal	Ext Total		Add/gal	+/- Factor	Price/gal	Ext Total		Add/gal	+/- Factor	Price/gal	Ext Total	
Unleaded 87	2,379,381	2.2125		-0.048	\$2.1645	\$5,150,170.17	2.2125		-0.0151	\$2.1974	\$5,226,451.81	2.2125		-0.0109	\$2.2016	\$5,238,445.21	2.2125		-0.0520	\$2.1605	\$5,140,652.65	
Unleaded Mid-Grade 89	0	2.5926		-0.048	\$2.5446	0.00	2.5926		N/B			2.5926		N/B			2.5926		N/A			
ULS Premium Diesel #2	259,307	3.0136		0.022	-0.031	\$2.9826	773,409.06	3.0136		-0.0018	\$3.0118	\$780,980.82	3.0136		-0.0133	\$3.0003	\$777,998.79	3.0136		-0.0529	\$2.9807	\$767,730.23
ULS Diesel #2	581,808	2.9150		-0.031	\$2.8840	1,677,934.27	2.9150	0.0200	-0.0127	\$2.9023	\$1,688,581.36	2.9150	0.0450	-0.0133	\$2.9017	\$1,685,232.27	2.9150	0.0285	-0.0529	\$2.8621	\$1,665,162.68	
Totals						\$7,601,513.50					\$7,698,013.99					\$7,704,676.28				\$7,573,575.56		
Winter Additive Typically November - March Short load charge - (5,000-8,000 gals) Volume/Gallons, SE MI Split order charge ## Fuel Cost Recovery Surcharge Delivery Time			0.022 November-March \$50 100,000,000 None if same property/\$50. if separate 4-6 hours				\$0.02 / gal November-March \$200 6 million gallons \$75 24 - 48 hours				\$0.045 / gal November-March \$125 18,500,000 \$65 24 hours				\$0.0285 / gal November-March \$50 100,000,000 \$50 24 - 48 hours							

Commodity	Estimated Gallons	OPIS Avg	Sunoco				
			Add/gal	+/- Factor	Price/gal	Ext Total	
Unleaded 87	2,379,381	2.2125		-0.0037	\$2.2088	\$5,255,576.75	
Unleaded Mid-Grade 90	0	2.5926		-0.0037	\$2.5889	\$0.00	
ULS Premium Diesel #2	259,307	3.0136		-0.0037	\$3.0099	780,488.14	
ULS Diesel #2**	581,808	2.9150		0.25	-0.0037	\$2.9113	1,693,817.63
Totals						\$7,729,882.52	
Winter Additive Typically November - March Short load charge - Less than 5,000 Gal Volume/Gallons, SE MI Split order charge ## Fuel Cost Recovery Surcharge Delivery Time			\$0.025 \$75. between 5,000 and 8,000 5,387,001 N/A 24 hours				

Corrected by Purchasing

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL GOALS STUDY SESSION MEETING
FIRE STATION #3 - JON GRANT COMMUNITY CENTER
JANUARY 6, 2024 – 9:00AM

The goals study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 9:01am

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

Council Members Absent: None

Others Present: City Manager Mekjian, Interim City Clerk Lindahl and Assistant City Manager Mondora

OPENING COMMENTS

Fire Chief Unruh explained that beginning today Fire Station #3 will be open 24/7 to provide both fire and EMS coverage to this corner of the city which will benefit the citizens. He noted that 2023 was the busiest year in the department's history with over 12,000 runs and thanked Council and the City Manager's office for their support in making this goal a reality.

REVIEW OF RULES OF THE CITY COUNCIL AND GUIDELINES OF CONDUCT

City Manager Mekjian encouraged councilmembers to review and abide by the Rules of the City Council and Guidelines of Conduct that was recently provided to them.

CONTINUING EFFORTS ON 2023 GOALS

City Manager Mekjian mentioned the city's accomplishments over the past year noting that they have addressed the vast majority of goals council had set in 2023 and reviewed the continuing efforts of the items held over from 2023.

Council discussed the continuing efforts of the 2023 goals and came to consensus the priority of the following 2023 goals to bring forward to 2024:

- Sports Facility Company report – Priority A
- Ordinance review in light of proposed Master Plan changes – Priority A
- Website updates – Priority A/B
- Deer – Priority B
- MCMR – Priority B
- Cannabis – Priority C
- Ongoing collaboration with other entities – Priority B/C

DISCUSSION ON 2024 GOALS:

COMMUNICATION

Council comments and suggestions:

- Incorporation of AI into city website to make gathering information, accessibility, and navigation easier
- Improve construction communications with residents and business
- Improve citizen surveys
- Strategic planning on mission, vision, goals and branding of the city along with new logo

City Manager Mekjian and Assistant City Manager Mondora noted the following:

- New message boards are going in at City Hall, Heritage Park, Founders and the Hawk as part of the Smart Cities initiative
- Challenge with construction projects is that other agencies do not necessarily provide advanced notification of the issues that affect these projects.

The consensus from council was for staff to move forward with the following:

- Incorporating AI into city website
- Make use of the electronic message boards for construction updates as well as press releases
- Offer incentives to participate in citizen surveys
- Develop a mission statement and new city logo

SPECIAL SERVICES

Council comments and suggestions:

- Provide council with regular updates on what is being done to address the budget deficit at The Hawk prior to budget meetings
- Special services evaluate/review programming as it relates to revenue and also community needs
- Review of the 3rd floor at the Hawk
- Walking/Biking path from The Hawk to Woodland Hills park
- Possibility of a “Pump it Up Park” bike park on The Hawk property
- More effort on sidewalk connectivity throughout the city
- Review of ordinance to allow dogs in city parks
- More public art throughout the city; part of the PUD requirement
- Collaborate with Oakland County Road Commission on landscaping of the 12 Mile Road median

City Manager Mekjian mentioned the following:

- Special Services programming revenues are up but operational costs are as well
- Many of council’s concerns regarding The Hawk will be addressed in the SFC report
- The mission, vision and scope of special services when the Parks and Recreation millage began in 1998 is far different that what it is today and the city is cautious about increasing millage rates
- Non-motorized master plan update is part of the Parks and Recreation master plan
- As part of the CIP, they are working on a landscape plan and landmark sign for the I-696 and Orchard Lake Road interchange
- They are developing a landscape plan for the Orchard Lake Road median boulevard with the center island prepped for public art
- Possible public art fund similar to tree fund

The consensus from council was for staff to move forward with the following:

- The deficit at the Hawk is a number one priority, council would like information as to what is being done to address the issue
- Provide council with important information sooner than the Friday before council meeting in which it will be discussed
- Review ordinance allowing dogs in city parks and provide information on the concerns and issues that would follow
- Discuss with city attorney the idea of a public art fund as part of site plan development, PUD, etc.

- Reach out to County Commissioners and Executives regarding 12 Mile Road and Orchard Lake Road landscape improvement

POLICE DEPARTMENT POLICIES AND PROCEDURES

City Manager Mekjian gave a brief background on the legal review from Miller Canfield and consultant review by Winbourne as it pertains to the situational awareness training performed by the Police Department.

Discussion was held on the Phase 2 update from Winbourne that will be presented to council at the next study session. The consensus was that this is a top priority item.

ECONOMIC DEVELOPMENT

Council comments and suggestions:

- Staff to provide council with quarterly Planning Commission, Engineering and Economic Development reports on the construction taking place or proposed within the city
- Progress at the Innovations Center/The Hatchery has been slow, and the business community needs certainty that council is going to move forward with what has been approved
- Council needs to direction on how the innovation center will be managed
- Opportunities for council engagement
- Opportunities to showcase the city when large events come in such as the NFL Draft, etc.

City Manager Mekjian suggested that council continue to come to the ribbon cuttings, grand openings and to work with the chamber to support business owners.

The consensus from council was to have a study session to discuss the management of the Innovation Center.

MASTER PLAN

Discussion was held on the master plan and what the city can do accelerate a move to adopt more flexible mixed-use, zoning ordinances, overlay districts and be redevelopment ready. The consensus was to wait until council is presented with the plan so they can assess what ordinances need to be addressed to reflect the new plan.

City Manager Mekjian made the following remarks:

- Public Services will provide council with annual update on road conditions along with Pacer ratings.
- The 2014 Road millage is up for renewal. Staff will be providing information and proposed ballot language for a full renewal to council at an upcoming study session.

ZONING ORDINANCES

Council comments and suggestions:

- Gas station zoning/design for continued business viability
- Ability to have restaurants in office districts
- Temporary modification of sign ordinances in construction zones
- Enhance zoning enforcement for commercial properties. ie, real estate signs, parking lots, landscaping, dumpsters enclosures an looking at the possibility of adding zoning inspectors

The consensus of council was to have staff look into these items and report back at a study session.

REGIONAL PARTNERSHIPS

Council comments and suggestions:

- Begin the application process to become a NLC Welcome Stop for 2024
- Increase homeowners' associations participation in the COHA
- Partner with FPS to improve education achievement
- Grant opportunities

Council expressed concerns over the long standing issue of working on collaborative issues with Farmington Public Schools, the future of Oakland Community College Orchard Ridge campus and what can be done to improve and assist our educational community.

Discussion was held on the possibility of hiring a grant writer or consulting firm to assist the city with finding and applying for grants.

The consensus was to come back to a study session to discuss the grants currently pursued by the city and the possibility of hiring a consultant.

PUBLIC SERVICES/EMERGENCY PLANS

Council comments and suggestions:

- Options for residents regarding water matters and Payback districts
- Report from DTE to council every 3 months, with an in-person review every 6 months to review progress against the goals
- Warming and cooling centers
- The city's preparedness in the event of an emergency

City Manager Mekjian noted that the City of Farmington receives regular updates from DTE and he will reach out to inquire if Farmington Hills can receive the same.

Council consensus:

- Request quarterly or monthly reports from DTE
- Invite Emergency Manager Brian Pankow to a study session to share the city's EOC/LPT plan with council

BOARDS AND COMMISSIONS

Discussion was held on the review completed on boards and commissions in 2017, where we are now and if the city's boards and commissions are still serving the purpose intended, and the possibility of reinstating the MCMR commission and IEESC.

Council questioned the scope of the EDC, and the possibility of the direction to be refocused and how the city can fully utilize the EDC.

Council requested staff to look into if there are any problematic boards or commissions that may not be following their adopted by-laws, meeting requirements because of failure in leadership, or are having attendance or membership issues.

It was the consensus of council to have a study session to discuss the need to reinstate the IEES and MCMR commissions.

SUSTAINABILITY

Discussion was held the need for IEESC and freeway land mass opportunities to use for sustainability as well for solar or other things.

BID PROCESS

Discussion was held on long term vendors and the city's current contracts for legal and audit services.

Councilmember comments:

Continue to improve city workforce to reflect the city's population
Offer more activities in city parks
City Manager and department head ride-a-longs
Options for the Costick Center site
Policy for disorderly conduct at council meetings

PUBLIC QUESTIONS AND COMMENTS:

TR Carr spoke of the importance maintaining order and safety at council meetings. He thanked council for their support of the EDC and noted the importance and benefit the EDC provides.

A resident spoke of the importance of the Costick Center and the activities that are provided for residents and seniors.

ADJOURNMENT

The study session meeting adjourned at 11:32am.

Respectfully submitted,

Carly Lindahl, Interim City Clerk

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COUNCIL CHAMBER
JANUARY 8, 2024 – 5:30PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:48pm

Council Members Present: Aldred, Boleware (arrived at 5:49pm), Bridges, Bruce, Dwyer, Knol (arrived at 5:49pm), and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Interim City Clerk Lindahl, Assistant City Manager Mondora, Directors Harvey and Sullen-Winn, Police Chief King, and City Attorney Joppich

UPDATES FROM WINBOURNE

City Manager Mekjian said that tonight City Council will hear an update from Winbourne regarding Phase 2 of the 2022 Farmington Hills Police Department Traffic Stops and Citations Assessment Analysis, as requested and authorized by City Council.

Police Chief King said he was confident that Phase 2 of this independent report will further underscore the commitment of the exceptional men and women within the Police Department in serving Farmington Hills with constitutional policing practices. He was also confident that the report will further demonstrate the Department's dedication to providing exceptional police services without prejudice. Department staff look forward to continuing these efforts on behalf of the community, in order to strengthen the relationship with the community through ongoing transparency and communication.

Mayor Rich noted that Council had received tonight's materials very recently. She looked forward to hearing tonight's report, and noted there may be some preliminary questions from Council. However, the majority of questions will come later and be forwarded to Winbourne through the City Manager.

Utilizing a PowerPoint presentation, Tom Maureau and Clark Kimerer from Winbourne gave an overview of the draft Primary Report *Farmington Hills Police Department Analysis 2022, Phase 2 – Traffic Stops and Citations Assessments & Analysis*. Highlights of their review included:

- The report was divided into two main sections:
 - Summary of Findings and Recommendations
 - Summary of Traffic Stop and Citation Data
- The scope of the project is to complete an assessment of the Police Department's policies, procedures, training, customs, and culture regarding traffic stops and the issuance of traffic citations. The assessment will focus on identifying any bias regarding traffic stops and citations.
- Specifically, the consultant contract is to assess the Police Department traffic stop policies, procedures, and training to compare law enforcement industry model policies, standards, guidelines, and best practices.
- Department Strengths. The Department has a very experienced, very conscientious, and principled leadership group. The Department has a state of the art mission statement and core values prioritizing reverence of life and constitutional policing. The Department's unwavering commitment to

situational awareness is a gold standard relative to developing policy and training programs. There are very good, multi-tiered accountability systems in place.

- Training programs exceed standards in most regards, with a commitment to procedural justice and police legitimacy, which is the anchor for implicit bias prevention.
- There are very good traffic safety initiatives, particularly in commercial vehicle regulatory enforcement.
- There is a commitment to continuously and progressively improve – this is the best place the Department can be.
- The training system and accountability system used in FHPD addresses implicit bias. Implicit bias involves making decisions with the authority of a police officer, based on stereotypes, but without intellectual intention or a conscious act. Implicit bias can influence or affect how decisions are made and how people are treated. FHPD is doing a state of the art job of determining whether there are bias effects within their agency.
- The formal complaint component is very good, with a good performance evaluation system.
- Recommendation: Have more systematic review of body worn camera video to determine elements of potential bias as well as other things within the Department that they want to prohibit.
- Finding and Recommendation: Improve the quality of FHPD data. Virtually all law enforcement initiatives are data-driven.
 - Department strategic directive is that the department will be data-driven.
 - Data delivery by CLEMIS is constrained; some data could not be delivered. Understanding CLEMIS modules better can help with data mining, but CLEMIS itself has limitations.
 - Data needs to be timely, accurate, relevant, objective and comprehensive.
 - Quality of data needs to improve.
 - There needs to be a formal quality improvement program that is constantly measuring the quality of the data.
- Top Recommendation: hire a data subject matter expert, someone who has expert knowledge/advanced certification regarding the CLEMIS system data. This is a civilian position.
 - Chief and staff need this support as an essential core tool.
- After initial analysis, FHPD completed a pilot project and then expanded enterprise wide, relative to data collection. Data collection is infinitely better than at the start of project.
- New information is being collected for traffic stops, so that the Department now has significant capabilities to successfully complete an anti-bias initiative.
- Section 2 has many different tables and charts addressing specific criteria and events, such as vehicle pursuits and use of force incidents related to traffic stops.
 - The data has been difficult to collect, whether from CLEMIS or the court administrator’s office. Trends and patterns cannot be understood without data regarding such things as gender, race, where were citations issued? where were warnings issued? was the driver from in or out of the City? The Department must have the capability to collect this data, with daily and weekly reports.
 - Discussions of bias should not be based on the demographics of the City. Roadway demographics can be very different from City demographics.
 - Patterns can be affected by month, day of the week, time of the day, shift change, etc. This data needs to be collected.
 - When data is deficient, no factual determination can be made. This was the case with data collection in FHPD.
- Reducing tickets to “impeding traffic” to avoid points for insurance is widespread throughout Michigan. This practice inhibits collection of data, as the information regarding the original reason for a traffic stop is lost. If the policy is to continue to use “impeding traffic”, some way needs to be found to collect the relevant data.

- The City receives the entire fine amount for a civil citation vs. a shared amount for a state motor code citation.
- On November 10, the Chief issued a new policy that gives clear direction regarding alternative traffic violations, relative to the civil violation being closer to the actual motor code violation.
- Final findings:
 - The stop and citation polices for FHPD meet national and state standards, as well as a number of the established and modeled practices. However, Winbourne considers these standards to be baseline, not aspirational.
 - FHPD has the strengths to meet the goals outlined in the Report, including the implementation of a formal Traffic Safety Enforcement Strategic Plan protocol that is data informed and focused on life safety as the ultimate goal of enforcement, warnings, education, and prevention.
 - Random enforcement has random results.
 - FHPD has a superb program regarding commercial vehicle enforcement.
 - There should be non-punitive, systemized review of body worn car video footage relative to discussions of bias in policing.
 - The City is in a much better position to get information and data than before the study began.
 - An article from Ann Arbor showed the same issue regarding data collection from CLEMIS during a professional traffic stop anti-bias initiative.

Council discussion and questions included:

- General agreement that it will take some time to digest the information in the report.
- It was difficult to interpret the data when the presentation concluded the data was not sufficient. The issue of data collection needed to be resolved.
- Council expressed confidence in Chief King's ability to use the information provided to improve the Department. Farmington Hills was already a Safe City, and could be an even better city by implementing the recommendations made.
- Council acknowledged the importance of hiring a data subject matter expert.
- CLEMIS did provide an economy of scale, with multiple jurisdictions on the same system and sharing the same information. Options regarding getting better data should be explored with CLEMIS.

Councilmember Dwyer spoke to his experience with CLEMIS. While no system was perfect, Dwyer considered CLEMIS to be the best system available. Dwyer also felt a single expert could never provide all the information being requested by this study – funding would need to be provided for more than one person. He pointed out that FHPD was one of the best police departments in the state.

Mr. Maureau suggested Council could further discuss these issues during a subsequent meeting when a “deep dive” would be taken relative to the information provided.

Mayor Rich thanked Chief King for working with the consultants and already implementing changes to make things better.

Chief King said that CLEMIS was going through a significant overhaul of their transparency dashboard, spearheaded at the County Executive level. The County has reached out to FHPD to help the County develop a more comprehensive, accurate and informative transparency dashboard for the community.

Mayor Rich said Council will come back to this discussion after receipt of the final draft for Phase 2. During the initial draft of Phase 3 CLEMIS will attend and present to Council.

DRAFT

ADJOURNMENT

The study session meeting adjourned at 7:14pm.

Respectfully submitted,

Carly Lindahl, Interim City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JANUARY 8, 2024 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:30pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, Interim City Clerk Lindahl, Assistant City Manager Mondora, Directors Kettler-Schmult, Schnackel and Sullen-Winn, Police Chief King, City Traffic Engineer Saksewski, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

State Representative Samantha Steckloff led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Boleware, support by Aldred to approve the agenda as published.

MOTION CARRIED 7-0.

ADMINISTRATION OF OATH TO MAYOR PRO-TEM MICHAEL BRIDGES

Interim City Clerk Lindahl administered the Oath of Office to Mayor Pro-Tem Michael Bridges.

PROCLAMATION RECOGNIZING VICKI BARNETT FOR HER SERVICE TO THE CITIZENS OF FARMINGTON HILLS

The following Proclamation was read by Mayor Rich and accepted by former Mayor Vicki Barnett:

PROCLAMATION

Vicki Barnett

In Recognition of Exemplary Service to the Citizens of Farmington Hills

January 2024

WHEREAS, Vicki Barnett has represented the people of Farmington Hills with honor and distinction for nearly 30 years and is known as an effective, well-informed, honest leader who helped to make the City of Farmington Hills, Oakland County and the State of Michigan better places to live, work and do business; and,

WHEREAS, Vicki Barnett was first elected to the Farmington Hills City Council in 1995, where her strong vision, heartfelt advocacy and financial acumen served the City well during her tenure as a Council member, four terms as Mayor, three terms as a State Representative, and during her service with the Michigan Municipal League on the Board of Directors and as President; and,

WHEREAS, Vicki Barnett won decisive victories in each of her elections and served the people as a tireless advocate for strengthening the economy, creating jobs and

supporting families, causing her to be named as one of metro Detroit's most influential women by Crain's Detroit Business and chosen as the Legislator of the Year by the Police Officers Association of Michigan during her time in Lansing; and,

WHEREAS, from the beginning of her distinguished political career and throughout her many years devoted to public service, Vicki Barnett has worked diligently to improve the quality of life for all those around her and has had a major impact on the people in Farmington Hills and throughout the State of Michigan.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor and thank **Vicki Barnett** for her commitment and service to the people of our City, and encourage everyone to respect and recognize the work of this highly dedicated individual.

PROCLAMATION RECOGNIZING MARY NEWLIN FOR HER SERVICE TO THE CITIZENS OF FARMINGTON HILLS

The following Proclamation was read by Councilmember Boleware and accepted by former Councilmember Newlin:

PROCLAMATION
Mary Newlin
In Recognition of Exemplary Service to the Citizens of Farmington Hills
January 2024

WHEREAS, Mary Newlin has served the City of Farmington Hills and its residents with honor and distinction, and was regarded by her colleagues as a compassionate, outspoken and common-sense leader during her time as a member of the City Council from 2019 to 2023 and as Mayor Pro Tem in 2022; and,

WHEREAS, Mary Newlin has resided in the City of Farmington Hills for more than 30 years and, as a longtime resident, knows that the key to a strong community is ensuring that every resident has a voice; and,

WHEREAS, Mary Newlin leveraged first-hand medical expertise gained during her extensive career as a registered nurse with a bachelor's of science in nursing as council liaison to the Commission on Community Health, which is dedicated to supporting and encouraging an environment where residents have access to quality health services and wellness programs; and,

WHEREAS, Mary Newlin, a mother of three Farmington Public Schools graduates, showed unwavering commitment to every family in the City of Farmington Hills as Council liaison to the Commission on Children, Youth and Families, which promotes an environment where children and families are happy, healthy, educated, safe and encouraged to reach their full potential; and,

WHEREAS, Mary Newlin was a forward-thinking council member who not only worked on behalf of current Farmington Hills residents, but to make the City and its services better for future generations who will call this City home.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor and thank **Mary Newlin** for her loyal service to the people of our City, and encourage everyone to respect and recognize her contributions to ensure that the City of Farmington Hills is a place where everyone is welcome.

PROCLAMATION RECOGNIZING KEN MASSEY FOR HIS SERVICE TO THE CITIZENS OF FARMINGTON HILLS

The following Proclamation was read by Councilmember Bruce and accepted by Councilmember Knol on behalf of former Councilmember Massey:

PROCLAMATION
Dr. Kenneth Massey
In Recognition of Exemplary Service to the Citizens of Farmington Hills
January 2024

WHEREAS, Dr. Kenneth Massey has served the City of Farmington Hills and its residents with integrity for two decades, including four terms as a member of City Council, two terms as Mayor from 2015 to 2019, and as Mayor Pro Tem in 2006, 2010 and 2015; and,

WHEREAS, during his career in politics, Ken Massey has been involved in the Michigan Municipal League and the National League of Cities Public Safety Steering Committee, while remaining committed to his immediate community as vice president of his homeowners' association and as a member of the Council of Homeowner Associations; and,

WHEREAS, Ken Massey's insight and influence provided valuable contributions to the boards and commissions which he served as Council Liaison, including the Retirement Board of Trustees, the Emergency Preparedness Commission, of which he is a past chair, and the Economic Development Corporation as part of which he was instrumental in the establishment of The Hawk Innovation Center and Hatchery, a business incubator located inside the City's award-winning recreation center, The Hawk; and,

WHEREAS, Ken Massey's dedication to the City and its residents goes far beyond his service on City Council, as evidenced by his role in founding CARES of Farmington Hills in 2017, a non-profit that provides services to individuals and families in Farmington Hills and seven surrounding communities in Oakland and Wayne Counties, including a food pantry that supports more than 550 families monthly, and in establishing Farmington SAFE, a non-profit task force focused on facilitating conversations and providing resources around suicide prevention.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor and thank **Dr. Kenneth Massey** for his tireless service to the people of our City, and encourage everyone to respect and recognize the contributions Ken has made to making the City of Farmington Hills even better.

State Representatives Samantha Steckloff and Jason Hoskins made comments and presented proclamations on behalf of the State of Michigan to former Mayor Vicki Barnett, Mary Newlin, and Dr. Ken Massey.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bruce, support by Boleware, to approve consent agenda items #9 through #14, as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Knol, support by Boleware, to approve consent agenda item #15.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

PUBLIC QUESTIONS AND COMMENTS

Steven Ludwig spoke about difficulties with the SMART bus service. Immediately following his comments, Assistant City Manager Mondora met with him outside council chambers.

State Representatives Steckloff and Hoskins reported on legislative actions taken in 2023 and legislative goals for 2024, specifically calling out funding for a new fire engine and an Emergency Response Center, funding for CARES and the Holocaust Center, the Michigan Achievement Scholarship, and Michigan Reconnect – a program to assist people to attend community colleges tuition-free, voting reforms, and other legislative achievements.

Pamela Gerald spoke of her support of year-round African American history classes in the schools. She had also attended the study session this evening and felt the presenters had lectured rather than taken questions, and questioned some of the conclusions they had drawn regarding CLEMIS and the FHPD.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

There were no Councilmember comments or announcements.

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- SiFi will be hosting a high-speed broadband informational meeting at the Farmington Library on January 17th from 10am to Noon.
- City Offices will be closed January 15th in recognition of MLK Day
- Farmington Library is holding many MLK Events

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF THE FARMINGTON HILLS 2024-2028 PARKS AND RECREATION MASTER PLAN, CMR 1-24-01

Director of Special Services Schnackel explained that the Department is undertaking the process to prepare the five year Parks and Recreation Master Plan. The plan is a roadmap for parks, facilities, programs and activities decisions to be made in the next five years, as well as projected future needs.

Director Schnackel introduced Bob Ford, LAP + Creative, who consulted with the City relative to the Parks and Recreation Master Plan. Utilizing a PowerPoint presentation, Mr. Ford highlighted the following:

- Why is Farmington Hills updating their Parks and Recreation Master Plan?
 - The Plan is developed to meet the guidelines and grant requirements of Michigan DNR (Department of Natural Resources).
 - The DNR requires that community recreation plans be updated every five years to provide an opportunity to adapt to the changing needs and assets of a community.
 - To identify and evaluate any new or potential partnerships.
 - To create an Action Plan that can be aligned to an annual budget.
- The plan development process starts with talking with the community. Community input was gathered through a public input meeting and online opinion survey, after which a draft plan was created which goes before the public for a 30-day review, which had just concluded. The plan will next be submitted to the DNR. After DNR review and approval, the City is able to fill out application forms for grants. The plan is due to DNR February 1.
- Farmington Hills residents overwhelmingly support the condition of the existing facilities (78%) and existing parks and amenities (75%). The lowest rated parks were Olde Town Park and William Grace Dog Park, with 33% of respondents rating them “poor” to “adequate.”
- Priorities for improvement include:
 1. Walking/hiking trails
 2. Costick Activities Center
 3. Biking paths
 4. Nature Center
 5. Playgrounds
- When asked what could be added, respondents mentioned:
 - More senior activities
 - More activities for teens
 - More activities for disabled individuals, particularly those who are neurodivergent or intellectually disabled
 - Additional tennis courts
 - Additional trails
- Goals and objectives included:
 - Accessibility
 - Facilities Forward
 - Connectivity
 - Environmental awareness and preservation
 - Communication

- Community relationship/partnerships
- The Action Plan (or Capital Improvement Plan) prioritized such things as:
 - An adaptive playground and splashpad at Heritage Park
 - Resurfacing cart paths at Farmington Hills Golf Club
 - Baseball dugouts at Founders Sports Park
- The Action Plan helps with parks and recreation decision making regarding:
 - Programming
 - Land Acquisition
 - Capital or minor improvements
 - Building ties with the community

Council questions

In response to questions, Director Schnackel and Mr. Ford gave the following further information:

- Over 1000 people participated in the online survey, which was promoted via lawn signs and social media outreach. Hard copies were available at the Costick Center and the HAWK, and other locations.
- Survey response was greater than 5 years ago. An acceptable response rate is between 1% - 7%, and the response was over 1%. Once there are over 500 responses, the trends stay pretty stable.
- There is a list of answers to questions in graph form as well as a list of comments from respondents in the final report appendix.
- Regarding the dog park, while there was interest in making improvements, the City has a great network at the dog park that is very well connected.
- City Council will be receiving recommendations regarding a path forward to ensure facility maintenance and excellence, and funding for that effort.

Council comments

Council acknowledged public responses, especially the desire for more walking paths and trails, and the desire to seek ways to acquire more land for parks within the City.

Director Schnackel said there are record numbers of people using the parks, and there is a strong interest in interconnectivity between parks and facilities.

Public Hearing

Mayor Rich opened the public hearing for this item.

Dan Fantore, Chair of the Farmington Area Commission on Aging, advocated on behalf of those 50 and better relative to future use and needs of the Costick Center. The Commission recommends a senior-friendly facility with programming to meet the needs and desired activities of this population while preserving all current programs and services. The Commission agrees with the five year plan and recommendation that a study be conducted to determine the best course for the future of the Costick Activities Center – the facility, the site, and the programming. To best advocate for those 50 and better who will use the Costick Center or its replacement, the Commission requests a seat at the table.

Pat Hansen, City of Farmington, said she used the Costick Center continuously. She wondered why a recommendation was being made for another study session for the Costick Center. She asked what the \$7M for the 3rd floor of the HAWK was for, and what the \$20M for the Costick Center would be used for. People 50 and older are the City's most valuable people, and the Costick Center supports them. She noted the Costick Center would be closed 11 days for early voting; where will the Center's activities go during that time?

In response, Mayor Rich said the next study session regarding the Costick Center would be to answer additional questions that had been put forward.

As no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby adopts the City of Farmington Hills 2024-2028 Parks and Recreation Master Plan.

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION TO PERMIT THE PARTIAL REDEVELOPMENT OF THE HUNTER'S SQUARE SHOPPING CENTER, PUD PLAN 2, 2023, INCLUDING SITE PLAN 67-9-2023.

Director of Planning and Community Development Kettler-Schmult introduced Planning Consultant Bahm, who gave the following information:

- This request is for a planned unit development (PUD) project at the Hunter Square Shopping Center.. The PUD tool gives the City the ability to work with a developer on a project that meets certain goals of the City, while having the flexibility to waive some of the requirements of the zoning ordinance to allow for a project that is better than one that could be developed traditionally.
- The project includes a revamp of several larger tenant units, the addition of some outlots along Orchard Lake Road, and some accompanying changes to the parking lot. The project will remain completely commercial without any other types of uses included. This evening's focus will not be on uses, except to point out those proposed uses that would not be permitted in the underlying B-2 (community business) zoning district.
- The site is 28.82 acres. There are no wetlands and no notable natural features, except for some of the trees that are on the site. A tree survey has been provided.
- The site is accessed from five driveways on Orchard Lake Road with an additional access point to 14 Mile Road via an easement on a neighboring property.
- Planning Consultant Bahm reviewed the PUD process, which included as a first step a determination by the Planning Commission that the project qualified for a PUD based on criteria and procedures outlined in the Zoning Ordinance. The Planning Commission made this finding on August 17, 2023.
- Following PUD qualification, a public hearing was held on November 16, 2023, and the Planning Commission then made a recommendation of approval to City Council. Should the PUD be approved by City Council, a PUD contract will be entered into by the developer and the City.
- A PUD should not be used when the same land use objectives can be accomplished through regular zoning and should not be used to get around the requirements of the Zoning Ordinance. A PUD should also provide community benefit to balance any deviations from the ordinance sought by the developer. A PUD development should not add materially to the City's service and facility loads beyond those that are normally considered.
- The applicant has provided a traffic study.
- In terms of community benefit, the applicants list the following: public artwork, reduction of paved areas on site, addition of pedestrian pathways, traffic calming measures to increase pedestrian safety, diversity of uses on site including grocery, restaurants, office, and entertainment; enhancement of

existing landscape buffer adjacent to residential to the west; enhancement of landscape buffer along Orchard Lake Road, additional shrubs and perennial landscape enhancements within the parking lot; additional outdoor plaza areas with benches, addition of stormwater quality measures. The applicant has suggested a deferred benefit of a future covered bus stop, if and when SMART reinstates a bus line in the area; and reduction of 424 spaces and reduction of pavement.

- The project will result in a reduction of 7000sf of building area.
- The proposed uses in the shopping center would be consistent with the uses that are permitted in the B-2 district including retail businesses, personal service establishments, and fast food or carry out restaurants. The applicant is also proposing several uses that are not permitted in the B-2 district including a drive-through restaurant, pharmacy pickup window, sidewalk sales, indoor recreation facilities, and a veterinary hospital or clinic.
- The 2009 Master Plan is the guiding document in this case.
- Lot coverage is 28.5%.
- There have been studies regarding improving the Orchard Lake Road corridor for 20 years, including a 2002 coordinated Orchard Lake Road Corridor Study conducted from 8 Mile to Sylvan Lake. A vision for the area includes increased density, increased intensity of uses, and enhanced pedestrian and bicycle accommodations and amenities.
- Walkable communities have destinations that can be walked to, with improved aesthetic environment.
- Some elements in this plan meet the goals and visions of earlier Orchard Lake Road studies.
- The Planning Commission is wrapping up its master plan review, where there was a big focus on redevelopment opportunities, including to the west and the north along Orchard Lake Road and Northwestern Highway.
- Deviation requests attached to this proposal include:
 - a front yard setback of 58.49 feet where 75 feet is the minimum setback required;
 - a rear yard setback of 69.34 feet where 75 feet is the minimum setback required;
 - the applicant to not provide a pedestrian connection between the existing sidewalk along Orchard Lake Road and proposed outlot "G" where connection is required;
 - drive-in restaurant use where such use is not permitted within the B-2 District;
 - drive-in pharmacy use where such use is not permitted within the B-2 District;
 - sidewalk sales on a permanent basis where such use is permitted only on a seasonal basis within the B-2 District;
 - indoor recreation facility use where such use is not permitted within the B-2 District;
 - veterinary hospital or clinic where such use is not permitted within the B-2 District;
 - stacking lane for proposed outlot "G" to be within a front yard where such lanes are prohibited in front yards;
 - dumpster enclosures to be within front yard where such enclosures shall not be within front yards;
 - fifteen (15) loading spaces where twenty (20) spaces are required; and
 - five (5) signs on the front façade of major building "E" where two (2) signs are the maximum number permitted on one (1) façade.
- Aerial schematics outlined the pedestrian experience throughout the site, the connections between the outlot buildings, and the layout of those buildings.

- Lighting should be adjusted to meet the uniformity ratio and the color temperature should be adjusted to color temperatures below 3500 Kelvin.
- The applicant is requesting the reuse and/or relocation of currently nonconforming signs,

Applicant presentation:

David Ortner, RPT Realty, was present on behalf of this request for PUD approval. Mark Drane, Rogvoy Architects, was also present.

Mr. Ortner highlighted the following:

- This project represented a redevelopment of about 185,000sf at Hunter's Square, resulting in a slight reduction of overall ground floor area. This is an opportunity to develop the site as a regional retail center on a primary corridor.
- Right now Hunter's Square has over 200,000sf of vacancies.
- The project has been designed to maximize the appeal to potential retailers and activate the site with increased pedestrian access, common space for public use, and placemaking.

Council questions:

In response to questions from Council, Mr. Ortner gave the following further information:

- RPT Realty had had discussions with the owners of Marvelous Marvin's Mechanical Museum (Marvin's); they had reached out to Marvin's several times. Marvin's had let RPT Realty know they were interested in relocating to a larger space, and were in conversation with other locations also.
- Marvin's lease expires January 2025.
- The City's Economic Development Director had also reached out to Marvin's.
- The 200,000sf vacancy represented about 2/3 of the space at Hunter's Square.
- The proposed Meijer would be about 70,000sf. There would be two new 25,000sf spaces, and one new 40,000sf space.
- The construction time period from start of demolition to completion is about 18 months, contingent upon approvals being granted.
- The site could be developed under standard zoning, but the options would be limited, and it might be more difficult to attract tenants. The developer was seeking the ability to create a center that offers flexibility in order to attract a diverse tenancy, including entertainment uses and different dining options. Developing the property under straight B-2 zoning would not serve the highest and best use of the site.
- Total cost of the project is between \$50M-\$70M. A significant portion of the site is obsolete.
- Meijer had signed a contingent lease. No other tenants were committed, but there was significant interest from the business/retail community in this redevelopment.
- Hours of operation for the Meijer would be 6am to midnight.

Council discussion

- Regarding community benefit, Council comments included:
 - The community benefits attached to this PUD project did not seem significant.
 - The requested deviations did not benefit the community. The requested drive-through could create congestion.
 - The impact of the reduced square footage mostly impacted the back of the development. The reduced square footage increased available parking in the front, which was not desirable.
 - Sidewalk sales were not an incentive to approve this plan.
 - While there was going to be more landscaping close to Orchard Lake Road, this did not constitute a major community benefit.

Mr. Ortner said the benefit was the redevelopment of a shopping center with an intense amount of vacancy, and with the potential for even further vacancy. The redevelopment will bring in a strong mix of tenants that will serve the community, and will solidify the site as a regional retail center on a major Farmington Hills corridor. They were seeking a PUD to provide flexibility to future tenants, and to activate the space by reducing setbacks.

- While it might be true that the primary benefit is the redevelopment of this property, the walkways and areas of green space were minimal. Could these benefits be maximized further?
- The Planning Commission had addressed walkability on the site, and supported outdoor dining.
- Regarding building materials and design, Council comments included:
 - Council would like to see more high quality building materials. This was especially true regarding the proposed Meijer, which several Council Members had thought would appear similar to the Corner Market at 13 Mile and Woodward, or more similar to Fresh Thyme in downtown Farmington. The design as presented was a big disappointment.
 - Regarding the signs, Council did not think the 5 requested signs were necessary for the grocer building and did not give an upscale look for this entry into the City.
 - Council wanted to see more placemaking, creating a space where people want to gather. While this might never be a “downtown,” it could be better than proposed.

Mr. Drane, the project architect, showed renderings of the proposed development and highlighted the following:

- The outbuildings were pushed forward so as to eliminate parking in front, increasing the green space from 15’ to 50’.
- The development was designed around the idea of form-based zoning. The buildings were all masonry, with glass on all four sides. Pedestrian areas engaged the community, with walkable paths, outdoor meeting spaces, and string lights between the buildings where benches will be placed for public gathering.
- Only 2500sf of a 7000sf building will be a drive-through restaurant. The developers had painstakingly screened the stacking lane with landscaping and screen walls.
- Renderings showed examples of public art.
- The design of the Meijer would be similar to that at a shopping center at Big Beaver and Rochester Roads, where the Meijer is also surrounded by a variety of uses.
- Meijer would have a drive-through pharmacy pickup window.
- In general, the developers were trying to be thoughtful and modest in the overall design of this redevelopment.
- Regarding the drive-through, Council comments included:
 - Some council members were concerned about encouraging drive-throughs in this area. There were also concerns about the drive-through layout, which was not ideal.
 - The City needed sit-down restaurants, not fast food places.
 - Drive-through restaurants at busy shopping centers on major thoroughfares are problematic.

Mr. Ortner said a traffic study had been completed and submitted. The drive-through building has been designed with ample stacking.

Mr. Ortner clarified that of the 4 outparcel buildings along Orchard Lake Road, only one is proposed as a drive-through. The other buildings are flexible buildings between 5000 and 6500sf and could house sit-down restaurants. The leasing team will be pursuing those kinds of tenants.

The type of tenant envisioned for the drive-through location was not fast-food, but rather a restaurant that also needed a pickup window.

- Regarding Marvin's Marvelous Mechanical Museum (Marvin's), Council comments included:
 - Council understood that Marvin's is a community asset with a long history in Farmington Hills. However, Council could not dictate who the tenants must be in a retail development.

Traffic Engineer's Review

City Traffic Engineer Mark Saksewski said the City had received a traffic impact study for this proposed Planned Unit Development. Engineer Saksewski had provided comments to the applicant, and the applicant has indicated there would be no issues addressing those comments.

The traffic study was a general review of the overall site and land use. There were no specifics on the drive-through yet, including stacking.

A use such as a Chick-fil-A drive-through restaurant would require an additional traffic impact statement and would also likely return to the Planning Commission for review.

Mayor Rich called a short break at 9:37pm and reconvened the meeting at 9:47pm.

Public Hearing

Mayor Rich opened the public hearing on this item.

Pamela Gerald referenced comments from Urban Planner Robert Gibbs, who said that just because zoning allows a business, the community and the City do not have to allow it if it would be considered "hodgepodge." She asked for confirmation that the Meijer will not be open 24 hours a day, why a jewelry store was being shown in the renderings, when so many 'smash and grabs' were occurring and how this shopping center could be walkable with two roundabouts close by. She added that a sit-down restaurant be provided rather than fast-food.

Will Bowen, Bayshore Drive, currently worked at Marvin's. Marvin's was a unique place, and 50,000 people had signed an online petition supporting Marvin's. Marvin's had a tight-knit, yet widespread community. Their shared history keeps people coming back. The history, the character, and the memories of Marvin's that have been preserved for generations were beyond words. While business and developments change, an argument must be made for preserving this historic store.

JB said when he came to Marvin's from out of town, he would have dinner at Buffalo Wild Wings. This PUD didn't have to be approved because it did not fit in Farmington Hills.

Hailey Fugate, Livonia, said she worked at Marvin's, and knew nothing could replace it.

Rachel Cronkhite, Allen Park, said that she came to Farmington Hills to visit Marvin's. She agreed it would be nice to have more restaurants. The renderings showed trendy stores that looked empty. Losing Marvin's would leave a big hole that will be very difficult to fill. She noted that a similar Meijer was proposed in Livonia and Plymouth, and in both cases had been opposed by the community.

Weston Brooks, Ferndale, said he comes to Farmington Hills to visit Marvin's. He would not come to Farmington Hills for a Meijer. Marvin's has many fragile, antique items that would be difficult to move.

Conner Japikse, Grosse Pointe Park, said the community needed to stand together to support Marvin's. Even if Marvin's ended up staying in this shopping center, the process of clearing the store out for either renovation or moving to another location in the center would put Marvin's in financial jeopardy. Everyone needed to show support for Marvin's not just with passionate words and massive petitions, but with actions.

Jacob Keeler, Hunter Square complex, Farmington Hills, said that Marvin's was a distinct draw to the area. The shopping center redevelopment as proposed did not fit this area.

Claire Romanchuck also lived in Hunter Square complex. She agreed that the plaza did need to improve. However, the proposed redevelopment was close to a worst case scenario. There was already an Aldi and a Whole Foods in the area; Meijer would be redundant. There has to be some way forward to protect an institution as widely beloved and cherished as Marvin's.

Seeing that no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to the Council.

Councilmember Bruce said that he loved Marvin's. However, whether or not City Council approved the PUD, the developers could still redevelop the site under normal zoning rules. The City cannot tell businesses or landowners who they must have as tenants. With 200,000sf of vacant space, the site needs to be redeveloped. A PUD gives the City the ability to negotiate with a developer.

Councilmember Bruce offered a motion, with Councilmember Bridges supporting, to approve the proposed PUD, with the following conditions:

- A covered bus stop be provided.
- Move the dumpster out of the front yard.
- Decrease the color temperature of the lighting to 3500 Kelvin or below, with a 4:1 uniformity ratio, as well as in the lighting recommended by the planning consultants.
- Add bicycle parking.
- Add more pedestrian markings on the plan, particularly across the drive-through lanes.
- Provide additional landscaped areas along Hunter's Lane and Orchard Lake Road at the southeast corner.

Councilmember Bruce said that while he was not particularly thrilled about having a Meijer move to this location, he was also not thrilled about having 200,000sf of empty buildings.

Mayor Pro-Tem Bridges said he was confident the applicant would work with Marvin's to ensure that they are given a fair opportunity to be part of this project, and noted the City had also reached out to Marvin's to offer them resources and information in order to maintain their tenancy there. He supported the motion.

Councilmember Aldred thought there was still not enough public benefit attached to this PUD. He did not support having a drive-through restaurant at this location. Redevelopment was needed, and it was helpful to see the additional renderings, but he could not support this motion this evening.

Councilmember Boleware did not support having a drive-through restaurant at this location. She also did not find the appearance of the Meijer store to be appealing, especially at this gateway location. She would like to see additional thought put into the façade of the Meijer building.

Councilmember Knol also had concerns with the drive-through as proposed. She was not opposed to all drive-throughs, but she was opposed to a fast food restaurant at this location. She noted that an approval could be conditioned on prohibiting the restaurant from having any sort of fryers, thus eliminating the possibility of a fast-food drive-through. Her other big concern was that the Meijer was the first thing someone saw as they came south on Orchard Lake Road. She wanted a different look there, not a typical Meijer storefront with 5 signs. For her to support this PUD the Meijer building would need to be rethought. She also questioned approving grandfathering nonconforming signs.

Director Kettler-Schmult said the request to grandfather nonconforming signs addressed the issue that Marvin's iconic sign was nonconforming.

Councilmember Knol said she could support preserving the Marvin's sign, but did not want to give approval for other nonconforming signs.

Mayor Rich said she would not support the motion. She appreciated seeing additional renderings, but that was not a contract. She would need more specific information, including detail on materials, signage, and public art. She liked the idea of prohibiting fryers at the drive-through restaurant.

City Manager Mekjian said that issues of materials, landscaping, pedestrian access, etc., had been discussed at an internal November 27 meeting, with a summary forwarded to Council. He wondered if the developer was open to postponing action to give time for the developer and City staff to work through the stated issues, and return to Council with a plan that addressed those issues.

After brief discussion, Mr. Ortner said that he would support postponing action to the February 12, 2024 City Council meeting date. The motion on the table was withdrawn.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby postpones the consideration to permit the partial redevelopment of the Hunter's Square Shopping Center, PUD Plan 2, 2023, including Site Plan 67-9-2023 to the February 12, 2024 City Council meeting.

MOTION CARRIED 6-1 (Dwyer opposed).

For the sake of the public present, City Attorney Joppich advised that the February 12 meeting will not be noticed as a public hearing, as the public hearing had been held. The agenda will be posted on the City's website.

NEW BUSINESS

CONSIDERATION OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

Pamela Gerald spoke of her experience applying for a seat on three of the City's Boards and Commissions and while she was appointed to a board, it was not any of the three she had applied for, although they had vacancies. It appeared that people were appointed to Boards and Commissions based on friendship and family relationships and encouraged the Mayor and Council to seek appointees from a wider pool of applicants.

Mayor Rich thanked Ms. Gerald for her comments and noted that she had never met five of the people being appointed tonight but had talked with them by phone.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals:

Master Plan Steering Committee

Mayor Theresa Rich

Randy Bruce

Council Liaisons for Boards & Commissions

Mayor Theresa Rich

Board of Review, Grand River Corridor Improvement Authority, Mayors Youth Council

Mayor Pro-Teem Michael Bridges

Farmington Area Commission on Aging, Economic Development Corporation

Valerie Knol

Beautification Commission, Historical Commission, Historic District Commission

Jackie Boleware

Brownfield Redevelopment Authority, Commission on Community Health, Committee to Increase Voter Participation, Farmington Area Arts Commission

William Dwyer

Commission on Children, Youth & Families, Retirement Board

Jon Aldred

Emergency Preparedness Commission, Parks & Recreation Commission

Committee to Increase Voter Participation

Catherine Brown

Length of Term:
3 years

Term ending:
February 1, 2027

Catherine will fill the vacancy left by Marc Thomas who resigned.

Adam Harrell

Length of Term:
3 years

Term ending:
February 1, 2027

Adam will fill the vacancy left by Ashley Riley who resigned.

Thomas Engle Thomas will fill the vacancy left by Deb Kendzierski who resigned.	Length of Term: 3 Years	Term ending: February 1, 2027
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Beautification Commission

Dr. Robert Levine	Length of Term: 3 years	Term ending: February 1, 2027
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Dr. Levine will fill the alternate vacancy.

Grand River Corridor Improvement Authority

Jerry Price	Length of Term: 4 years	Term ending: February 1, 2028
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Jerry will fill the vacancy left by Michael Gendjar.

Zoning Board of Appeals

Lloyd Banks	Length of Term: Unexpired Term	Term ending: February 1, 2026
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Lloyd will fill the alternate vacancy left by Asim Khan.

Commission on Aging

Vivek Das	Length of Term: 3 years	Term ending: February 1, 2027
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Vivek will fill the alternate vacancy left by Karina Weglarz.

Commission on Community Health

Ikramuddin Khan	Length of Term: 3 years	Term ending: February 1, 2027
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Ikramuddin will fill the vacancy left by La Keshia Young who resigned in 2022.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF EXECUTING THE MEMORANDUM OF UNDERSTANDING AND MUTUAL NON-DISCLOSURE AGREEMENT WITH MITSUBISHI ELECTRIC AUTOMOTIVE AMERICA, INC. CMR 1-24-02

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to execute the Memorandum of Understanding and Mutual Non-Disclosure Agreement with Mitsubishi Electric Automotive America, Inc.

Roll Call Vote:

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

Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF ONE JOHN DEERE TX TURF GATOR WITH ALL TERRAIN TIRES AND ELECTRIC LIFT AND ONE JOHN DEERE TX DELUXE CARGO GATOR WITH TURF TIRES FROM DEERE & COMPANY IN THE TOTAL AMOUNT OF \$19,724.93. CMR 1-24-03

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order to Deere & Company in the amount of \$19,724.93, for the purchase of one (1) John Deere TX Turf Gator with all terrain tires and electric lift and one (1) John Deere TX Deluxe Cargo Gator with turf tires and to take delivery of the equipment via Revels Turf & Tractor as an authorized dealer.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF RESCHEDULING THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 26, 2024 TO FEBRUARY 5, 2024.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby reschedules the regular City Council meeting of February 26, 2024 to February 5, 2024.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A RESOLUTION FOR ACCEPTANCE OF THE 2023 TRANSPORTATION ASSET MANAGEMENT PLAN. CMR 1-24-04

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby accepts the 2023 Transportation Asset Management Plan and will provide a copy of the resolution as well as the Transportation Asset Management Plan to the Transportation Asset Management Council as required by Public Act 325 of 2018.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF DECEMBER 11, 2023.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the study session meeting minutes of December 11, 2023.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF DECEMBER 11, 2023.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of December 11, 2023.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL MEETING MINUTES OF DECEMBER 21, 2023.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the special meeting minutes of December 11, 2023.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

The attorney's report was received.

ADJOURNMENT

MOTION by Boleware, support by Bruce, to adjourn the regular session City Council meeting at 10:44pm.

Respectfully submitted,

Carly Lindahl, Interim City Clerk