

AGENDA
CITY COUNCIL STUDY SESSION
SEPTEMBER 22, 2025 – 3:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COUNCIL CHAMBER
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Presentation of the [Special Services Financial Sustainability Strategic Action Plan](#) by The Sports Facilities Companies
4. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.



SPECIAL SERVICES

FINANCIAL SUSTAINABILITY STRATEGIC ACTION PLAN

EF SPORTS FACILITIES
COMPANIES

AGENDA

- Goals to Balance
- Financial Performance & Benchmarking
- Sustainability Strategies and Impact
- Capital Funding Strategies
- Open Discussion and Q&A

GOALS TO BALANCE

Reduce the Financial Gap to “Pre-Hawk” Performance

Create a path to long-term operational sustainability by:

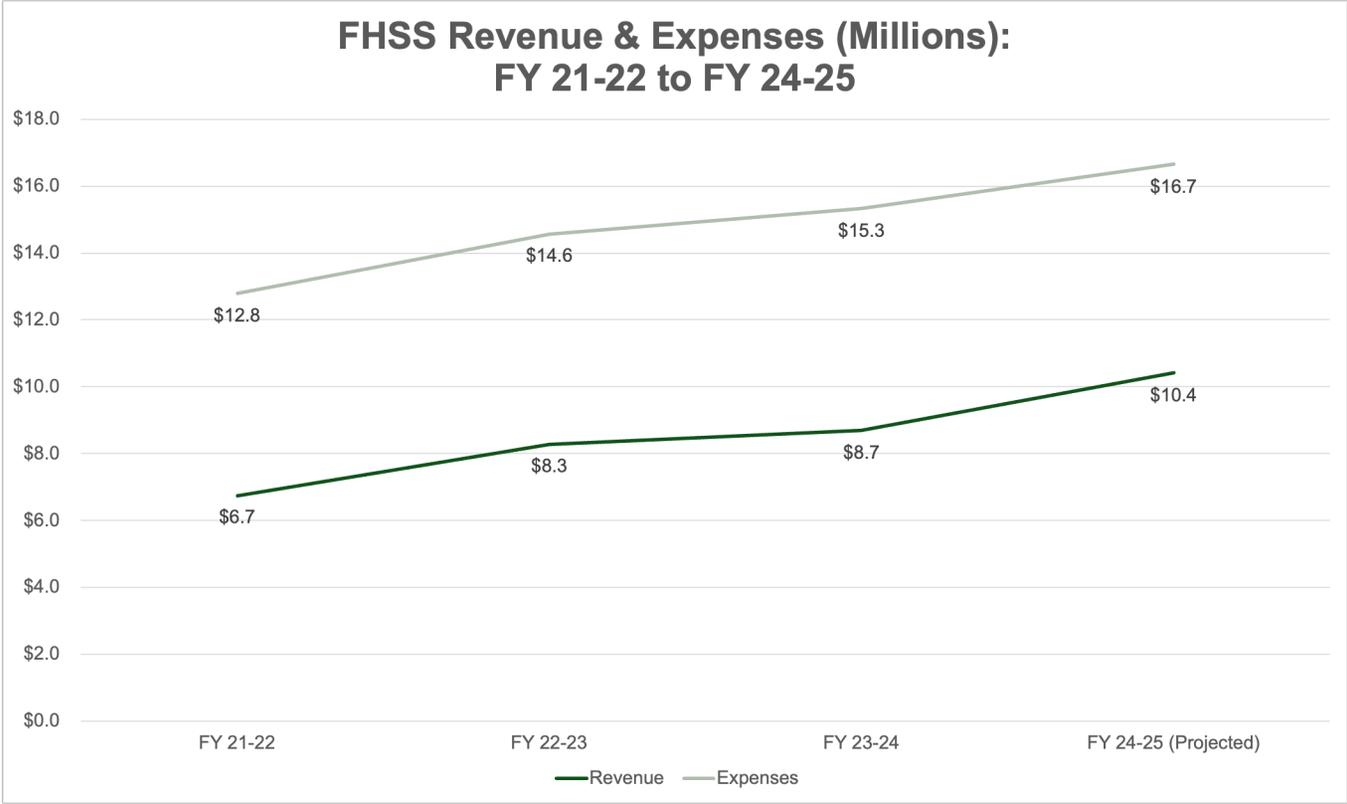
- *Leveraging revenue opportunities*
- *Containing expenses*
- *Establishing/enhancing strategic & corporate partnerships*

Maintain Access to High-Impact Programs and Services

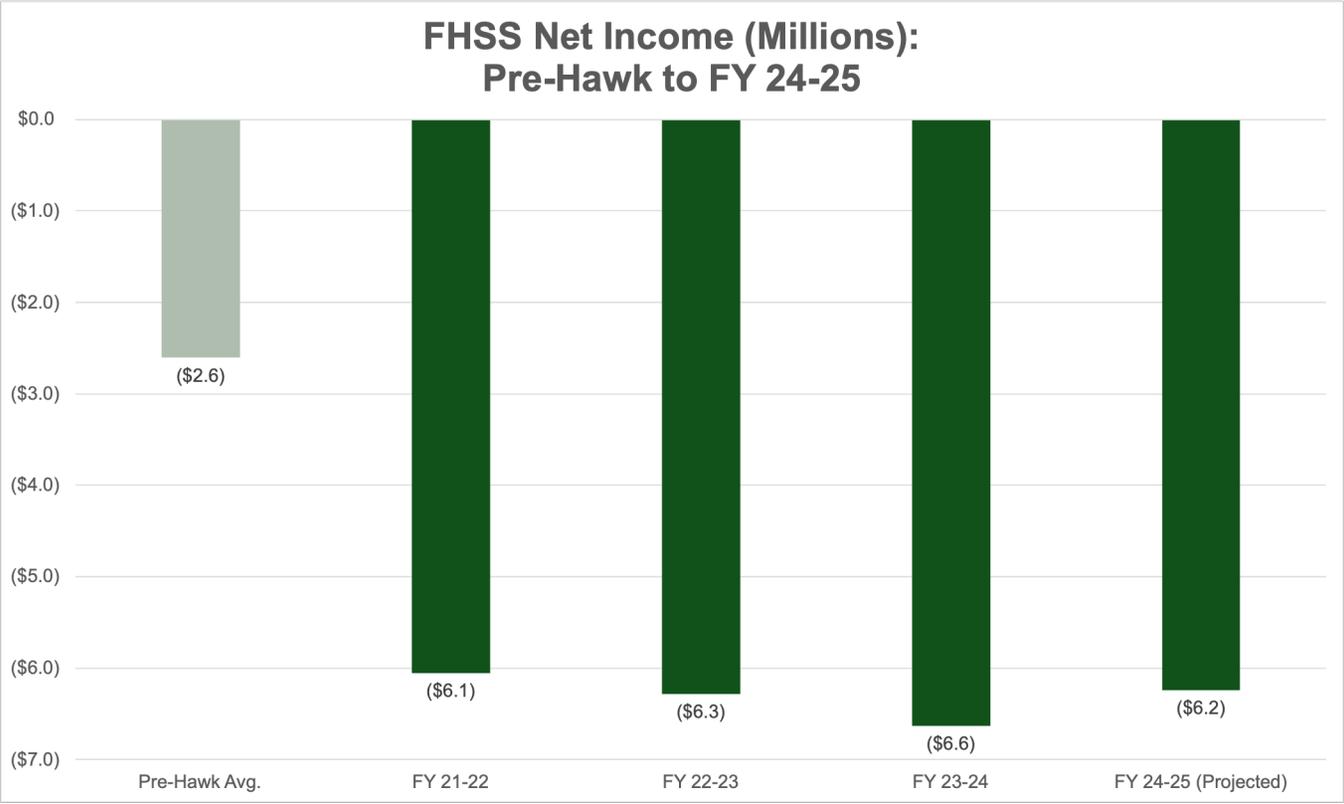
Prioritize services that improve health and social conditions in Farmington Hills, specifically:

- *50 & Better/Seniors*
- *Health & Wellness*
- *Sports & Recreation*
- *Cultural Arts*

FHSS HISTORIC FINANCIAL PERFORMANCE



FHSS HISTORIC FINANCIAL PERFORMANCE



FINANCIAL PERFORMANCE BENCHMARKING

FY 24-25 Operating Expenditure Breakdown & Benchmarking			
<i>FHSS vs. Agencies Serving 50,000-99,999 People</i>			
	FHSS		U.S. Avg.
Parks	\$2,049,397	15%	38%
Recreation	\$8,342,748	60%	35%
Administration	\$3,534,607	25%	19%
Other	N/A	N/A	8%
Total	\$13,926,752	100%	100%

FINANCIAL PERFORMANCE BENCHMARKING

FY 24-25 Revenue Breakdown & Benchmarking <i>FHSS vs. Agencies Serving 50,000-99,999 People</i>			
	FHSS \$	U.S. Median	Upper Quartile
Revenue per Capita	\$125.19	\$45.22	\$95.28

FY 24-25 Operating Expenditure Breakdown & Benchmarking <i>FHSS vs. Agencies Serving 50,000-99,999 People</i>			
	FHSS	U.S. Median	Upper Quartile
Expenditure per Capita	\$167.44	\$126.23	\$205.08

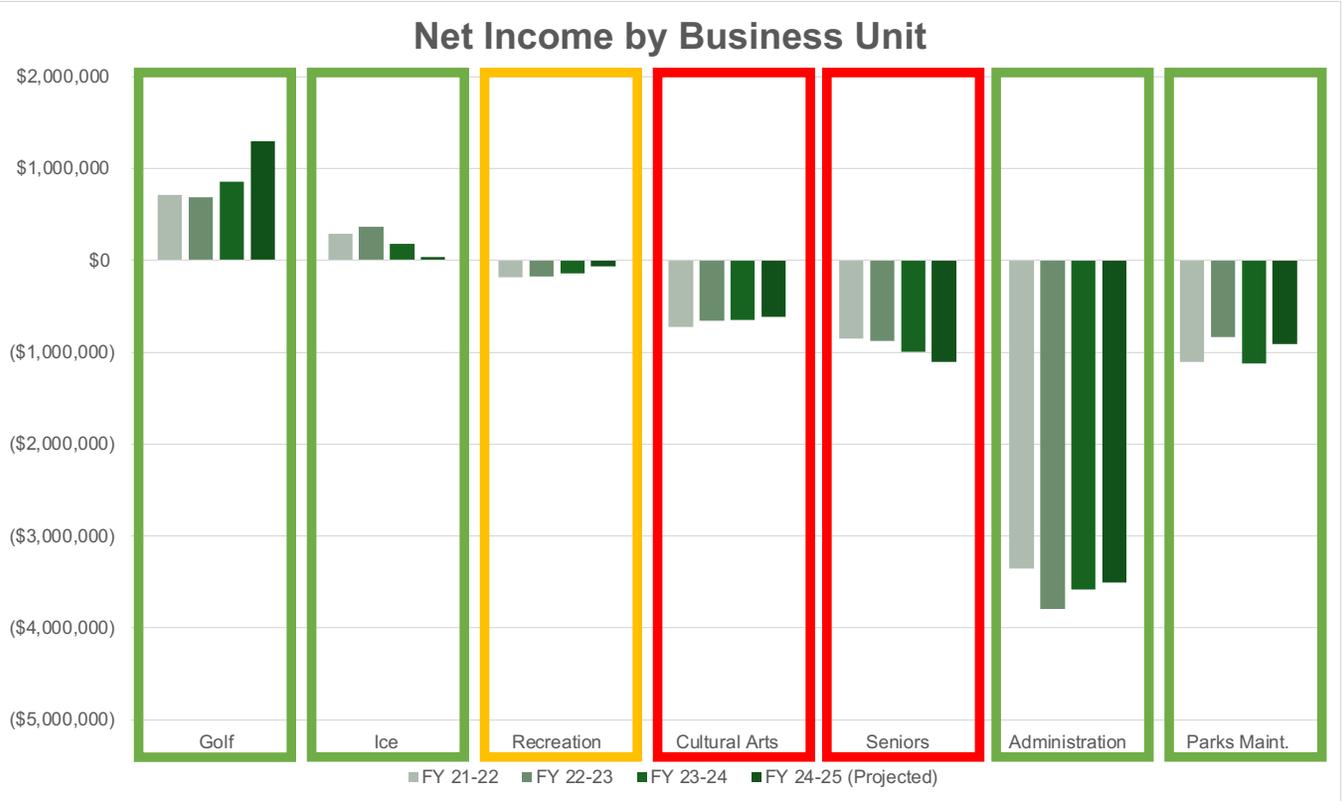
FY 24-25 Cost Recovery Breakdown & Benchmarking <i>FHSS vs. Agencies Serving 50,000-99,999 People</i>			
	FHSS	U.S. Median	Upper Quartile
Cost Recovery	69.5%	32.8%	50.7%

CAPITAL EXPENDITURE BENCHMARKING

Deferred Maintenance Benchmarking			
<i>FHSS vs. Agencies Serving 50,000-99,999 People</i>			
	FHSS	U.S. Median	Upper Quartile
Deferred Maintenance	\$20,000,000+	\$744,000	\$10,000,000+

Five-Year Capital Budget Spending			
<i>FHSS vs. Agencies Serving 50,000-99,999 People</i>			
	FHSS	U.S. Median	Upper Quartile
Capital Budget	+/- \$30,000,000	\$13,839,000	\$28,896,000

FHSS HISTORIC FINANCIAL PERFORMANCE BY BUSINESS UNIT



FHSS FINANCIAL PERFORMANCE & SUSTAINABILITY INSIGHTS

By industry metrics **FHSS is not a low performing department, but needs to improve net income by ~\$2.5 million** to reach the sustainability target.

- *As a self-performing, high service department, FHSS's revenue and cost recovery are both in the upper quartile of peer agencies.*

With **deferred maintenance needs of more than \$20,000,000**, FHSS must activate a **short-term plan to improve and replace assets**.

- *Associated debt service would work against the City's sustainability targets.*

Comprehensive strategies for financial performance and capital expenditures are necessary to achieve the City's goals. Key areas of focus must be:

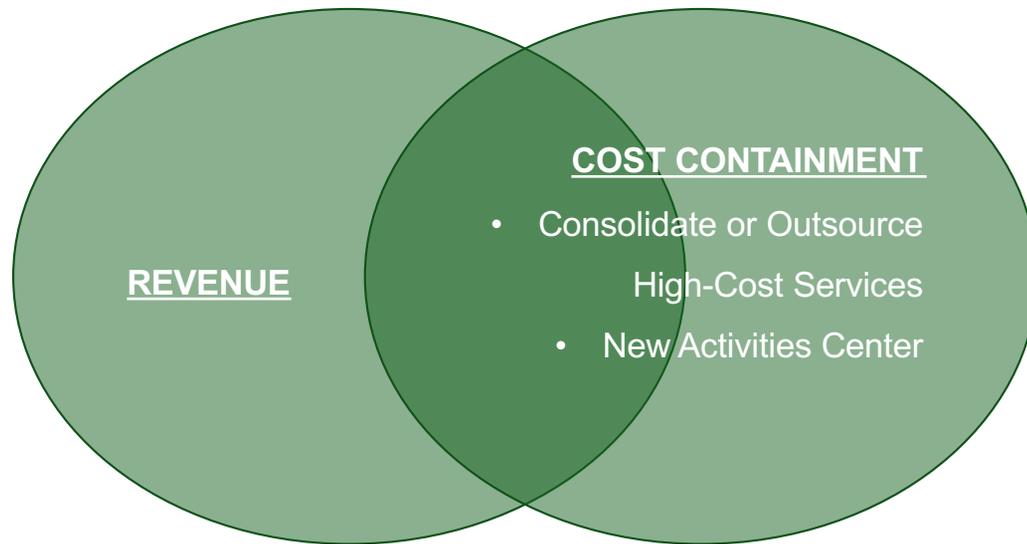
- *Increasing revenue.*
- *Controlling and reducing expenses.*
- *Activating partnerships to expand capital funds and improve operational/financial performance.*
- *Replacing the Costick Center, finishing Hawk improvements, and planning for CapEx for other assets.*

SUSTAINABILITY STRATEGIES OVERVIEW

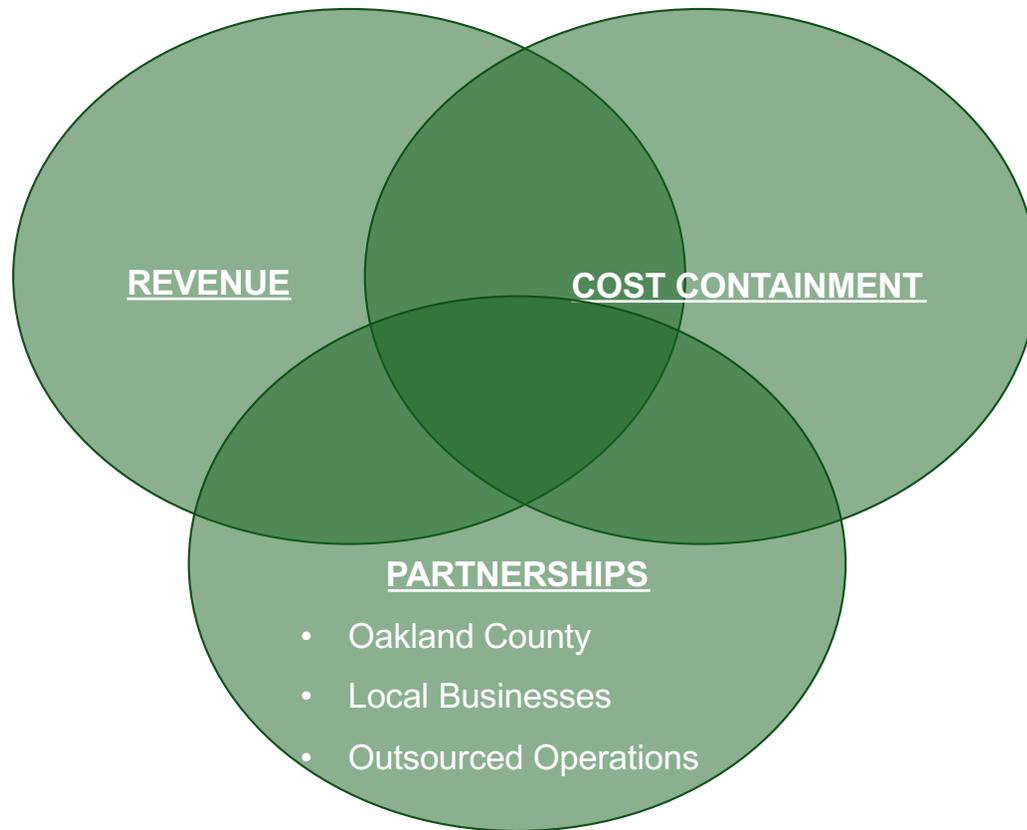
REVENUE

- Fair Market Fee
Alignment
- Marketing
- F&B Operations

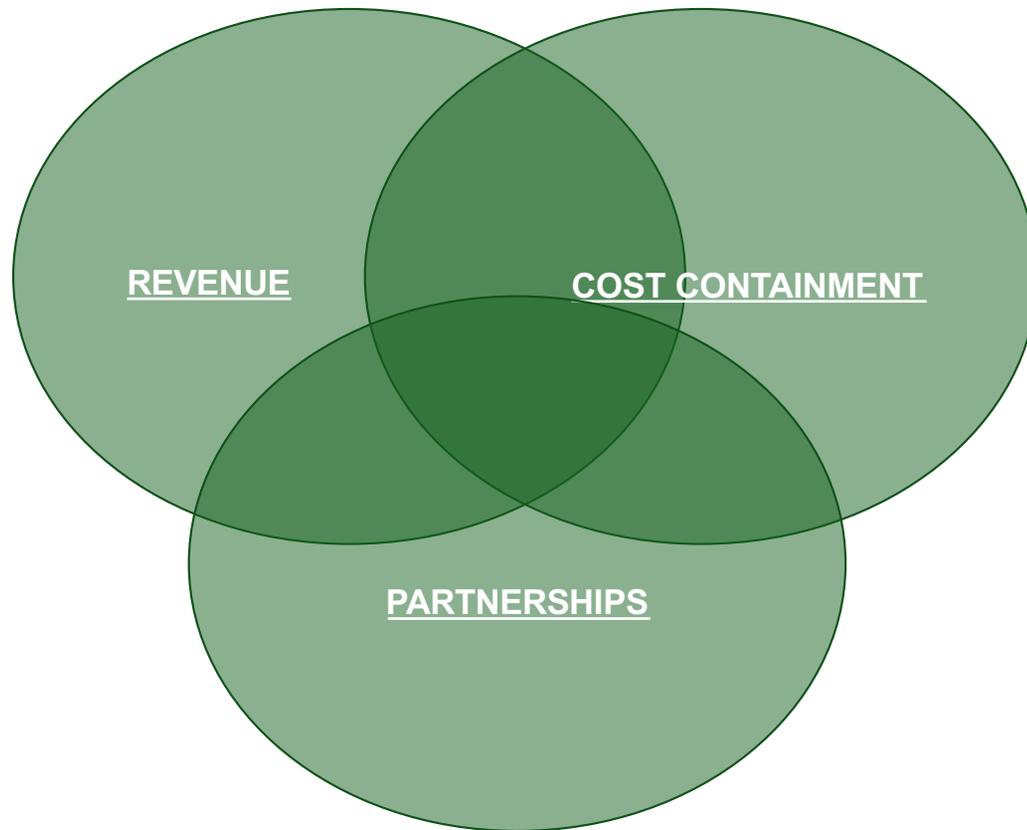
SUSTAINABILITY STRATEGIES OVERVIEW



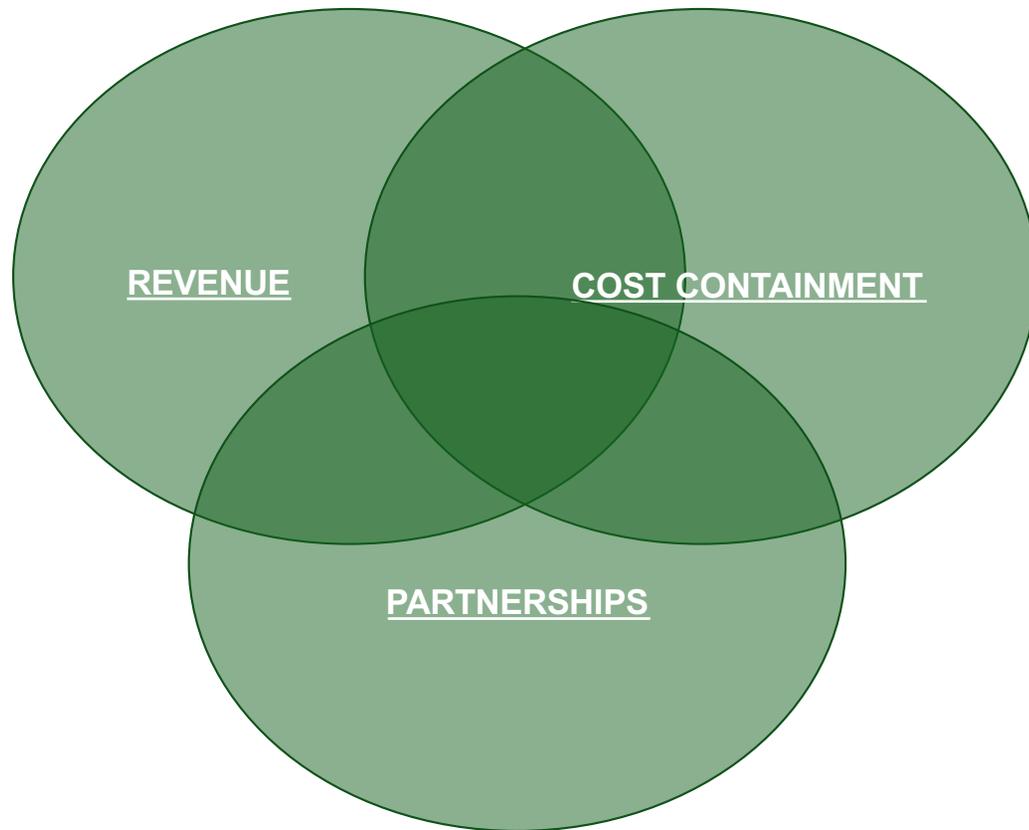
SUSTAINABILITY STRATEGIES OVERVIEW



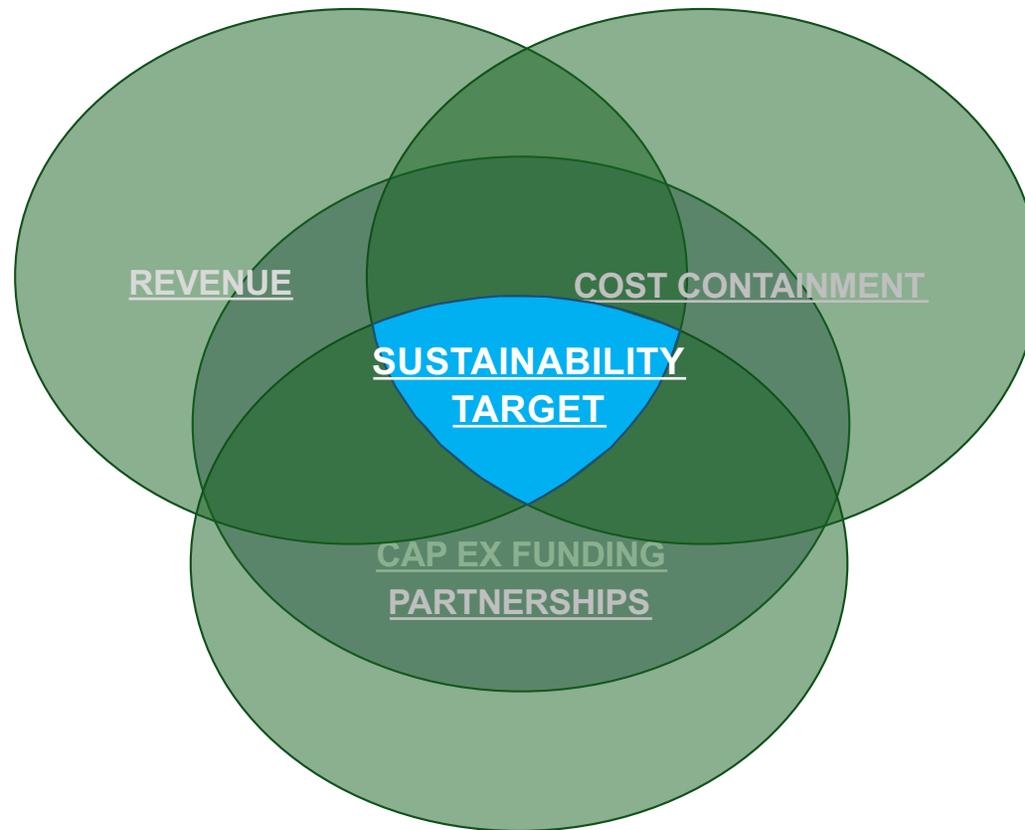
SUSTAINABILITY STRATEGIES OVERVIEW



SUSTAINABILITY STRATEGIES OVERVIEW



SUSTAINABILITY STRATEGIES OVERVIEW



REVENUE STRATEGIES: FAIR MARKET FEE ALIGNMENT

The Hawk Passholder Monthly Fee Structure				
Membership Unit	Resident	Non-Resident	Resident Discount	YMCA Pricing
Family	\$50	\$70	29%	\$92
Adults 50 & Better	\$22	\$30	27%	\$54
Adults	\$25	\$35	29%	\$54
Adult +1	\$44	\$60	27%	\$83
Teen	\$20	\$28	29%	\$44

REVENUE STRATEGIES: FAIR MARKET FEE ALIGNMENT

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Adults	\$25	\$35	\$54
Adult +1	\$44	\$60	\$83
Teen	\$20	\$28	\$44

-\$22
-\$24
-\$19
-\$23
-\$16

Long-range planning data point to inform fair market value.

Recommended Monthly Fee Structure (Two Years)

Membership Unit	Resident	Non-Resident	YMCA Pricing
Family	\$55	\$77	\$92
Adults 50 & Better	\$24	\$33	\$54
Adults	\$28	\$39	\$54
Adult +1	\$48	\$66	\$83
Teen	\$22	\$31	\$44

-\$15
-\$21
-\$15
-\$17
-\$13

Maintains clear value for non-residents.

REVENUE STRATEGIES: FAIR MARKET FEE ALIGNMENT

The Hawk Passholder Monthly Fee Structure

Membership Unit	Resident	Non-Resident	YMCA Pricing
Family	\$50	\$70	\$92
Adults 50 & Better	\$22	\$30	\$54
Adults	\$25	\$35	\$54
Adult +1	\$44	\$60	\$83
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Teen	\$22	\$31	\$44

-\$37
-\$30
-\$26
-\$35
-\$22

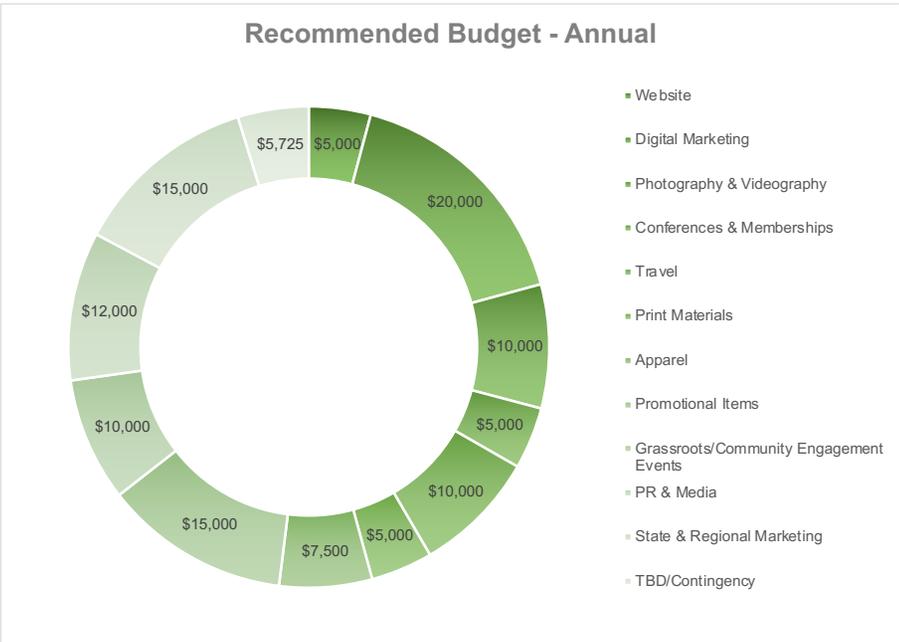
Maintains exceptional value for Farmington Hills residents.

SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing			
F&B Operations			
High Cost Services			
New Activities Center			
Oakland County			
Sponsorships			
Outsourced Ops.			
Net Income Change	\$320,000	\$370,000	\$420,000

REVENUE STRATEGIES: DEDICATED MARKETING BUDGET

Recommended Annual Budget	
Website	\$ 5,000
Digital Marketing	\$ 20,000
Photography & Videography	\$ 10,000
Conferences & Memberships	\$ 5,000
Travel	\$ 10,000
Print Materials	\$ 5,000
Apparel	\$ 7,500
Promotional Items	\$ 15,000
Grassroots/Community Engagement Events	\$ 10,000
PR & Media	\$ 12,000
State & Regional Marketing	\$ 15,000
TBD/Contingency	\$ 5,725
TOTAL	\$ 120,225



**Note: budget does not include salaries and wages associated with marketing plan development and execution. May be covered by existing staff, a new team member, or a marketing agency.*

SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing	\$240,000	\$300,000	\$360,000
F&B Operations			
High Cost Services			
New Activities Center			
Oakland County			
Sponsorships			
Outsourced Ops.			
Net Income Change	\$560,000	\$670,000	\$780,000

REVENUE STRATEGIES: FOOD & BEVERAGE OPERATIONS

Ice + Founders Sports Park F&B Performance	
F&B Revenue	\$103,000
Total Business Unit Revenue	\$1,302,000
F&B % of Business Unit Revenue	7.9%

Target
\$130,000-156,000+
10-12% of Revenue

Recreation F&B Performance	
F&B Revenue	\$265,000
Total Business Unit Revenue	\$4,044,189
F&B % of Business Unit Revenue	6.6%

Target
\$324,000-404,000+
8-10% of Revenue

SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing	\$240,000	\$300,000	\$360,000
F&B Operations	\$205,000	\$230,000	\$255,000
High Cost Services			
New Activities Center			
Oakland County			
Sponsorships			
Outsourced Ops.			
Net Income Change	\$765,000	\$900,000	\$1,035,000

COST CONTAINMENT STRATEGIES: CONSOLIDATE/OUTSOURCE HIGH-COST SERVICES

Cultural Arts Revenue Summary	FY 21-22	FY 22-23	FY 23-24	FY 24-25 (Projected)
Maker Space	\$1,631	\$48,111	\$117,522	\$180,000
Cultural Arts Tickets	\$182,120	\$280,869	\$317,600	\$362,000
Cultural Arts	\$453,578	\$530,607	\$592,725	\$737,560
Total Revenue	\$637,329	\$859,587	\$1,027,847	\$1,279,560

Cultural Arts Expenses Summary	FY 21-22	FY 22-23	FY 23-24	FY 24-25 (Projected)
Salaries and Wages	\$578,906	\$777,245	\$915,700	\$1,032,629
Operating Supplies	\$423,768	\$260,474	\$289,760	\$300,863
Professional & Contractual	\$130,413	\$267,103	\$271,238	\$343,732
Admin Expense Allocations	\$226,507	\$208,350	\$197,771	\$213,582
Total Expenses	\$1,359,593	\$1,513,171	\$1,674,469	\$1,890,805

Cultural Arts Net Income	(\$722,264)	(\$653,584)	(\$646,622)	(\$611,245)
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Salaries & Wages = 81% of revenue
(Part-time wages = 50%)

SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing	\$240,000	\$300,000	\$360,000
F&B Operations	\$205,000	\$230,000	\$255,000
High Cost Services	\$400,000	\$500,000	\$600,000
New Activities Center			
Oakland County			
Sponsorships			
Outsourced Ops.			
Net Income Change	\$1,165,000	\$1,400,000	\$1,635,000

COST CONTAINMENT STRATEGIES: NEW ACTIVITIES CENTER

Seniors Revenue Summary	FY 21-22	FY 22-23	FY 23-24	FY 24-25 (Projected)
Transportation Sponsorship	\$6,065	\$3,620	\$8,000	\$8,000
Other Transportation Revenues	\$10,452	\$14,419	\$12,000	\$20,000
Senior Revenues	\$134,570	\$148,004	\$150,000	\$154,000
Senex Program Revenues	\$2,760	\$31,700	\$42,000	\$47,000
Senior Trips	\$531	\$1,427	\$2,000	\$2,000
Special Functions Revenues	\$12,646	\$28,377	\$32,000	\$37,000
Total Revenue	\$167,024	\$227,547	\$246,000	\$268,000

Seniors Expenses Summary	FY 21-22	FY 22-23	FY 23-24	FY 24-25 (Projected)
Salaries and Wages	\$641,024	\$693,381	\$830,716	\$902,775
Operating Supplies	\$33,012	\$75,430	\$86,130	\$112,300
Professional & Contractual	\$126,927	\$139,207	\$137,246	\$156,074
Admin Expense Allocations	\$214,937	\$197,708	\$187,670	\$202,673
Total Expenses	\$1,015,901	\$1,105,726	\$1,241,762	\$1,373,822

Seniors Net Income	(\$848,877)	(\$878,179)	(\$995,762)	(\$1,105,822)
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COST CONTAINMENT STRATEGIES: NEW ACTIVITIES CENTER

	FY 21-22	FY 22-23	FY 23-24	FY 24-25 (Projected)
Seniors Net Income	(\$848,877)	(\$878,179)	(\$995,762)	(\$1,105,822)

New Activities Center				
	Year 1	Year 2	Year 3	Year 4
Net Income (from June 2025 Study)	(\$775,456)	(\$738,522)	(\$689,812)	(\$687,716)

Change in net income driven by:

- *Right-sized building*
- *Modern systems*
- *Off-peak revenue from non-senior use of courts and pool.*

New Activities Center model does not depend on any reduction of programs, services, or operating hours for 50 & Better/Seniors.

SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing	\$240,000	\$300,000	\$360,000
F&B Operations	\$205,000	\$230,000	\$255,000
High Cost Services	\$400,000	\$500,000	\$600,000
New Activities Center	\$330,000	\$380,000	\$430,000
Oakland County			
Sponsorships			
Outsourced Ops.			
Net Income Change	\$1,495,000	\$1,780,000	\$2,065,000

PARTNERSHIP STRATEGIES: OAKLAND COUNTY

Continue refining terms with **Oakland County for partnership at Heritage Park.**

- *Current discussion includes capital + ongoing support for 50% of Heritage Park operating expenses.*

SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
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High Cost Services	\$400,000	\$500,000	\$600,000
New Activities Center	\$330,000	\$380,000	\$430,000
Oakland County	<i>Already Included</i>	<i>Already Included</i>	<i>Already Included</i>
Sponsorships			
Outsourced Ops.			
Net Income Change	\$1,495,000	\$1,780,000	\$2,065,000

PARTNERSHIP STRATEGIES: SPONSORSHIPS

Activate sponsorship program by leveraging existing assets, programs, and customer reach.

- Value to FHSS includes up-front funds for capital projects, annual sponsorship revenue, in-kind services, and more.
- Saleable assets include naming rights, presenting rights, signage, on-site activation opportunities, and more.

- IDENTIFY QUALIFIED PROSPECTS >>>
- PACKAGE TOP ROI ASSETS >>>
- LEVERAGE SFNETWORK >>>
- INQUIRE EXPLORE LEARN >>>
- PROPOSE >>>
- AGREE >>>
- ACTIVATE >>>
- CELEBRATE >>>
- RENEW >>>



SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing	\$240,000	\$300,000	\$360,000
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High Cost Services	\$400,000	\$500,000	\$600,000
New Activities Center	\$330,000	\$380,000	\$430,000
Oakland County	<i>Already Included</i>	<i>Already Included</i>	<i>Already Included</i>
Sponsorships	\$210,000	\$280,000	\$350,000
Outsourced Ops.			
Net Income Change	\$1,705,000	\$2,060,000	\$2,415,000

PARTNERSHIP STRATEGIES: OUTSOURCED OPERATIONS

Evaluate opportunities for outsourced operations of key assets to improve revenue generation, control expenses, and limit liability of self-performing management. Opportunities include:

- *Golf Club*
- *Ice Arena*
- *Founders Sports Park*
- *The Hawk (full asset or by business unit)*
- *New Activities Center*



SUSTAINABILITY STRATEGIES IMPACT

Impact on Net Income			
Strategy	Low-End Impact	Mid-Level Impact	High-End Impact
Fee Alignment	\$320,000	\$370,000	\$420,000
Dedicated Marketing	\$240,000	\$300,000	\$360,000
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High Cost Services	\$400,000	\$500,000	\$600,000
New Activities Center	\$330,000	\$380,000	\$430,000
Oakland County	<i>Already Included</i>	<i>Already Included</i>	<i>Already Included</i>
Sponsorships	\$210,000	\$280,000	\$350,000
Outsourced Ops.	\$200,000	\$250,000	\$300,000
Net Income Change	\$1,905,000	\$2,310,000	\$2,715,000

CAPITAL EXPENDITURES FUNDING

Total Capital Expenditure needs: +/- \$30,000,000

- *New Activities Center*
- *The Hawk (outstanding items from Accruent Study)*
- *Smaller items at multiple facilities*

One-time Revenue Sources	+	Fund Balance	+	Millage
<ul style="list-style-type: none">• <i>Oakland County partnership</i><ul style="list-style-type: none">• <i>\$4 million</i>• <i>Sale of land at current Costick Center Site</i><ul style="list-style-type: none">• <i>\$2-3 million (net)</i>• <i>Up-front funds from major sponsors</i><ul style="list-style-type: none">• <i>TBD</i>		<ul style="list-style-type: none">• <i>TBD</i>		<ul style="list-style-type: none">• <i>TBD</i>



OPEN DISCUSSION AND Q&A

 **SPORTS FACILITIES
COMPANIES**

AGENDA
CITY COUNCIL MEETING
SEPTEMBER 22, 2025
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

REGULAR SESSION BEGINS AT 5:00PM IN THE CITY COUNCIL CHAMBER

STUDY SESSION (3:00PM Council Chamber – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

2. Presentation of Breast Cancer Awareness shirts to City Council by the Fire Department

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 5-11)

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

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

UNFINISHED BUSINESS:

3. Consideration of ENACTMENT of Ordinance [C-6-2025](#), to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 5.0, "Site Standards," to add a new Section 34-5.20, "Design Standards" in order to establish standards regarding building materials, architectural scaling,

and roofing, window, and building entrance design requirements for new construction and for certain expansions, additions, and changes in use; and summary for publication.

NEW BUSINESS:

4. Consideration of approval of Planned Unit Development 2, 2021 agreement for Villas at Pebble Creek (Sarah Fisher) including revised Site Plan 59-5-2022. [CMR 9-25-128](#)

CONSENT AGENDA:

5. Recommended approval of award of fireworks display for the USA 250th Celebration to American Fireworks Company in the amount of \$50,000. [CMR 9-25-129](#)
6. Recommended approval of award of contract for the Biddestone Subdivision Culverts Replacement Project to Miller LS Bridge Construction in the amount of \$1,303,364.83. [CMR 9-25-130](#)
7. Recommended approval of award of agreement for Spicer Stables Roof Replacement to Sterling Construction & Roofing in the amount of \$44,565.48. [CMR 9-25-131](#)
8. Recommended approval of a request for status change under Section 10.01A of the City Charter for the Police Department. [CMR 9-25-132](#)
9. Recommended approval of a Special Event Permit for the [North Farmington High School Homecoming Parade](#) to be held on Friday, September 26, 2025.
10. Recommended approval of City Council [study session minutes](#) of September 8, 2025.
11. Recommended approval of City Council [regular session minutes](#) of September 8, 2025.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.

ORDINANCE NO. C-6-2025

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

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 5.0, "SITE STANDARDS," TO ADD A NEW SECTION 34-5.20, "DESIGN STANDARDS" IN ORDER TO ESTABLISH STANDARDS REGARDING BUILDING MATERIALS, ARCHITECTURAL SCALING, AND ROOFING, WINDOW, AND BUILDING ENTRANCE DESIGN REQUIREMENTS FOR NEW CONSTRUCTION AND FOR CERTAIN EXPANSIONS, ADDITIONS, AND CHANGES IN USE.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 5.0, "Site Standards," is amended to add a new Section 34-5.20, "Design Standards," to read as follows:

Sec. 34-520 Design Standards

1. Purpose. The purpose of these design standards is to promote harmonious use of design elements and achieve visually appealing and functionally efficient development that is compatible with surrounding land uses. These standards serve as a framework for new developments that strengthen and enhance the city's overall character, while allowing for creativity and innovation in design. Specifically, these standards are intended to:
 - a. Enhance aesthetic quality.
 - b. Promote the use of building materials that are durable and resilient.
 - c. Support economic development.
 - d. Maintain a harmonious relationship between adjacent land uses.
 - e. Encourage pedestrian-friendly design elements.
2. Applicability.
 - a. All new construction shall comply with the design standards in this section.
 - b. For building expansions, additions, and changes in use, the following shall apply
 - i. When a building expansion or change of use results in an increase of 50% or more in terms of total gross floor area or indoor seating capacity, all façades that are oriented toward a public right-of-way shall comply with the design standards in this section.

- ii. When a building expansion or change proposes to increase the total gross floor area or indoor seating capacity by less than 50%, only new or modified design elements are required to be compliant with this section.
- iii. When an existing building façade is modified beyond the one-for-one replacement or windows and doors, the full façade shall be brought into compliance with this section.

3. Exceptions.

- a. The following exceptions from this section shall apply:
 - i. Single and two-family dwellings are not required to comply with the design standards of this section.
 - ii. In the LI-1 Zoning District, only properties with frontage on a major thoroughfare are required to comply with the design standards of this section.

4. Building Materials.

- a. The following may be permitted as primary materials on any building façade that is oriented toward a public right-of-way. At least 60% of façades, excluding windows and doors, shall be comprised of primary building materials:

Permitted Primary Materials
Brick, cut stone, field stone, manufactured stone, or decorative CMU block
Timber or dimensional wood or engineered equivalent
Fiber cement siding or panels.
Glass with metal framing

- b. The following may be permitted as accent materials on any building façade:

Permitted Accent Materials
Glass block
Metal and metal paneling
Decorative masonry veneer
Polymer plastic (e.g. Fypon, Azek)
Stucco
Plain or painted masonry block
Exterior Insulation and Finishing Systems (EFIS) ¹
¹ Exterior Insulation and Finishing Systems may only be permitted when located at least 8 ft above grade.

- c. All building materials and colors shall be clearly labeled on the proposed building elevation plans.

- d. Samples of building materials may be requested by the City Planner or approving body.
- e. Engineered building materials should match the appearance and durability of natural building materials.
- f. Prohibited materials. The following materials shall be prohibited: vinyl, mirrored glass, scorched block, except when permitted under Article 34-5.5.
- g. A waiver from the required building materials in this section may be granted when the Planning Commission finds both of the following:
 - i. The waiver will achieve a specific architectural objective or purpose.
 - ii. The proposed building materials are compatible with surrounding development.

5. Architectural Scaling.

- a. There are to be no blank or unarticulated façades. All façades oriented toward a public right-of-way must provide windows and architectural scaling elements (such as vertical pilasters, columns, or other architectural elements) to break up the scale of the building. Distance between breaks shall be consistent with the scale and rhythm of adjacent buildings.
- b. Building façades shall include no less than two of the following elements:
 - i. Building color change.
 - ii. Building material or texture change.
 - iii. Projections or recesses extending along at least 20% of the façade.
 - iv. Recessed entranceways or projecting vestibules.
 - v. A horizontal expression line, such as a molding or reveal, shall define the transition between the ground floor and upper stories. If a one-story building is proposed, the horizontal expression line is not required

6. Roofs.

- a. Roofs shall meet the following standards:
 - i. Flat roofs. Parapets shall not exceed one-third of the height of the supporting wall at any point.
 - ii. Pitched roofs. Pitched roofs shall have an average slope between 1:4 and 1:1. The Planning Commission may grant a waiver from the required

average slope upon a finding that it achieves a specific architectural purpose.

- b. Rooftop patios and terraces may be permitted on structures three stories or greater and are prohibited in the rear 35% of lot depth to protect the privacy of neighboring properties.

7. Fenestration.

- a. Fenestration shall be provided along all façades oriented toward a public right-of-way in accordance with the table below:

Fenestration requirements by Façade Orientation		
Façade Orientation	Minimum Ground Floor Fenestration	Minimum Upper Floor Fenestration
Facing a Major Thoroughfare	60%	35%
Facing a Public ROW that is not a Major Thoroughfare	50%	20%

- b. Multiple-family dwellings, places of worship, hospitals, public schools, and public utility buildings shall only be required to comply with the upper floor fenestration requirements described above; ground floor fenestration may be discretionary for these uses.
- c. Upper floor windows shall be vertical in proportion.
- d. Accordion, roll-up, or folding doors and sliding windows may be permitted for ground floor uses to provide indoor-outdoor service, providing adequate sidewalk clearance is provided.
- e. Doorways and window surrounds shall be articulated by sills, lintels, pilasters or mullions through a change in plane of at least two inches.
- f. A waiver from the fenestration requirements in this section may be granted when the Planning Commission finds one of the following:
 - i. The waiver will achieve a specific architectural objective or purpose.
 - ii. The proposed building materials are compatible with surrounding development.
 - iii. Compliance with the standard will result in a practical difficulty.

8. Building entrances shall be clearly defined and visually prominent. This may be achieved through the use of architectural elements such as recesses, canopies, lintels, pediments,

pilasters, columns, awnings, overhangs, or other distinguishing features. Any such element shall be architecturally compatible with the style, materials, and colors of the building.

- a. A pathway to the entrance shall be provided as described in Section 5.19.
- b. Entrances shall be well-lit with decorative or functional lighting that enhances visibility and security. Entrance lighting must comply with Section 5.16 Exterior Lighting.
- c. Entrance features shall be proportional to the building façade.
- d. When practical, service entrances and overhead doors that are not articulated or clearly defined shall be obscured from view of a public right-of-way.
- e. Entryway features, such as planters, benches, exterior artwork, or other pedestrian-friendly amenities, are encouraged.

Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 3 of Ordinance. Savings.

The amendments of the Farmington Hills Code of Ordinances set forth in this ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendments of the Farmington Hills Code of Ordinances set forth in this ordinance.

Section 4 of Ordinance. Severability.

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 5 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

SUMMARY
ORDINANCE NO. C-6-2025
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 5.0, "SITE STANDARDS," TO ADD A NEW SECTION 34-5.20, "DESIGN STANDARDS" IN ORDER TO ESTABLISH STANDARDS REGARDING BUILDING MATERIALS, ARCHITECTURAL SCALING, AND ROOFING, WINDOW, AND BUILDING ENTRANCE DESIGN REQUIREMENTS FOR NEW CONSTRUCTION AND FOR CERTAIN EXPANSIONS, ADDITIONS, AND CHANGES IN USE.

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

Section 1, Ordinance Amendment

Section 2, Repealer

Section 3, Savings

Section 4, Severability

Section 5, Effective Date The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6, Date and Publication

CARLY LINDAHL, City Clerk

Publish: Oakland Press 9/28/2025



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: September 22, 2025

DEPT: Planning and Community Development

RE: Planned Unit Development ("PUD") Plan 2, 2021, Agreement - Villas at Pebble Creek (Sarah Fisher) including Revised Site Plan 59-5-2022

Please find attached the draft [PUD 2, 2021 Agreement](#). The purpose of the draft agreement is to permit the construction of a residential development with seventy-six (76) site-built one-family detached dwelling units and four (4) single-family lots on the property at the northwest intersection of Twelve Mile and Inkster Roads. The property was previously known as the Sarah Fisher Home. The existing, historic chapel onsite is proposed to be preserved as part of a common park area at the center of the development.

The Planning Commission recommended approval (9-0) of the amended PUD Plan and concurrent Site Plan associated with the Draft Agreement to City Council following a public hearing on May 15, 2025 ([minutes](#)). City Council approved (7-0) the amended PUD Plan and concurrent Site Plan associated with the draft agreement following a public hearing on June 9, 2025 ([minutes](#)), which leaves the text of the draft Agreement and associated exhibits reflecting the Council approved plan to be approved by Council tonight.

The draft Agreement has been reviewed by the City Attorney and City staff and appears to be in a form suitable for City Council consideration. Planning and Community Development staff and the City attorney will be present to address any questions.

ATTACHMENTS:

- City Attorney Memorandum
- Draft PUD 2, 2021, Agreement and Exhibits
- Engineering and Fire Reviews
- May 15, 2025, Planning Commission Public Hearing Minutes
- June 9, 2025, City Council Public Hearing Minutes

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

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



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

INTEROFFICE CORRESPONDENCE

DATE: April 10, 2025
TO: Erik Perdonik, City Planner
FROM: James Cubera, City Engineer 
SUBJECT: REVISED/Amended PUD # 2-2021 Sarah Fisher Home
Now known as Villas at Pebblecreek
27400 12 Mile Road
PJ#: 12-21-70
SP#: 59-05-2022
22-23-12-276-008

Our office is in receipt of the revised and amended PUD plan submitted to the Planning Office on March 14, 2025. The proponent's letter of March 14, 2025, which accompanied this submittal indicates that the sole change is the addition of one unit which they reference as unit #66 and some modification of the cul-de-sac at the north end. We have no objection to this plan provided that the cul-de-sac turning radii meet City standards. Along with the above our comments remain as per our memo dated November 12, 2024, and February 24, 2025, with modifications as per City Council.



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

INTEROFFICE CORRESPONDENCE

DATE: February 26, 2025
TO: Charmaine Kettler- Schmult Planning Department
FROM: James Cubera, City Engineer 
SUBJECT: **REVISED** Sarah Fisher Home Approach
Proposed Amended PUD2, 2021
27400 12 Mile Road
PJ#: 12-21-70
SP#: 59-05-2022
22-23-12-276-008

Our office is in receipt of your office's e-mail of February 26, 2025. Our comments remain as per our memo dated November 12, 2024 with the following exception regarding the request for a traffic study.

- 1) On February 21, 2025 the developer provided us a traffic study and a revised plan that proposed one boulevard approach to Inkster Road. We agree that the study states that the one boulevard approach is adequate for the proposed development.



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

INTEROFFICE CORRESPONDENCE

DATE: November 12, 2024
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Sarah Fisher Home
Proposed Amended PUD2, 2021
27400 12 Mile Road
PJ#: 12-21-70
SP#: 59-05-2022
22-23-12-276-008

This office has performed a preliminary review of the above referenced proposed amended PUD plan submitted to the Planning Department on October 17, 2024. The plan is significantly different than the previously submitted one. Our preliminary comments are as follows:

1. A public sanitary sewer exists on site. It was utilized to service the previous development on the property. The proponent has indicated that they plan on abandoning portions of this public sewer, relocating other sections, and extending public sewer to service the new development. The proponent will be obligated to follow through with the appropriate abandonment procedures of the City, which include vacation of the existing easements as well as addressing proper abandonment procedures of the pipe system itself. This can be addressed during construction review. Formal easement abandonment must be completed before construction approval.

The plan identifies a relocation of a public sanitary pump station by others. It is our understanding that the proponent is working out the details of this as well as capacity concerns and financial obligations with the Oakland County WRC and City management. This needs to be finalized prior to moving forward.

Regarding the specifics of the site sanitary sewer layout our comments are similar to those of the last submittal.

They include

- A) Provide basement gravity sanitary sewer service to the proposed development.
- B) Extend public sanitary sewer with gravity basement service for any approved units on 12 Mile Road frontage (units 1-4 west of the Pebblecreek crossing).

- C) Provide a public sanitary sewer stub on the north side of 12 Mile east of the Pebblecreek crossing of 12 Mile Road with adequate depth to allow for this stub to be extended in the future to provide basement gravity service to the upstream service area of Farmington Hills properties on Inkster Road south of 12 Mile Road.
- D) Provide a public sanitary sewer stub on the north side of 12 Mile Road in the 12 Mile Road ROW west of the Pebblecreek crossing of 12 Mile Road with a manhole at the Herndonwood intersection with adequate depth to allow for it to be extended in the future to provide basement gravity service to the upstream service area of properties on Herndonwood.

2. An 8" water main exists onsite. The proponent is showing a design that apparently abandons it and provides a new public water main. This is acceptable. Conceptually the new layout meets City standards. Other than a necessary extension to better service unit 68 if this layout moves forward it may be appropriate to move the northern loop to Inkster Road such that it extends between units 67 and 68. Additionally, it is necessary that the proponent more specifically identify in detail the watermain being abandoned, the easements being abandoned and the methods used to abandon it, cap it or reconnect portions of the existing watermain system.

Similar to the sanitary sewer, any water main abandonment must follow appropriate easement vacation procedures as well as pipe abandonment procedures of the City/County. All formal water main abandonments must occur before construction approval. This can be addressed during construction review.

3. The site plan identifies two curb cuts to Inkster Road with one proposed as a boulevard. We question whether a boulevard approach is necessary. The plans also identify an emergency connection to the proposed driveway servicing the pump station on 12 Mile Road. This is not something that we recommend. We will require that the proponent submit a traffic impact statement addressing this as well as the need for further lane improvements on Inkster Road. The proponent's Traffic Engineer must contact the City's Traffic Engineer to discuss what other issues need to be addressed.
4. Regarding the internal traffic layout, 50' turning radius must be provided at all roadway bends. We question whether this is being provided at the circle road servicing units 66 thru 75. Additionally, the proposed stub road extension servicing units 70 thru 72 at the north end of the site and the stub road for units 8 thru 12 at the south end of the site are not standard or acceptable designs. They create turn around and traffic safety issues particularly for fire and police as well as delivery vehicles. The plan should be revised to eliminate the stub roads.

Along with above unit 68 is provided little frontage on the private road and it should be repositioned such that it does not present itself as a hidden rear yard residence.

Regarding the private road system, it must be built to public standards and will be inspected accordingly.

5. Public sidewalk installation will be required along the entire Inkster Road frontage. This walk shall be placed such that the west walk line shall be one foot east of the ultimate 60' right-of-way.

For that portion of the 12 Mile Road frontage that does not have sidewalk (between Danvers Dr. and 27600 12 Mile Road) it shall also be placed one foot south of the ultimate 60' right-of-way including across the frontage of what is identified as being units 1-4 along 12 Mile Road west of the Pebblecreek crossing and extending offsite to the driveway servicing 27600 Twelve Mile Road.

6. With reference to these units 1-4 a curb cut access to 12 Mile Road needs to be identified at this time. It is recommended that they share one common curb cut with a marginal access road across the frontage. This is consistent with what was done on the Preserves of Meadowbrook units 58-61 on Eight Mile Road east of I-275. It is also recommended that these 4 units enter into an agreement with the property to the east to allow for a future shared access. This agreement can then be triggered when any future development at 27600 12 Mile Road occurs.

In lieu of the above, we question whether these 4 units can be absorbed into the interior development such that additional curb cuts to 12 Mile are avoided.

7. Storm water detention is required in accordance with City of Farmington Hills Engineering Standards. The plans identify a pond with a mechanical treatment structure. Within the last year the City has adopted the WRC standards for detention, restriction and storm water quality. These plans must conform to those requirements. Detailed calculations and support must be provided confirming the design. These will be reviewed during Engineering construction review.
8. Attached with this review are comments from the City's inhouse Environmental Engineer Tyler Sonoga. These must be addressed. Please note that he can be reached at 248-871-2533.
9. The onsite storm system will be reviewed during engineering review in more detail. It should be noted that all units must tie their sump lines into a gravity storm sewer directed ultimately to the detention pond.
10. The edge of this site at the west end and south end is within the 100-year floodplain. Any involvement with the 100-year floodplain will require a permit from EGLE.
11. Our office notes that an existing detention pond is shown at the northwest corner of the property. A review of the storm water agreement indicates that the maintenance of this pond appears to be with the Association for Hickory Oaks. Access to this pond through the proposed roadway network of this PUD must be provided. This will necessitate the providing of an access easement.

12. Along with the above we question whether it is feasible to incorporate this Hickory Oaks offsite pond with this new development's pond at the south end near 12 Mile Road such that there is only one larger pond. We ask that this be explored.
13. The ultimate right-of-way on Inkster Road is 120'. This includes 60' from the center of the section line both east and west of it. It is suggested that the proponent dedicate the ultimate 60' right-of-way on Inkster Road for that portion west of the section line.

For 12 Mile Road, it is unclear whether the 60' right-of-way on 12 Mile Road exists. Again, this would be 60' from the section line northward. This needs to be confirmed, otherwise the City suggests that this also be dedicated to the City at this time.

14. It is suggested that the proponent and their engineer meet with the City Engineering staff in person or via Zoom or some other virtual format to discuss this site in further detail.
15. We recommend that all engineering items be specifically addressed in the City PUD agreement before it is considered by City Council.



FIRE

FARMINGTON HILLS



INTEROFFICE CORRESPONDENCE

DATE: April 8, 2025
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: 3rd Amended PUD 2-2021/Site Plan 59-5-2022 (Sarah Fisher Mixed Use Campus)

Considerable change has occurred from the previous version of the PUD Plan. The proponent has acknowledged the following ordinance requirements which will be verified in future engineering and construction reviews.

- Site Access: sites must be designed to accommodate fire apparatus with a 50' turning radius. The 50 fifty feet shall be measured to the center line of the roadway. The proponent has verbally committed to meeting this requirement and will be verified by the Engineering Department.
- If there is a portion of the Site Plan Ordinance that the proponent cannot meet, please set up a meeting with the Fire Department and Engineering Department to discuss Section 12-11(4): Alternate Protection.
 - Proponent may find it beneficial to provide residential sprinklers in residential homes to increase safety and increase public benefit.

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

1. Generally dead ends longer than 100' shall not be allowed.
2. Specific gate detail shall be provided to the Fire Department and Engineering for review and approval for all gates proposed.
3. Chapter 12 Section 12-9 Street Obstructions:
 - a. An emergency access gate is proposed on Twelve Mile and will require Fire and Engineering Department approvals. Please provide a detailed submittal to the

Fire Department to ensure that International Fire Code, permit and acceptance testing is adhered to.

- b. Gate design will affect minimum acceptable road width for emergency access off Twelve Mile.
4. The City of Farmington Hills and the Fire Department shall not be responsible for any damage which occurs to the gate.
5. Chapter 12 Section 12-11 (2) Hydrants: it appears that hydrants meet the minimum distance as required in the City Ordinance. Special attention shall be given to the following and discussed in detail during the Engineering review:
 - a. “Wherever practical, the hydrants shall be provided at intersections to provide ease of stretching fire hose in more than one direction.”
 - b. Watermain shall be looped according to Engineering specifications to ensure adequate water supply.
6. No parking fire lane signs shall be posted and strictly enforced.



Jason Baloga, Fire Marshal

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MAY 15, 2025, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

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

Commissioners Absent: None

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

PUBLIC HEARING

B. AMEND PLANNED UNIT DEVELOPMENT PLAN 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022

LOCATION: 27400 Twelve Mile Road

PARCEL I.D.: 22-23-12-476-008

PROPOSAL: Construct site-built one-family detached dwelling units within RA-1B One Family Residential District

ACTION REQUESTED: Recommendation to City Council

APPLICANT: Robertson Brothers Homes

OWNER: Evangelical Homes of Michigan

Presentation by applicant

Tim Loughrin of Robertson Brothers Homes was present on behalf of this application for PUD Amendment.

The amendment includes replacing a previously removed roadway with one additional detached condominium unit, increasing the total from 75 to 76 units as shown. The removal of the roadway was approved by City Council on March 3, 2025, after determining that a secondary access point was not needed. The proposed change would not alter any other aspects of the plan, including open space, density, or site layout.

Overall, the units were age-targeted housing to support aging residents wishing to remain in the community and to create housing turnover for younger families. Traffic and utility impacts were

significantly lower than standard single-family housing, and the proposed change had no measurable effect.

The plan retains the chapel as part of the community's historic preservation goals and includes approximately 40% open space. Engineering plans are nearly finalized, and the developer is ready to move forward with demolition, grading, and closing on the site by the end of 2025.

Commissioner Brickner supported the project and welcomed progress on this long-vacant site. He acknowledged the site's long history of redevelopment proposals and pointed out that environmental issues, including solvent contamination and asbestos, will be discussed further by the Brownfield Redevelopment Authority.

Mr. Loughrin confirmed their commitment to the project, noting that final engineering plans are ready to be submitted and cleanup efforts around the chapel are already underway.

Planning Consultant Tangari summarized his April 9, 2025 review memorandum, confirming that the only change to the plan was the addition of one unit and stating that this change had no meaningful impact on density or site calculations. The density metrics remained unchanged due to rounding and did not require adjustments.

In response to a question from Commissioner Grant regarding the nearby community in Southfield named Villas of Pebble Creek, Mr. Loughrin said that no official designation or recording for that name could be found.

Chair Trafelet opened the public hearing. No members of the public came forward to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

MOTION by Countegan, support by Aspinall, to RECOMMEND TO CITY COUNCIL that the applications to amend Planned Unit Development Plan 2, 2021 and revised Site Plan 59-5-2022, both dated March 14, 2025, as revised, submitted by Robertson Brothers Homes, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

1. **Modifications of Zoning Ordinance requirements as identified in Giffels Webster's April 9, 2025, review; and**
2. **The following conditions:**
 - 1) **All outstanding issues identified in Giffels Webster's April 9, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
 - 2) **All outstanding issues identified in the City Engineer's November 12, 2024, and February 26, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
 - 3) **All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES April 17, 2025, Regular and Special Meetings

MOTION by Varga, support by Grant, to approve the April 17, 2025 Regular and Special Meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

City Planner Perdonik introduced new Staff Planner II Diane Mulville-Friel.

ADJOURNMENT

The meeting was adjourned at 9:42 pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JUNE 9, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:34PM.

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

Councilmembers Absent: None

Others Present: City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Brown, Kettler-Schmult, Rushlow, Schnackel and Skrobola; Police Chief Piggot and Fire Chief Unruh; City Attorney Joppich

PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022, LOCATED AT 27400 TWELVE MILE ROAD. CMR 6-25-87

Director of Planning and Community Development Kettler-Schmult introduced the proposed amendment to Planned Unit Development (PUD) 2, 2021 and the accompanying Revised Site Plan 59-5-2022. This plan, last reviewed and approved by Council on March 3, 2025, originally eliminated a second access drive along Inkster Road. The applicant, Robertson Brothers Homes, now seeks to add one additional unit in the space formerly designated for that eliminated drive, increasing the number of site-built units from 75 to 76. The rest of the site plan remained unchanged.

Jack Flynn, Robertson Homes, was present on behalf of this request. He noted that the original change eliminating the second access drive was driven by the high cost of relocating utility poles with ITC

equipment. Tonight's requested change was minor and would support community goals around population retention, offering options to downsize, and providing additional tax revenue. The project otherwise remains unchanged and is consistent with prior approvals.

Mayor Rich opened the public hearing. No members of the public had submitted cards for this item, and Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Bridges, support by Bruce, that the City Council of Farmington Hills hereby approves the application to amend PUD Plan 2, 2021, including Revised Site Plan 59-5-2022, both dated March 14, 2025, as revised, submitted by Robertson Brothers Homes, subject to the following conditions:

- (1) All outstanding issues identified in Giffels Webster's April 9, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
- (2) All outstanding issues identified in the City Engineer's February 26, 2025, and April 10, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
- (3) All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice

correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Pee Gee, resident, provided information regarding the correct placement of campaign signs on streets and roadways.

Robin White, resident, spoke of ongoing plumbing issues at one of the local restaurants.

Anita Wagoner, resident, urged Council to consult the Senior Advisory Council before the January 23rd Costick Center special meeting at the Hawk. She emphasized the value of the Costick Center's existing amenities—such as the kitchen, gym, and pool—and recommended preserving and upgrading them rather than eliminating them, noting their importance to the senior community and potential for continued use.

Joshua Taylor, resident, thanked Counsel for reconsidering the budget and approving the amendment to the budget approval.

CITY ATTORNEY REPORT

The City Attorney Report was included in the packets.

ADJOURNMENT

The regular session of City Council meeting adjourned at 10:54PM.

Respectfully submitted,

Carly Lindahl, City Clerk

STEVEN P. JOPPICH
sjoppich@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

MEMORANDUM

TO: Farmington Hills City Council

FROM: Steven P. Joppich, City Attorney

CC: Gary Mekjian, City Manager
Carly Lindahl, City Clerk
Karen Mondora, Asst. City Manager
Charmaine Kettler-Schmult, Dir. of Planning and Community Development
Jacob Rushlow, Public Services Department Director
Jason Baloga, Fire Marshal

RE: 2nd Amend PUD Plan 2, 2021, including revised SP 59-5-2022 (Villas at Pebble Creek PUD a/k/a Sarah Fisher PUD)

DATE: September 19, 2025

As directed by City Council, I have worked with City Staff to prepare the "Planned Unit Development Agreement for Villas at Pebble Creek PUD" in your agenda packet, and we have negotiated its terms with the owner/developer and their attorneys. I have reviewed this final draft of the PUD contract and report to Council that, in my opinion, it is in conformance with the requirements of Zoning Ordinance Section 34-3.20.5.C.i. and is consistent the City's other zoning regulations concerning planned unit developments.

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

**PLANNED UNIT DEVELOPMENT AGREEMENT
FOR VILLAS AT PEBBLE CREEK PUD**

THIS AGREEMENT (the "Agreement"), dated _____, 2025, is made and entered into by and between the **CITY OF FARMINGTON HILLS**, a Michigan municipal corporation, having the address of 31555 West Eleven Mile Road, Farmington Hills, Michigan 48336, hereinafter referred to as and called "City", and Robertson Pebble Creek, LLC, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301, hereinafter referred to as and called "Developer," EHM Senior Solutions, a Michigan non-profit corporation, whose address is 400 West Russell St., Saline, MI 48176, hereinafter referred to as and called "Owner." References to the "parties" in this Agreement means the City, Developer, and Owner.

RECITALS:

A. Owner is currently the fee title owner of approximately 31.5 acres of property located in Farmington Hills, Michigan, which is more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"). Developer has submitted an application with City on behalf of itself and Owner requesting approval of a Planned Unit Development ("PUD") on the Property.

B. The Property is zoned RA-1B, One Family Residential, and is currently master planned by the City as Single-Family Residential.

C. The Property currently contains a 15-building residential campus with religious, administrative, and service buildings that have remained dormant for many years. The Property is a historic site and has been reviewed for redevelopment by the Historic District Commission.

D. Under the PUD development option provided in Section 34-3.20 of City's Zoning Ordinance, on August 22, 2022, the Owner and a joint set of developers submitted and the City Council previously approved a PUD concept plan, being Revised PUD Plan 2, 2021, dated August 4, 2022, for the redevelopment of the Property as a mixed-used development including a skilled nursing facility and multi-family apartments, subject to certain conditions

and the City Attorney's preparation of the PUD agreement required under the Zoning Ordinance for City Council consideration.

E. Prior to the approval of a PUD agreement for Revised PUD Plan 2, 2021, the property owner and developers decided not to proceed with that PUD plan and instead the Owner and Developer submitted subsequent proposed amendments for the City's consideration, and ultimately applied for an amended PUD plan, being Amend PUD Plan 2, 2021, including revised SP 59-5-2022, to redevelop the Property as a 79 home single-family residential project, which PUD Plan was approved by City Council on March 3, 2025, subject to certain conditions and the City Attorney's preparation of the PUD agreement required under the Zoning Ordinance for City Council consideration.

F. Prior to the preparation and City Council approval of a PUD agreement for that approved PUD Plan, Developer applied for and submitted a further amended PUD Plan, being 2nd Amend PUD Plan 2, 2021, including revised SP 59-5-2022, which PUD Plan is attached and marked as **Exhibit B** (the "PUD Plan"), to redevelop the Property by first demolishing the existing structures, with the exception of the existing historic chapel, and then constructing 80 single-family units consisting of a 76 unit detached condominium, 4 single-family lots, and associated amenities, features, open space, and other improvements as shown on the PUD Plan and described in the other PUD Documents identified in this Agreement (collectively, the "Development" or "PUD").

G. City Council has determined that the Property and Development qualify for consideration as a PUD in accordance with Section 34-3.20 of the City's Zoning Ordinance and approved the PUD Plan on June 9, 2025, subject to certain conditions and submission of this Agreement by the City Attorney to City Council for approval.

H. City desires to ensure that the Property is developed in accordance with, and used for the purposes permitted by, the approved PUD Plan, the related documents and undertakings of Developer, and all applicable laws, ordinances, regulations, and standards; and Developer desires to proceed with obtaining engineering division approval of the proposed site plan and the issuance of permits required to develop the Property in accordance with the approved PUD Plan.

NOW, THEREFORE, it is hereby agreed as follows:

1. The City has granted its approval of the PUD Plan and this Agreement under the PUD option of Section 34-3.20 of the City's Zoning Ordinance, which approval is subject to the terms and conditions of this Agreement. The parties agree and acknowledge that the Property shall be redeveloped only in accordance with:

- a. all applicable provisions of the Farmington Hills Code of Ordinances, including (without limitation) Section 34-3.20 of the Zoning Ordinance relating to PUDs in effect on the Effective Date;
- b. the PUD Plan, which includes, but is not limited to, the approved preliminary site plan and landscape plan for the Development because Developer chose to

submit the PUD Plan in sufficient detail so as to allow the PUD Plan to act as the site plan and landscape plan for the Development;

- c. the Second Amendment to Notice to Proceed 20-1, as such Amended Notice was approved by the Historic District Commission on August 14, 2024;
- d. engineering construction plan review and approval by the City's Engineering Division, which plans have been or shall be submitted by Developer in accordance with all applicable laws, ordinances, regulations, policies and standards;
- e. the site plan, landscape and tree preservation plan review and approval by the City's Planning and Community Development Department, including a final tree survey and inventory, which plans have been or shall be submitted by Developer in accordance with all applicable laws, ordinances, regulations and standards; and
- f. this Agreement.

The items listed in a. through f. above are referred to in this Agreement as the "PUD Documents."

2. The permitted uses of the Property shall be for 80 single-family units consisting of a 76 unit detached single-family residential condominium, 4 single-family residential lots, historic chapel used as a neighborhood community center for the Development, and associated amenities, features, open space, and other improvements as shown on the PUD Plan and described in the other PUD Documents identified in this Agreement

3. The City's approval of the PUD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:

- a. Administrative approval of final site plan documents for the development of the Property in accordance with the Zoning Ordinance, Chapter 21, Article III of the City Code, entitled "Site Plan Regulations," and all other applicable standards, rules, and regulations.
- b. The Historic District Commission's approval of the Certificate of Appropriateness, including any approval conditions and applicable ordinance requirements, for the work to be completed on the existing historic chapel as approved by the City of Farmington Hills Historic District Commission (Certificate of Appropriateness 24-5).
- c. Submission and final approval of engineering construction plans by the City's Engineering Division. Such plans shall comply with all applicable ordinances, standards, rules, regulations, and requirements of the City, as determined by the Engineering Division, including without limitation all of the following: (i) the Engineering Division's comments in its November 12, 2024, February 26, 2025, and April 10, 2025, correspondence variously addressed to the City's

Planning Commission, Planning Department, and City Planner; (ii) the City Environmental Review, dated March 21, 2025; (iii) the standards of the City of Southfield and Road Commission for Oakland County relative to improvements and work within the Inkster Road and 12 Mile Road rights-of-way; and (iv) the need for lane improvements (including, without limitation, tapers) on Inkster Road, if such improvements are determined to be necessary by the City of Southfield.

- d. The requirements of the Fire Department, including without limitation requirements set forth in correspondence dated April 8, 2025, issued by the Fire Marshal to the Planning Commission, and applicable fire prevention and safety codes adopted by City.
- e. Conditions imposed on the Development by the Planning Commission and City Council during PUD and site plan reviews, including conditions recommended by the City's Planning Consultant and Engineer and any other staff, and any other reasonable conditions which may be subsequently imposed on the site plan, landscape plan, and engineering plans.
- f. Any and all conditions of the PUD Plan approval pertaining to the Development and reflected in the official minutes of such meetings and in the April 9, 2025, letter report issued by Jill Bahm, AICP and Joe Tangari, AICP, of Giffels Webster, the City's Planning Consultant, which letter is attached and marked as **Exhibit C** ("Consultant Review Letter").
- g. All improvements shown on the PUD Plan and in the PUD Documents completed at Developer's sole cost and expense, in accordance with applicable laws, ordinances, rules, standards, and regulations.
- h. The only deviations and/or variances from otherwise applicable City ordinances that shall be permitted are those deviations described below:
 - i. A 1.0619-unit-per-acre deviation from Section 34-3.1.2.E of the Zoning Ordinance to permit eighty (80) site-built, one-family detached dwelling units within the RA-1B One Family Residential District at a density of 2.7369 units per acre where 1.6753 units per acre is the maximum density permitted within the District.
 - ii. A twenty (20)-foot deviation from Section 34-3.5.2.C of the Zoning Ordinance to permit one (1) site-built, one-family detached dwelling unit (Unit 69) within the RA-1B One Family Residential District to have a thirty (30)-foot setback along Cheswick Drive where a fifty (50)-foot minimum setback is required within the District.
 - iii. A twenty (20)-foot deviation from Section 34-3.5.2.C of the Zoning Ordinance to permit one (1) site-built, one-family detached dwelling unit (Unit 70) within the RA-1B One Family Residential District to have a thirty (30)-foot setback along Cheswick Drive where a fifty (50)-foot minimum setback is required within the District.
 - iv. A twenty (20)-foot deviation from Section 34-3.5.2.C of the Zoning Ordinance to permit one (1) site-built, one-family detached dwelling unit

- (Unit 71) within the RA-1B One Family Residential District to have a thirty (30)-foot setback along Cheswick Drive where a fifty (50)-foot minimum setback is required within the District.
- v. A seventeen (17)-foot deviation from Section 34-3.5.2.C of the Zoning Ordinance to permit one (1) site-built, one-family detached dwelling unit (Unit 72) within the RA-1B One Family Residential District to have a thirty-three (33)-foot setback along Cheswick Drive where a fifty (50)-foot minimum setback is required within the District.
 - vi. A twenty-nine (29)-foot deviation from Section 34-3.1.2.E of the Zoning Ordinance to permit a lot split within the RA-1B One Family Residential District to result in a one-hundred-and-eleven (111)-foot-wide lot (Lot 1) where one-hundred-and-forty (140) feet is the minimum lot width permitted within the District.
 - vii. A twenty-nine (29)-foot deviation from Section 34-3.1.2.E of the Zoning Ordinance to permit a lot split within the RA-1B One Family Residential District to result in a one-hundred-and-eleven (111)-foot-wide lot (Lot 2) where one-hundred-and-forty (140) feet is the minimum lot width permitted within the District.
 - viii. A twenty-nine (29)-foot deviation from Section 34-3.1.2.E of the Zoning Ordinance to permit a lot split within the RA-1B One Family Residential District to result in a one-hundred-and-eleven (111)-foot-wide lot (Lot 3) where one-hundred-and-forty (140) feet is the minimum lot width permitted within the District.
 - ix. A 26.15-foot deviation from Section 34-3.1.2.E of the Zoning Ordinance to permit a lot split within the RA-1B One Family Residential District to result in a 113.85-foot-wide lot (Lot 4) where one-hundred-and-forty (140) feet is the minimum lot width permitted within the District.
 - x. Decks and patios are permitted to have a setback as shown on the approved PUD Plan.
 - xi. Upon Developer submitting engineering and construction plans to the Engineering Division that verify compliance with all applicable engineering and design standards, Units 19 - 31 and 72 – 76 shall be allowed to daylight discharge to limits of disturbance.
 - xii. Units 77 through 80 shall each have direct vehicular access to 12 Mile Road .
 - xiii. A thirty-five (35)-foot deviation from Section 34-3.5.2.C of the Zoning Ordinance to permit one (1) site-built, one-family detached dwelling unit (Lot 4) within the RA-1B One Family Residential District to have a fifteen (15)-foot setback along Danvers Drive where a fifty (50)-foot minimum exterior side yard setback is required within the District.
- i. The existing historic chapel building shall be retained, restored, maintained, and preserved on the Property in accordance with the Farmington Hills Historic District Commission's approval of the Certificate of Appropriateness, including any approval conditions and applicable ordinance requirements, as approved under Certificate of Appropriateness 24-5, and the homes in the residential condominium shall be designed and constructed with high-quality materials per the approved PUD Plan elevations and site plan.

- j. The historic marker shall be retained and maintained as a landmark in the location at which it is shown on the PUD Plan. All new signage, if any, shall be applied for separately and shall be installed only if approved under separate permit. All such signage shall be compliant with the standards and requirements of applicable ordinances. Signs shown on the PUD Plans, and all notes on the PUD Plans pertaining to signs, have not been approved and are shown for informational purposes only.
- k. Public sanitary sewer service shall be provided to the lots fronting Twelve Mile Road via gravity sewer. City shall be responsible for the design, engineering, and construction, at its cost and expense, of a public gravity sanitary sewer extending from the proposed pump station on 12 Mile Road to a location at Herndonwood Drive, as determined by the City Engineer. Developer shall be responsible for the design, engineering, and construction, at its cost and expense, of the gravity sewer system to service the four single-family lots fronting 12 Mile Road connecting from the terminus of the above City constructed sewer at Herndonwood Drive across the entire frontage of said four lots, and upon completion and approval of said sewer system, Developer and Owner shall convey and dedicate to City the sewer system improvements and a utility easement, in a form acceptable to City, extending from the existing 12 Mile public right-of-way to a point that is 10-feet north of the center line of the sanitary sewer across the entire frontage of said four lots. Developer and City agree to work cooperatively with each other to make these upgrades to the sanitary sewer system, and neither party shall unreasonably delay its construction of upgrades to the sanitary sewer system under this Agreement, including the pump station improvements described below in Section 3.m.
- l. Abandonment of existing sanitary sewer and/or water system facilities that will not be utilized for the Development, including termination of any existing easements for those abandoned facilities, must be completed in accordance with the City's abandonment procedures prior to construction approval. City agrees to expeditiously process abandonment of such easements following Developer's written request for same in connection with Developer's construction of the Development.
- m. Developer shall be responsible for the cost and expense of any sanitary sewer system improvements necessary due to the increased capacity required for the Development in excess of the existing capacity servicing the Property, as determined by the City Engineer, including but not limited to the pump stations, force mains, and gravity mains servicing the Property. With respect to the pump station replacement, Owner and Developer shall be responsible only for a prorated share of incremental cost increases necessitated by the additional sewer capacity needs to service the Development as determined by the City Engineer. In making that determination, it is acknowledged that the Property has vested a total of sixty-three (63) REUs for sewer taps previously attributed to the prior uses of the Property, so the prorated share for the costs of the pump station replacement shall be based upon seventeen (17) condominium units. The percentage of the pump station cost attributable to

Developer shall be determined by the seventeen (17) units divided by the overall REUs to be served.

- n. Developer shall, at its sole cost and expense, install a 12' wide paved access drive as approved by the City Engineer in the location as shown on the PUD Plan for emergency access to the condominium and access to the lift station on the Property and shall grant the City an access easement over such access drive to provide access for maintenance to the lift station and to provide access for emergency vehicles, equipment, and personnel. In the event the lift station is relocated due to field adjustments or necessary engineering or design adjustments, Developer and Owner agree to provide such a reasonable access easement to and from its relocated position for that lift station. Owner and Developer shall, at all times and its cost and expense, maintain and repair the access drive required under this paragraph in good condition and shall keep it clear of vehicles, equipment, snow, debris and other materials such that it remains open for unrestricted access for the purposes described above.
- o. Owner hereby grants a 16-foot wide public easement for access, as necessary, for maintenance to the existing detention pond on the Property.
- p. The internal traffic layout must be designed and constructed to accommodate a 50-foot turning radii at all bends as determined by City's Fire Marshal according to City standards.
- q. Public sidewalks must be installed along the entire length of Twelve Mile and Inkster Road frontages immediately adjacent to the Property. Public sidewalks shall not be required to be installed in front of neighboring properties, except public sidewalks shall be installed in the public right-of-way in front of the neighboring property or properties along Twelve Mile to close the gap from the existing stub westward to the four lots within the Development.
- r. Developer shall post with City a cash deposit or irrevocable and automatically renewing letter of credit issued by a bank located in and doing business in Oakland County, in a form, manner, and amount acceptable to the City Engineer and City Attorney, to insure and guarantee completion of the improvements for the Development according to a schedule approved by the City Engineer. For purposes of this Section 3.r., the "amount" shall be 125% of the cost of completing the improvements estimated by an engineering consultant designated by the City Engineer, and the term "improvements" shall include all site development work, including all roads, drives, pathways, sidewalks, curbs and gutters, storm drains and detention basins, water mains, lines and appurtenances, sanitary sewer infrastructures and appurtenances, other utilities, and landscaping, but does not include the construction of any buildings on the Property.
- s. The dedication to the City of a total of 60 feet of right of way along Inkster Road and a total of 60 feet of right of way along 12 Mile Road for road right-of-way related purposes.

- t. Architectural style, elevation features, and building materials must be consistent with Developer's representations to City Council and in accordance with the PUD Plan.
- u. Developer may install, occupy, and operate one temporary construction and sales trailers on the Property, subject to Building Inspector approval and applicable City ordinance requirements.
- v. City will accept and review building and grading plans for two model units at locations to be determined by the Developer prior to completion of the infrastructure improvements associated with the Development, but will not issue any building permits within the Development until the infrastructure improvements are completed and in operation.

4. Developer and Owner shall submit to City a Master Deed (with by-laws and condominium plans), and/or Declaration of Covenants, Conditions, Easements and Restrictions ("Master Deed"). The Master Deed shall be submitted and subject to review by the City Attorney and approval in writing by the City Planning and Community Development Director or City Manager prior to issuance of any building permits within the Development and prior to signing and recording. The Master Deed shall be fully executed and recorded prior to the issuance of any building permits. There shall be provisions in the Master Deed obligating Owner, Developer, the association, and all future successor owners of the applicable portions of the Property to maintain and preserve all the improvements within the PUD, including roads, drives, entranceways, access drive (under 3.n above), sidewalks, screening walls, landscaping, lighting, signage, greenbelts, open spaces, pedestrian walkways, open area amenities, setbacks, the storm water detention/retention system and related easements, and any other private general common elements and improvements for or within the Development in good working order and appearance at all times and in accordance with this Agreement. The Master Deed shall also contain reference to the actions that City may take in the event that said improvements are not preserved, maintained, or repaired. Additionally, the Master Deed shall identify and refer to the PUD Documents and the obligations imposed thereunder. The Master Deed shall not be amended in any manner that changes the provisions required by this paragraph or that contradicts or is in conflict with the requirements of the PUD Documents, unless City's Planning and Community Development Director or City Manager have approved such amendment or amendments in writing.

5. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

6. Except for deviations specifically approved by City under this Agreement and the approved PUD Plan, the City Code and all applicable regulations of City shall apply to the Property, and any substantial violation of such Code and regulations by Developer, any of its successors or assigns, or any occupants of the Property shall be deemed a breach of this Agreement, as well as a violation of the City Code.

7. (a) Any breach of this Agreement by Developer or Owner shall constitute a nuisance *per se*, which shall be abated. The parties therefore agree that, in the event of a breach of this Agreement by Developer or Owner, City shall be entitled under this Agreement to an

order of a court of competent jurisdiction providing for relief in the form of injunctive relief and specific performance requiring discontinuation and abatement of the nuisance *per se*, as well as any other relief to which City may be entitled by law or in equity.

(b) In the event of a breach of this Agreement by Developer or Owner, City may notify the breaching party of the occurrence of the breach and issue a written notice requiring the breach to be cured within forty-five (45) days; provided, however, that if City determines in its discretion, upon request by the breaching party, that the breach, by its nature, cannot be cured within forty-five (45) days due to weather or winter related conditions, City shall provide the breaching party (in writing) an additional period of time determined in its discretion to cure the breach, but only if the breaching party commences and diligently pursues the cure within the initial forty-five (45) day period. In addition to any other relief to which the City may be entitled under this Agreement, in equity, or at law, failure to comply with City's notice and cure the breach shall, render Developer or Owner, whichever is the breaching party, liable to City in any action for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like in the event the City is granted any relief in such action.

8. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment to this Agreement or the PUD Plan, an application shall be made to City's Department of Planning and Community Development, which shall process the application in accordance with the procedures set forth in Section 34-3.20 of City's Zoning Ordinance for amendments of PUD Plans.

9. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

10. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the Development, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan and the Federal District Court for the Eastern District of Michigan.

11. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

12. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

13. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns, and the condominium association to be established for the 80 unit residential development (the “association”). This Agreement shall be recorded in the Oakland County Register of Deeds by City. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, assigns, and association shall take their interest subject to the terms of this Agreement, which shall be binding upon them. All references to “Developer” and to “Owner” in this Agreement shall also include Developer’s and Owner’s heirs, successors, and assigns, and the association. The Owner identified at the beginning of this Agreement shall have no further obligation under this Agreement upon conveyance of the Property to Developer, provided said Owner is not in default or breach under this Agreement at the time of such transfer. The parties also acknowledge that the members of the City Council and/or the City Administration and/or its departments may change, but City shall nonetheless remain bound by this Agreement.

14. (a) Developer has negotiated with the City the terms of the PUD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Developer, Owner, and City.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer and Owner have offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer and Owner, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable City ordinances and the “Michigan Zoning Enabling Act,” MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PUD, and are, without exception, clearly and substantially related to City’s legitimate interests in protecting the public health, safety and general welfare. Furthermore, Developer and Owner fully accept and agree to the final terms, conditions, requirements and obligations of the PUD Documents, and Developer and Owner shall not be permitted in the future to claim that the effect of the PUD Documents results in an unreasonable limitation upon uses of all or any portion of the Property, or claim that enforcement of the PUD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the Property.

15. Developer and Owner acknowledge that, at the time of the execution of this Agreement, Developer has not yet obtained final site plan, landscape plan, or engineering approvals for the redevelopment of the Property. Developer and Owner acknowledge that the Planning and Community Development Department and the Engineering Division of the City may impose additional conditions other than those contained in this Agreement during their plan reviews and approvals as authorized by City ordinances, standards, or law; provided, however, that such conditions shall not be inconsistent with the PUD Plan or PUD Documents

and shall not change or eliminate any development right authorized thereby. The plans approved by the Planning and Community Development Department and/or Engineering Division and any conditions imposed by said Departments shall be incorporated into and made a part of this Agreement automatically upon issuance of said approvals without the necessity of amending this Agreement, and shall be enforceable against Developer and Owner in the event development of the Property proceeds.

16. It is understood that construction of some of the improvements included in the PUD Documents may require the approval of other governmental agencies.

17. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and City or Owner and City.

18. City does not represent or warrant that Developer or Owner will achieve any certain or particular results by the redevelopment on the Property under and in accordance with the PUD Documents. City, Developer, and Owner shall not be liable to each other for any economic (including, without limitation, loss of revenues, profits, contracts, business, property value or anticipated savings), special, direct, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, or otherwise arising from or relating to this Agreement or resulting from the redevelopment, limitations on the ability to redevelop or the inability to redevelop the Property. The parties' sole and exclusive remedies are limited to injunctive relief, declaratory relief, and any relief or remedies affirmatively set forth in this Agreement, applicable City ordinances and under the Michigan Zoning Enabling Act, except to the extent any such remedies and relief are limited under the terms of this Agreement.

19. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to in this Agreement shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

20. This Agreement, together with the PUD Documents, are intended as the complete integration of all understandings between the parties related to the subject matter herein. No previously approved plans for the Property and no prior or contemporaneous addition, deletion, revision, or other amendment of plans shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated in Section 15 above.

21. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives that would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

22. Where there is a question with regard to applicable regulations for a particular aspect of the Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no express provisions of the PUD Documents which apply, the

question shall be submitted to the City Council, which shall, in the reasonable exercise of its discretion, determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PUD Documents. In the event of a conflict or inconsistency between provisions of the PUD Documents or between the PUD Documents and applicable City ordinances, the conflict or inconsistency shall be submitted to the City Council, and the more restrictive provision, as determined in the reasonable discretion of the City Council, shall apply.

23. Subject to Zoning Ordinance Subsections 34-3.20.5.C.ii-x, this Agreement shall become effective upon all of the following having occurred: the notarized signing of this Agreement by Developer and City; twenty-one (21) days after approval of this Agreement by City Council; and the recording of this Agreement at the Oakland County Register of Deeds (the "Effective Date").

24. The Property, based on its prior use, was previously assigned a total of sixty-three (63) REUs for water and sewer taps. The connection fee for said 63 REUs has already been paid by a prior owner of the Property and does not need to be paid again, but there are other fees, costs, and charges relating to connecting to the public water and sewer systems that will still apply.

25. Notwithstanding the foregoing provisions of this Agreement, Developer retains the right at any time prior to commencement of construction of the improvements contemplated by the PUD Documents to terminate the PUD subject to and in accordance with the requirements of Section 34-3.20 applicable to such a termination.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

DEVELOPER:

Robertson Pebble Creek, LLC, a Michigan limited liability company
By: Robertson Brothers Co., a Michigan corporation, Manager

By: Darian L. Neubecker
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND_)

On this ____ day of _____, 2025, before me personally appeared Darian L. Neubecker, the President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Pebble Creek, LLC, a Michigan limited liability company, who acknowledged that he signed this agreement on behalf of said corporation and company.

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

[Signatures Continued on Next Page]

OWNER:

EHM Senior Solutions, a Michigan non-profit corporation

By: Kari Rennie
Its: President and CEO

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND_)

On this ____ day of _____, 2025, before me personally appeared Kari Rennie, the President and CEO of EHM Senior Solutions, a Michigan non-profit corporation, who acknowledged that she signed this agreement on behalf of said non-profit corporation.

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

[Signatures Continued on Next Page]

CITY:

CITY OF FARMINGTON HILLS,
a Michigan municipal corporation

By: Gary Mekjian
Its: City Manager

Attested: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this ____ day of _____, 2025, before me personally appeared Gary Mekjian, the City Manager, and Carly Lindahl, the City Clerk, who acknowledged that they signed and attested to this Agreement on behalf of the City of Farmington Hills.

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

- Exhibits:
A – Property Legal Description
B – PUD Plans
C – Consultant Letter

Drafted By:
Steven P. Joppich, Esq.
Rosati Schultz Joppich & Amtsbuechler, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

When Recorded, Return To:
City Clerk
City of Farmington Hills
31555 West Eleven Mile Road
Farmington Hills, MI 48336-1165

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

The Villas at Pebble Creek

Exhibit A

Legal Description:

Per First American Title Insurance Company Commitment No. 875579, Dated June 11, 2020, Revision E.)

Land in the City of Farmington Hills, Oakland County, Michigan , described as follows:

Part of the Southeast $\frac{1}{4}$ of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N02 48'44"W, 125.10 feet along the East line of said Section to the North right of way line of Twelve Mile Road (width varies) and the Point of Beginning; thence S82 48'41"W, 604.97 feet along said right of way line; thence S87 59'22"W, 270 feet; thence S02 00'38"E, 280.00 feet to said North right of way line of Twelve Mile; thence S87 59'22"W, 446.19 feet along said North right of way line to the East subdivision line of "Woodcreek Hills Subdivision No. 1", as recorded in Liber 119 of Plats, page 26, Oakland County Records; thence N02 46'20"W, 490.03 feet along said Subdivision line to the South Condominium line of "Hickory Oaks", Oakland County Condominium Plan 1191, as recorded in Liber 20320, page 367, and amended in Liber 20537, page 530, and Liber 21222, Page 175, Oakland County Records; thence along said Condominium line the following four (4) courses (1) N87 59'22"E, 324.36 feet (2) S49 35'47"E, 88.95 feet, (3) N42 59'22"E, 84.85 feet and (4) N87 59'22"E, 179.21 feet to the East Condominium line of said "Hickory Oaks" ; thence along said Condominium line the following four (4) courses (1) N02 46'20"W, 500.00 feet, (2) N6 10'00"E, 415.00 feet, (3) N30 2'51"W, 290.00 feet, and (4) N02 46'20"W, 153.79 feet to the South right of way line of Cheswick Drive (60 feet wide); thence along said right of way in the following five (5) courses; (1) along a curve to the left, 75.29 feet, said curve having a radius of 260.00 feet, a central angle of 16 35'32" seconds, and a chord bearing S84 30'58"E, 75.03 feet, (2) N87 11'16"E 109.65 feet, (3) along a curve to the right, 973.76 feet, said curve having a radius of 200.00 feet, a central angle of 28 00'23", and a chord bearing S7848'34"E, 96.79 feet, (4) along a curve to the left, 127.09 feet, said curve having a radius of 260.00 feet; a central angle of 28 00'17", and a chord bearing S78 48'34"E, 125.82 feet, and (5) N87 11'16"E, 289.16 feet to the East line of said Section 12; thence S02 48'44"E, 1673.04 feet along said East section line to the Point of Beginning.

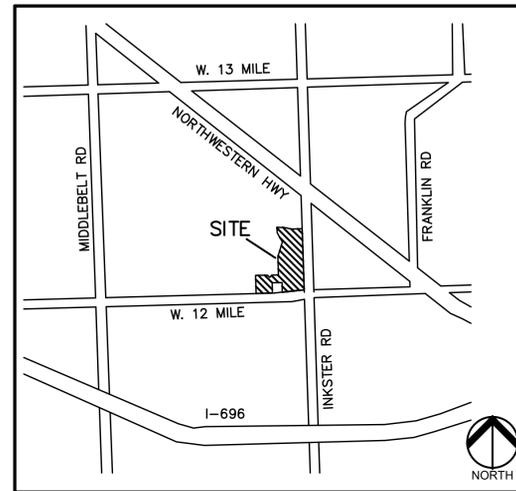
EXHIBIT B

PUD PLANS

MAJOR AMENDMENT TO PUD

THE VILLAS AT
Pebble Creek

PART OF THE SE 1/4 OF SECTION 12, T.01N., R.08E.
FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PROPOSED LAND USE PLAN
C-3.1	GRADING PLAN - NORTH
C-3.2	GRADING PLAN - SOUTH
C-4.1	UTILITY PLAN - NORTH
C-4.2	UTILITY PLAN - SOUTH
C-4.3	UTILITY PLAN - WEST
C-5.0	PRELIMINARY DRAINAGE PLAN
C-6.0	FIRE TRUCK TURNING PLAN
C-7.1	EASEMENT PLAN - NORTH
C-7.2	EASEMENT PLAN - SOUTH
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
T-1.1	PROPOSED TREE PRESERVATION PLAN
T-1.2	PROPOSED TREE PRESERVATION PLAN
T-1.3	PROPOSED TREE PRESERVATION PLAN
T-1.4	SUPERIMPOSED TREE PRESERVATION PLAN
T-1.5	SUPERIMPOSED TREE PRESERVATION PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS
A-3	RALEIGH - EMERSON ELEVATION
A-4	RALEIGH - EMERSON ELEVATION
A-3	RALEIGH - BARRINGTON ELEVATION
A-4	RALEIGH - BARRINGTON ELEVATION
A-3	RALEIGH - ALBANY ELEVATION
A-4	RALEIGH - ALBANY ELEVATION
FB-1	RALEIGH - BASEMENT PLAN
A-2	RALEIGH - FLOOR PLAN
A-3	WILMINGTON - ELEVATION A
A-4	WILMINGTON - ELEVATION A
A-3	WILMINGTON - ELEVATION B
A-4	WILMINGTON - ELEVATION B
A-3	WILMINGTON - ELEVATION E
A-4	WILMINGTON - ELEVATION E
A-2	WILMINGTON - FLOOR PLAN

DESIGN TEAM

OWNER / DEVELOPER / APPLICANT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301
CONTACT: TIM LOUGHRIN
PHONE: 248.282.1428
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DETROIT, MI 48226
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PHONE: 844.813.2949
EMAIL: NBIRMEIN@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	10/19/2024
ADDED AN ADDITIONAL UNIT AND SHIFTED BUILDINGS	3/12/2025



FLOODPLAIN:
(Per Flood Insurance Rate Map Number 26125C-0514F, Effective September 20, 2006)

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE AE - Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

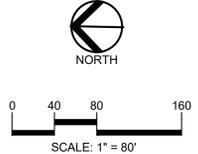
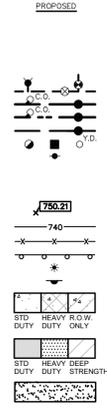
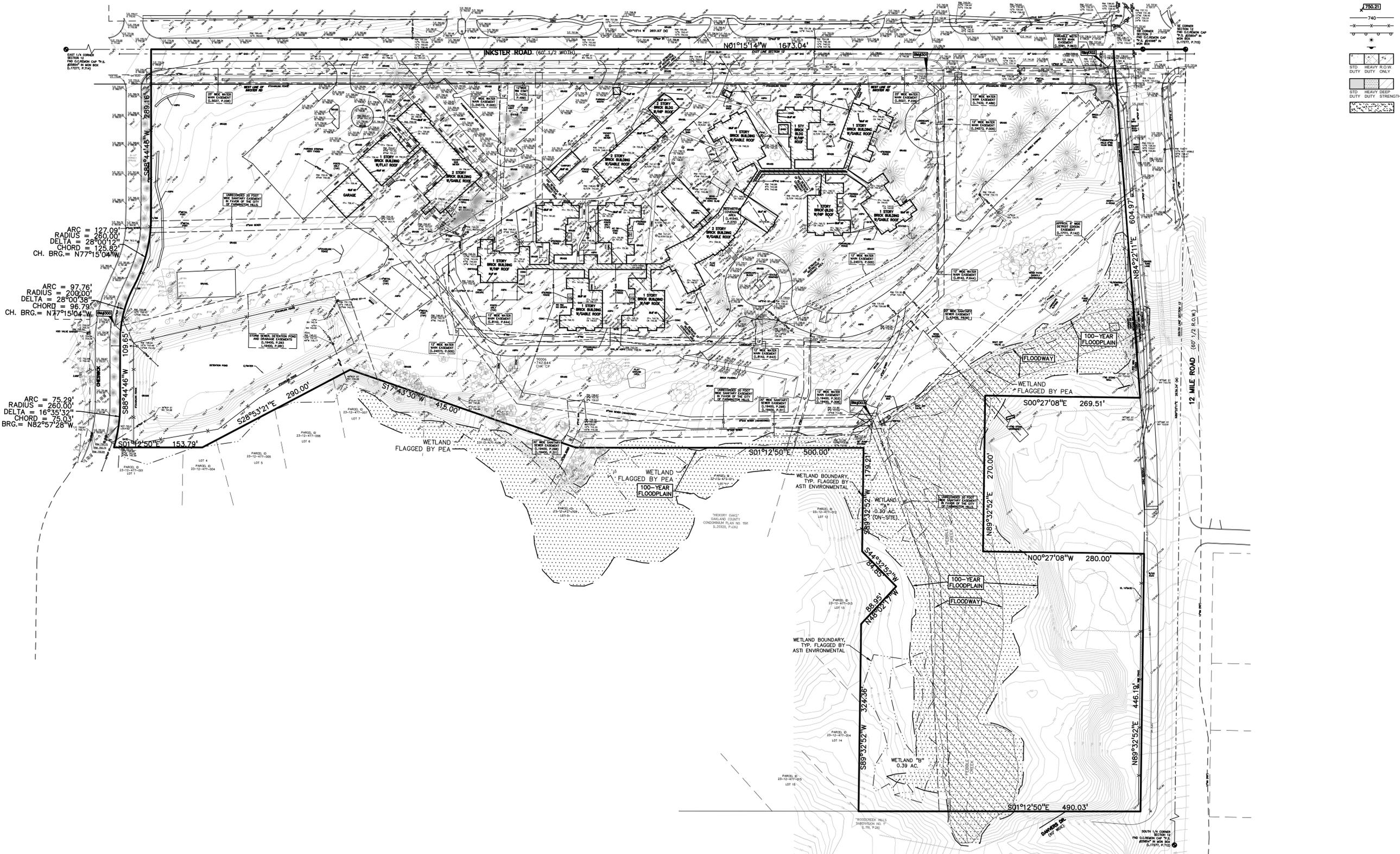
ZONE X - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

ZONE X - Areas to be determined outside of the 0.2% annual chance floodplain.

LEGAL DESCRIPTION
(Per First American Title Insurance Company, Commitment No. 875579, Dated June 11, 2020, Revision E)

Land in the City of Farmington Hills, Oakland County, Michigan, described as follows:

Part of the Southeast 1/4 of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N02°48'44"W, 125.10 feet along the East line of said Section to the North right of way line of Twelve Mile Road (width varies) and the Point of Beginning; thence S82°48'41"W, 604.87 feet along said right of way line; thence N02°00'38"W, 269.51 feet; thence S87°59'22"W, 270.00 feet; thence S02°00'38"E, 280.00 feet to said North right of way line of Twelve Mile Road; thence S87°59'22"W, 446.19 feet along said North right of way line to the East subdivision line of "WOODCREEK HILLS SUBDIVISION NO. 1", as recorded in Liber 119 of Plats, page 26, Oakland County Records; thence N02°48'20"W, 490.03 feet along said Subdivision line to the South Condominium line of "HICKORY OAKS", Oakland County Condominium Plan 1191, as recorded in Liber 20320, page 367, and amended in Liber 20337, page 533, and Liber 21222, page 173, Oakland County Records; thence along said Condominium line the following four (4) courses: (1) N87°59'22"E, 324.36 feet (2) S48°35'47"E, 88.95 feet, (3) N42°59'22"E, 84.85 feet, and (4) N87°59'22"E, 179.21 feet to the East Condominium line of said "HICKORY OAKS"; thence along said Condominium line the following (4) courses: (1) N02°48'20"W, 500.00 feet, (2) N16°10'02"E, 415.00 feet, (3) N30°02'51"W, 280.00 feet, and (4) N02°48'20"W, 153.79 feet to the South right of way line of Cheswick Drive (60 feet wide); thence along said right of way line the following five (5) courses: (1) along a curve to the left, 75.29 feet, said curve having a radius of 280.00 feet, a central angle of 16°55'32 seconds, and a chord bearing S84°30'58"E, 75.03 feet, (2) N87°11'16"E, 109.65 feet, (3) along a curve to the right, 97.76 feet, said curve having a radius of 200.00 feet, a central angle of 28°00'23", and a chord bearing S78°48'34"E, 96.79 feet, (4) along a curve to the left, 127.09 feet, said curve having a radius of 280.00 feet, a central angle of 28°00'17", and a chord bearing S78°48'34"E, 125.82 feet, and (5) N87°11'16"E, 288.16 feet to the East line of said Section 12; thence S02°48'44"E, 1673.04 feet along said East section line to the Point of Beginning.



811 Know what's below. Call before you dig.

CAUTION!
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CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT
Woodcreek
PART OF THE SE 1/4 OF SECTION 12, T10N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	DATE
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:
OCTOBER 15, 2024

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2015-204
P.M.	JBT
DN.	LR
SUR.	KTR
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-1.0**

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ REC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

- OH-ELEC-VV- ELEC. PHONE OR CABLE TV D.H. LINE, POLE & GUY WIRE
- UG-CATV- UNDERGROUND CABLE TV, CATV PRESTAL
- ⊗-ELEC- TELEPHONE U.G. CABLE, PRESTAL & MANHOLE
- ELEC- ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊗ GAS GAS MIN. VALVE & GAS LINE MARKER
- ⊗ WATERMARK, HYD. GATE VALVE, TAPPING BLEEVE & VALVE
- ⊗ SANITARY SEWER, CLEANOUT & MANHOLE
- ⊗ STORM SEWER, CLEANOUT & MANHOLE
- ⊗ COMBINED SEWER & MANHOLE
- ⊗ SQUARE, ROUND & REEFME CATCH BASIN, YARD DRAIN
- ⊗ POST INDICATOR VALVE
- ⊗ WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- ⊗ MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊗ UNIDENTIFIED STRUCTURE

PROPOSED

- ⊗ SPOT ELEVATION
- ⊗ CONTOUR LINE
- ⊗ FENCE
- ⊗ GUARD RAIL
- ⊗ STREET LIGHT
- ⊗ BOLLARD LIGHT
- ⊗ SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND WETLAND

STANDARD DUTY ONLY
HEAVY DUTY ONLY
HEAVY DEEP DUTY STRENGTH

NORTH

0 20 40 80
SCALE: 1" = 40'

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EAST 1/4 CORNER SECTION 12 FND O.C. REMON CAP "P.S. #25854" IN MON BOX (L.17277, P.714)

SEE SHEET 4.2

CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
The Villas at Hickory Creek
PART OF THE SE 1/4 OF SECTION 12, T10N, R10E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

ADD AND SHIFT UNITS	3/12/2025
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ORIGINAL ISSUE DATE:
OCTOBER 15, 2024
DRAWING TITLE
GRADING PLAN

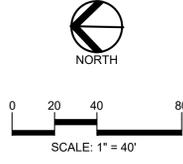
PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	

S:\PROJECTS\2015\2015-2015-ROBERTSON BROTHERS HOMES - PEA - 15\WORKSPACE\PLANS\C-3\GRADING-1000.dwg

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

—OH-ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN VALVE & GAS LINE MARKER
—W.M.—	WATER MAIN (H.D. GATE VALVE, TAPPING SLEEVE & VALVE)
—S.S.—	SANITARY SEWER, CLEANOUT & MANHOLE
—S.S.—	STORM SEWER, CLEANOUT & MANHOLE
—S.S.—	COMBINED SEWER & MANHOLE
—S.S.—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—S.S.—	POST INDICATOR VALVE
—S.S.—	WATER VALVE BOUY/FRONT VALVE BOX, SERVICE SHUTOFF
—S.S.—	MALIBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—S.S.—	UNIDENTIFIED STRUCTURE
—S.S.—	SPOT ELEVATION
—S.S.—	CONTOUR LINE
—S.S.—	FENCE
—S.S.—	GUARD RAIL
—S.S.—	STREET LIGHT
—S.S.—	SCALAR LIGHT
—S.S.—	SIGN
—S.S.—	CONC.
—S.S.—	ASPH.
—S.S.—	GRAVEL SHOULDER
—S.S.—	WETLAND



CAUTION!!
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SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

Villas at Pebble Creek	
Number of Lots	75
REU	75
People / REU	2.44
Population	183 People
Providence	
REU	40.51
People / REU	2.44
Population	99 People
Total Population (P)	282
Average Flow (100 GPCPD)	28,200 G.P.D.
	0.044 C.F.S.
P (1000s)	0.282
Peaking Factor (PF)	4.09
PF = (18+sqrt(P))(4+sqrt(P))	
Peak Flow (G.P.D.)	115,332 G.P.D.
Peak Flow (C.F.S.)	0.178 C.F.S.
15" Pipe Capacity Provided	3.173 C.F.S.

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

Villas at Pebble Creek	
Number of Lots	75
REU	75
People / REU	2.44
Population	183 People
Providence	
REU	12
People / REU	2.44
Population	29 People
Hickory Oaks	
Number of Lots	11
REU	11
People / REU	2.44
Population	27 People
Total Population (P)	239
Average Flow (150 GPCPD)	27,450 G.P.D.
	0.042 C.F.S.
	0.027 M.G.D.
Design Max. Flow = (2*avg)	54,900 G.P.D.
	0.085 C.F.S.
	0.055 M.G.D.

NOTE:
1. CONTRACTOR TO REMOVE AND ROUTE 8" SANITARY SEWER. FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.
2. CONTRACTOR TO CONNECT TO EXISTING WATER MAIN. FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.

CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT Pebble Creek
PART OF THE SE 1/4 OF SECTION 12, T10N, R09E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

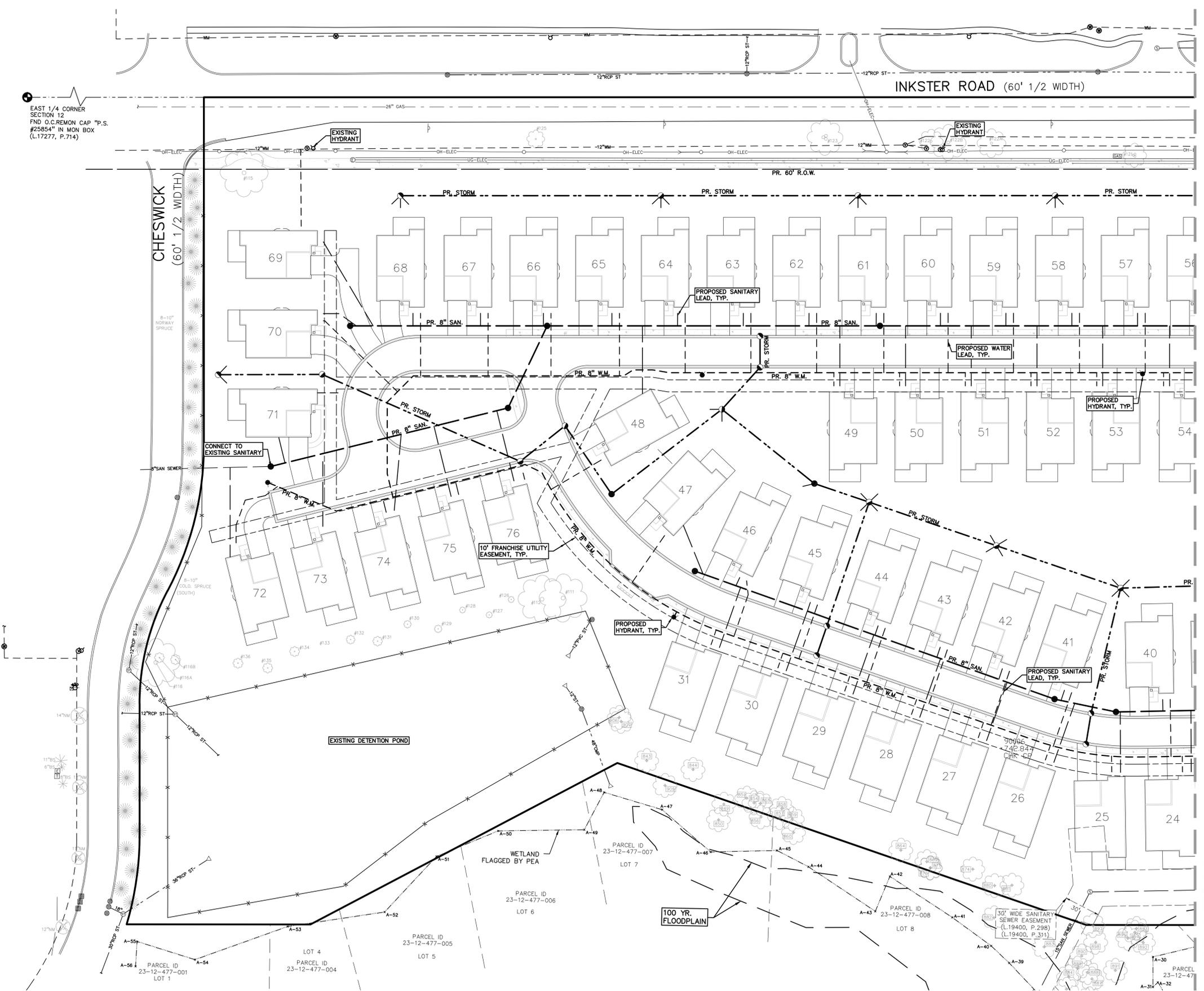
ADD AND SHIFT UNITS	3/12/2025
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ORIGINAL ISSUE DATE:
OCTOBER 15, 2024

DRAWING TITLE
UTILITY PLAN - NORTH

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-4.1**



SEE SHEET 5.2

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ REC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

EXISTING

- OH-ELEC—W—ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV—C—UNDERGROUND CABLE TV CATV PRESTAL
- UG-PHONE—P—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—E—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS—G—GAS MAIN, VALVE & GAS LINE MARKER
- WATER—W—WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY—S—SANITARY SEWER, CLEANOUT & MANHOLE
- STORM—ST—STORM SEWER, CLEANOUT & MANHOLE
- COMBINED—C—COMBINED SEWER & MANHOLE
- DRAIN—D—DRAIN, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST—P—POST INDICATOR VALVE
- SHUTOFF—SH—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAIL—M—MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNDERTIE—U—UNDERTIE STRUCTURE
- SPOT—SP—SPOT ELEVATION
- CONTOUR—C—CONTOUR LINE
- FENCE—F—FENCE
- GUARD—G—GUARD RAIL
- STREET—S—STREET LIGHT
- BOLLARD—B—BOLLARD LIGHT
- SIGN—SI—SIGN

PROPOSED

- CONC.—CONCRETE
- ASPH.—ASPHALT
- GRAVEL—GRAVEL SHOULDER
- WETLAND—WETLAND

740
750-21
760-21

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

NOTE:

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- CONTRACTOR TO CONNECT TO EXISTING WATER MAIN. FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.

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CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
The Villas at Double Creek
PART OF THE SE 1/4 OF SECTION 12, T10N, R10E,
CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN

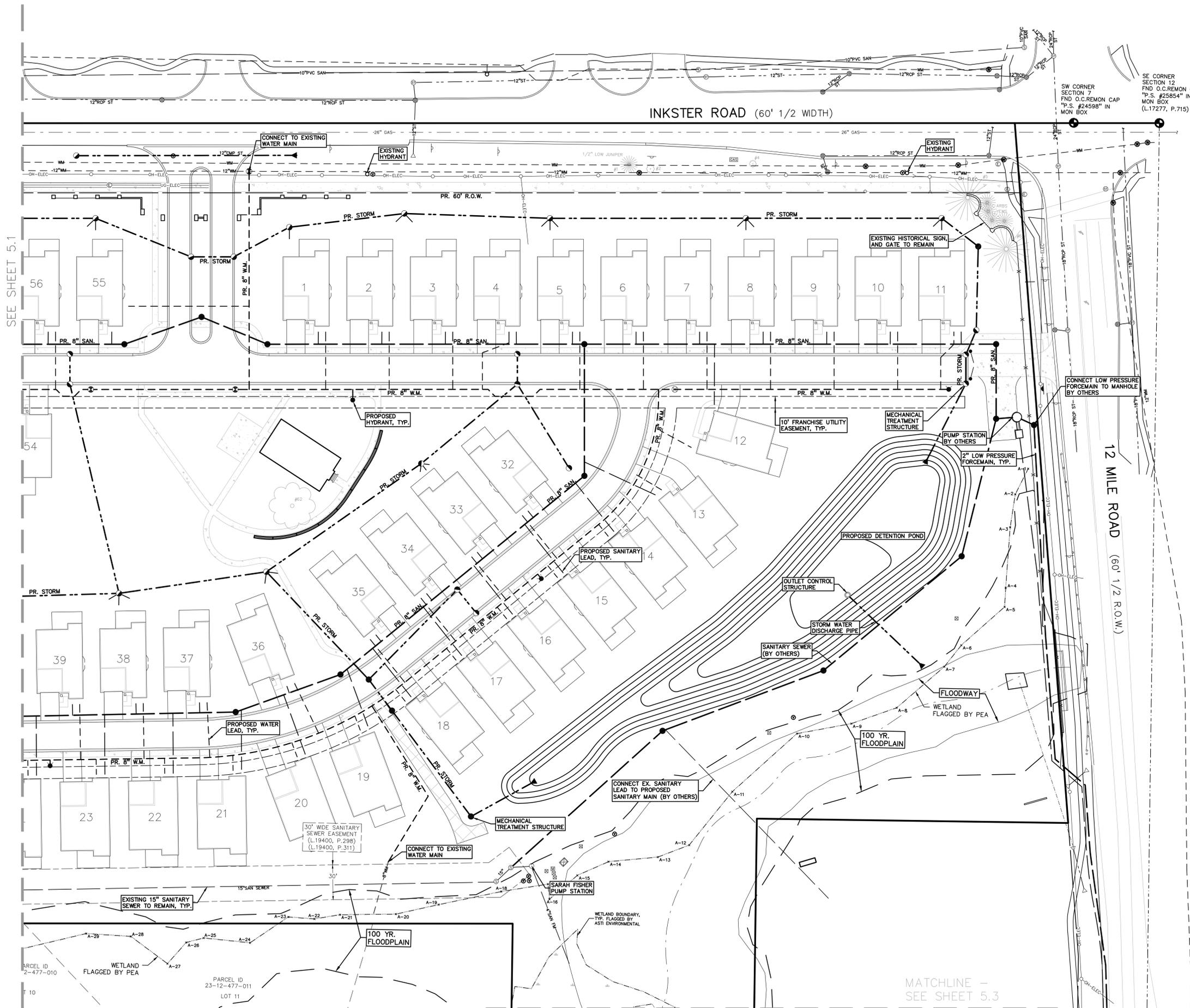
REVISIONS

ADD AND SHIFT UNITS	3/12/2025
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ORIGINAL ISSUE DATE:
OCTOBER 15, 2024
DRAWING TITLE
UTILITY PLAN - SOUTH

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-4.2**



S:\PROJECTS\2015\ROBERTSON BROTHERS HOMES\PEA\DWG\C-4\UTIL-12024.dwg

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ REC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R. RECORDED
⊙ NAIL FOUND	⊗ MONUMENT SET	⊙ M. MEASURED
⊙ NAIL & CAP SET		⊙ C. CALCULATED

EXISTING

- OH—ELEC—W—< ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
- UG—CITY— TELEPHONE CABLE TV CITY PRESTAL
- UG—PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG—ELEC—ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS— GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQ. ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- BOLLARD LIGHT
- SIGN

PROPOSED

- 750-21
- 740
- STD. HEAVY R.O.W. DUTY ONLY
- STD. HEAVY DEEP DUTY ONLY STRENGTH

CONCRETE
ASPH.
GRAVEL SHOULDER
WETLAND

NORTH

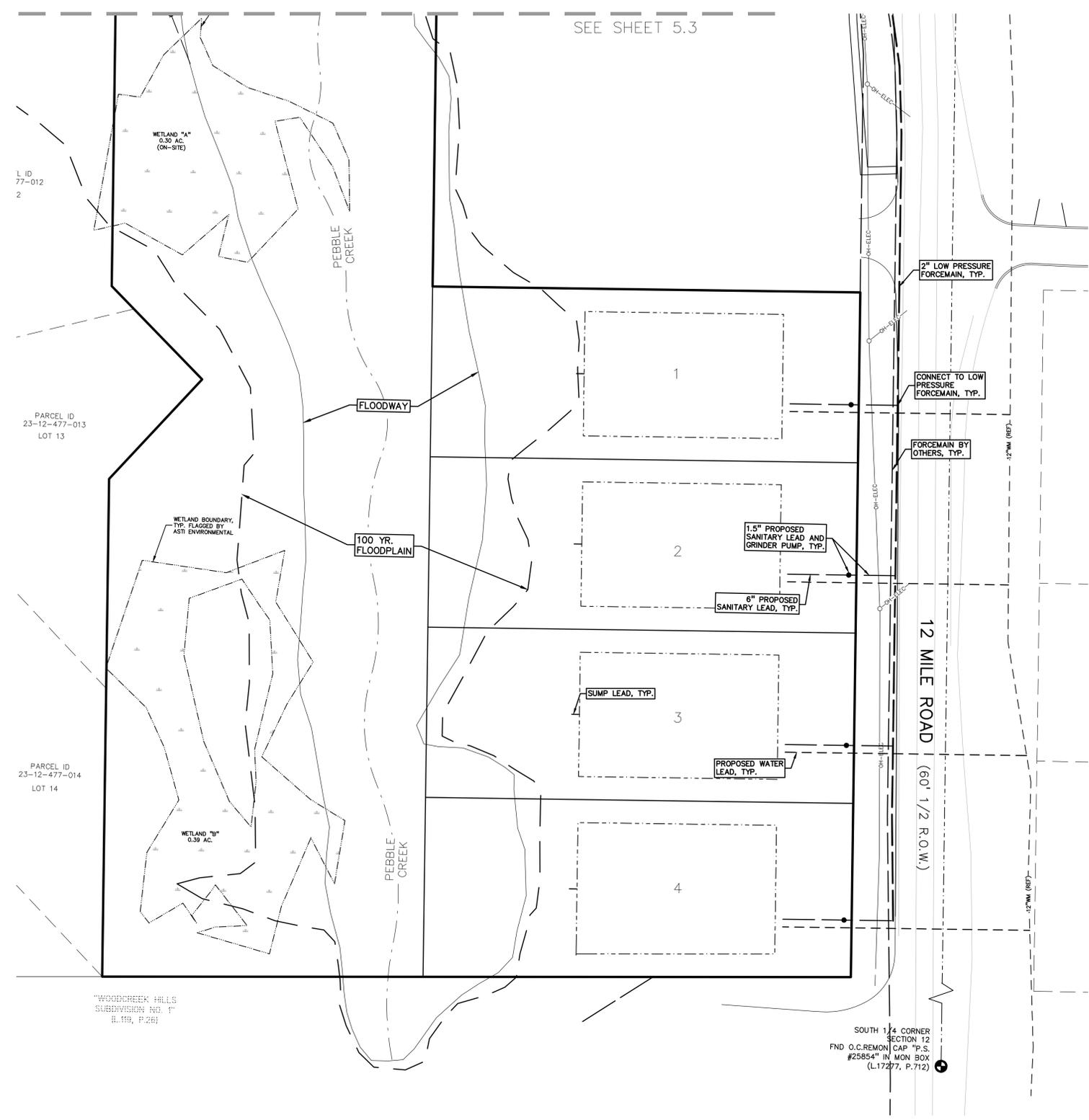
0 20 40 80
SCALE: 1" = 40'

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NOTE:

- CONTRACTOR TO REMOVE AND REROUTE 8" SANITARY SEWER, FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.
- CONTRACTOR TO CONNECT TO EXISTING WATER MAIN, FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.



L. ID 77-012
2

PARCEL ID 23-12-477-013
LOT 13

PARCEL ID 23-12-477-014
LOT 14

"WOODCREEK HILLS
SUBDIVISION NO. 1"
(L. 119, P. 26)

SOUTH 1/4 CORNER
SECTION 12
FND O.C.REMON CAP "P.S.
#25854" IN MON BOX
(L.17277, P.712)

CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT Pebble Creek
PART OF THE SE 1/4 OF SECTION 12, T.10N., R.09E,
CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN

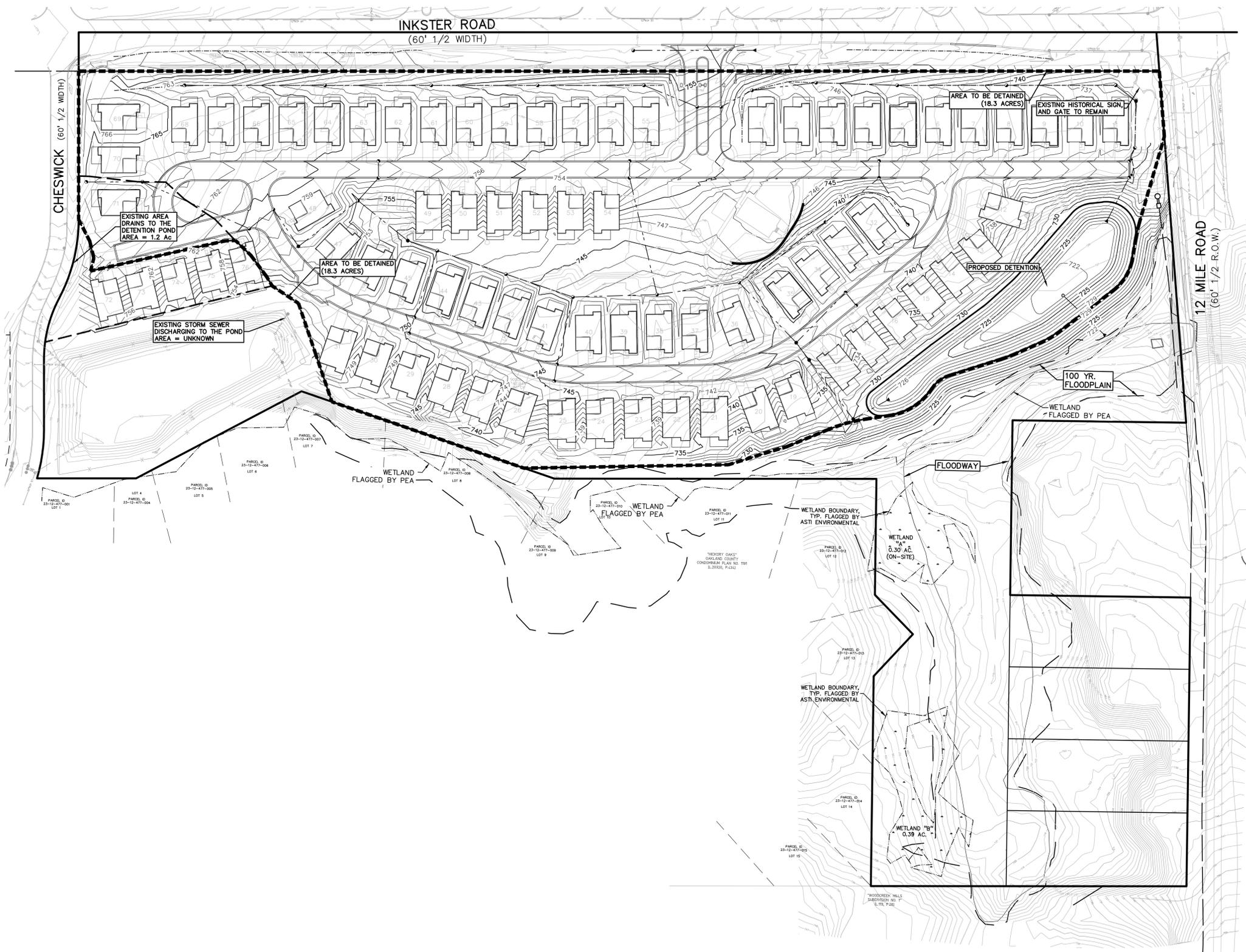
REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:
OCTOBER 15, 2024

DRAWING TITLE
UTILITY PLAN - WEST

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

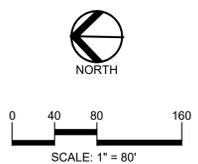
DRAWING NUMBER:



Proposed		
Natural Greenspace area:	0.00 acre	C = 0.30
Select NCRS Soil type:	D	
Improved Greenspace area:	10.30 acre	C = 0.30
Select NCRS Soil type:	D	
Wooded Area:	0.00 acre	C = 0.30
Select NCRS Soil type:	D	
Impervious Area:	8.39 acre	C = 0.90
Greenbelt Area:	10.30 acre	C = 0.30
Total Area (A):	18.69 acre	
Weighted Coefficient of Runoff (C):	0.57	

Rainfall Intensity		311005 Oklaa V2.02
Time of Concentration (T _c)	24.70 min	
Since 15 < T _c < 60, use intensity equation		
I = 30.2 / ((T + 9.17) ^{0.81})	1.74 in/hr	
I ₁₀ = 50.12 / ((T + 9.17) ^{0.81})	2.89 in/hr	
I ₁₀₀ = 83.34 / ((T + 9.17) ^{0.81})	4.80 in/hr	
CPVC: Channel Protection Volume Control Volume		
V _{cpvc} = (4719)CA	50,273 cf	
CPRC: Channel Protection Rate Control Volume: Extended Detention		
V _{ed} = (6897)CA	73,476 cf	
Q _{ed} = V _{ed} / (48*60*60)	0.43 cfs	
100-Year Allowable Outlet Rate		
Q ₁₀₀ = Q _a		
Q _{100R} =	0.50 cfs/ac	
Receiving System Restricted Flow Rate Q _{100R} =	0.46 cfs/ac	
100-Year Peak Allowable Discharge		
Area, A =	18.69 ac	
Q _{100P} = Q _{100R} (A)	8.60 cfs	
100-Year Runoff Volume		
V _{100R} = (18,985)CA	202,253 cf	
100-Year Peak Inflow		
Q _{100IN} = C(I ₁₀₀)A	51.14 cfs	
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q _{100P} /Q _{100IN})	0.473	
100-Year Storage Volume		
V _s = R(V _{100R})	95,666 cf	
No infiltration will be provided, so no CPVC deduction is taken.		
V _{100D} = V _s	95,666 cf	
V_{100D} must be larger or equal to V_{ed}:		
Is V _{100D} >= V _{ed} ?	Yes	
V _{100D} =	95,666 cf	

Detention Basin			
CPRC Storage Elevation:	726.70	73,476 cf	
Detention Storage Elevation:	727.51	95,666 cf	
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
721.5	0	0	0
722.0	3,465	578	578
723.0	11,034	7,250	7,827
724.0	14,057	12,546	20,373
725.0	17,394	15,726	36,098
726.0	22,462	19,928	56,026
727.0	27,080	24,771	80,797
728.0	31,746	29,413	110,210
Bottom Elevation of Pond:			721.50



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CLIENT
ROBERTSON BROTHERS HOMES
6805 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT Double Creek
PART OF THE SE 1/4 OF SECTION 12, T10N, R09E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

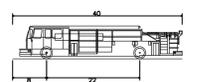
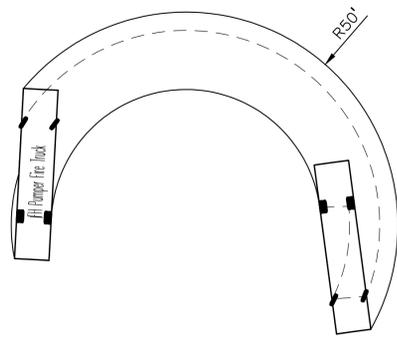
REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:
OCTOBER 15, 2024
DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

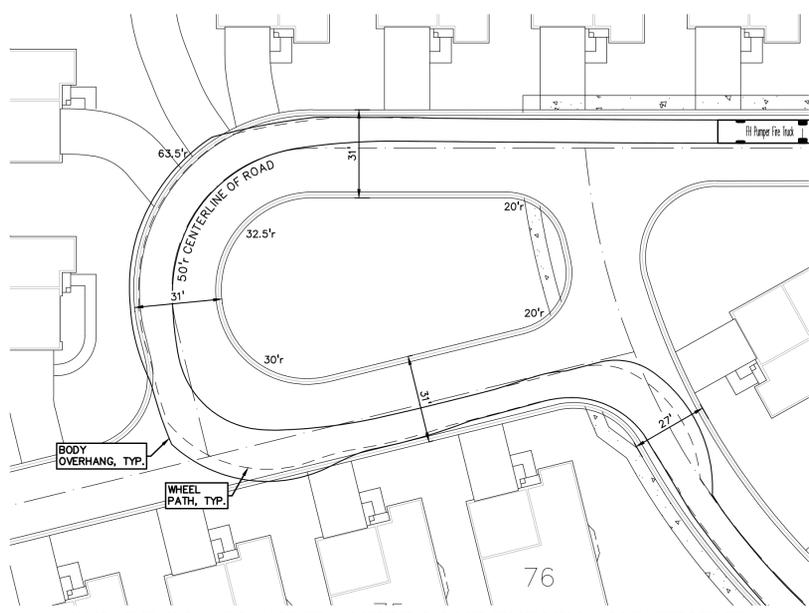
PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	

S:\PROJECTS\2015\ROBERTSON BROTHERS HOMES P10 - P14\DWG\STATE PLANS\C-5.0\PEA-1504.dwg

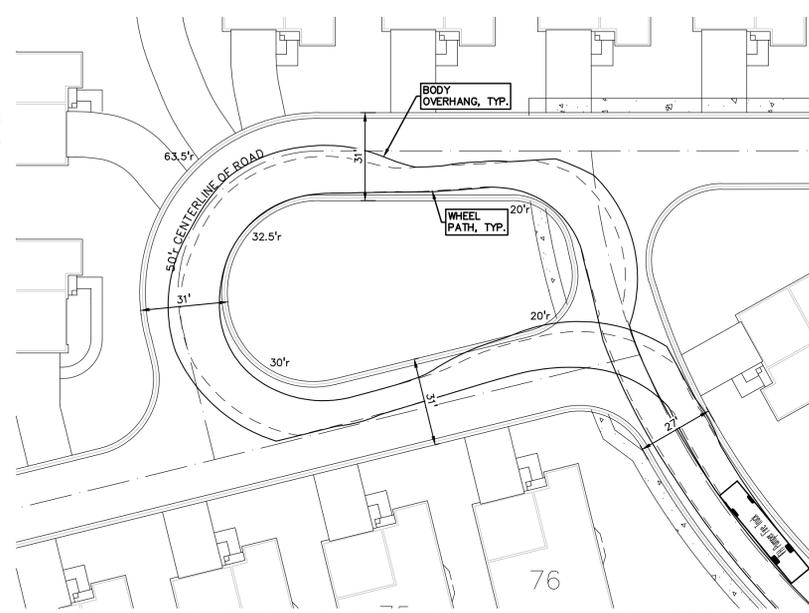
TURNING RADIUS OF TRUCK USED
SCALE: 1"=20'



FH Pumper Fire Truck
Overall Length 40.000ft
Overall Width 9.167ft
Overall Body Height 7.750ft
Min. Body Ground Clearance 6.650ft
Track Width 8.167ft
Lock-to-lock time 50.001s
Wall-to-wall Turning Radius 50.000ft



CUL-DE-SAC BLOWUP OUTER LANE TURNING MOVEMENT
SCALE: 1"=30'



CUL-DE-SAC BLOWUP INNER LANE TURNING MOVEMENT
SCALE: 1"=30'

LEGEND

● IRON FOUND	⊕ BRASS PLUG SET	⊕ SEC. CORNER FOUND
⊗ IRON SET	⊕ MONUMENT FOUND	⊕ RECORDED
⊕ NAIL FOUND	⊕ MONUMENT SET	⊕ MEASURED
⊕ NAIL & CAP SET		⊕ CALCULATED

EXISTING

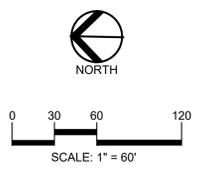
- OH-ELEC-W/C- TELEPHONE OR CABLE TV, O.H. LINE, POLE & GUY WIRE
- UG-CATV- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-PHONE- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-ELEC- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAN- HYD. GATE VALVE, TAPPING SLLEEVE & VALVE
- SANITARY SEWER- CLEANOUT & MANHOLE
- STORM SEWER- CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALKER, TRANSFORMER, IRRIGATION CONTROL, VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- BOLLARD LIGHT
- SIGN

PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND

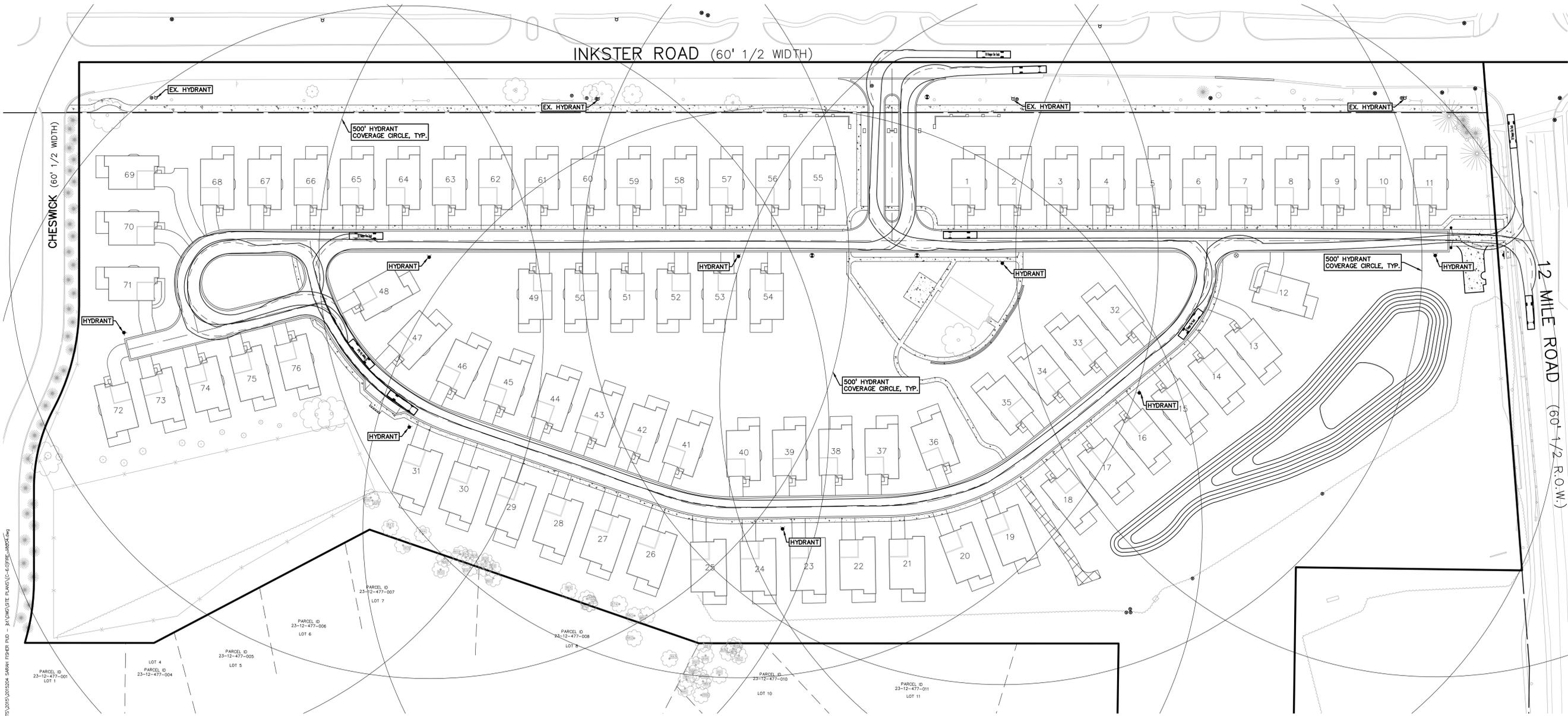
750.21
740

STD. HEAVY R.O.W. DUTY ONLY
STD. HEAVY DEEP DUTY STRENGTH



811 Know what's below. Call before you dig.

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CLIENT
ROBERTSON BROTHERS HOMES
5905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
The Villas at Double Creek
PART OF THE SE 1/4 OF SECTION 12, T10N, R09E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

ADD AND SHIFT UNITS	3/12/2025
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ORIGINAL ISSUE DATE:
OCTOBER 15, 2024

DRAWING TITLE
FIRE TRUCK TURNING PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	

LEGEND

● IRON FOUND	● BRASS PLUG SET	● REC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	○ R. RECORDED
⊙ NAIL FOUND	⊙ MONUMENT SET	○ M. MEASURED
⊕ NAIL & CAP SET		○ C. CALCULATED

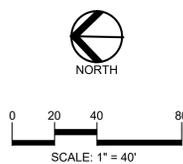
EXISTING

- OH-ELEC-W-○- ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV- ELEC. UNDERGROUND CABLE TV CATV PREINSTAL.
- UG-PHONE- TELEPHONE U.G. CABLE, FEDESTAL & MANHOLE
- UG-ELEC- ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS- GAS MAIN, VALVE & GAS LINE MARKER
- WATER- WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SEWER- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM- STORM SEWER, CLEANOUT & MANHOLE
- COMB- COMBINED SEWER & MANHOLE
- S.D.- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- P.I.V.- POST INDICATOR VALVE
- W.V.B.- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- M.B.- MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- U.S.- UNIDENTIFIED STRUCTURE
- S.E.- SPOT ELEVATION
- C.L.- CONTOUR LINE
- F.- FENCE
- G.R.- GUARD RAIL
- S.L.- STREET LIGHT
- B.L.- BOLLARD LIGHT
- S.- SIGN

PROPOSED

- 740- STD. HEAVY R.O.W. DUTY DUTY ONLY
- 750-21- STD. HEAVY DEEP DUTY DUTY - STRENGTH

CONCRETE
ASPH.
GRAVEL SHOULDER
WETLAND



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CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
The Villas at Double Creek
PART OF THE SE 1/4 OF SECTION 12, T10N, R10E,
CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN

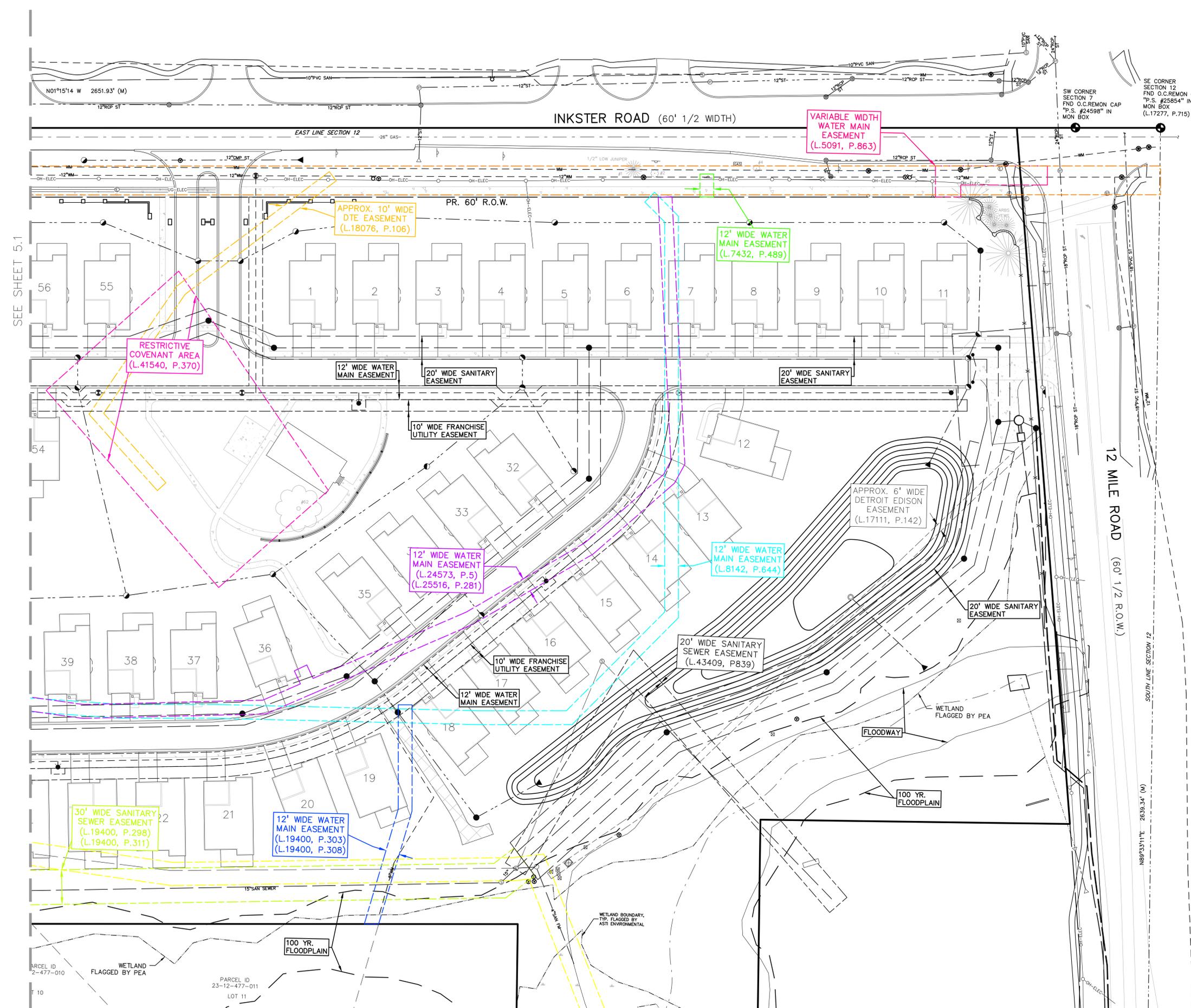
REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:
OCTOBER 15, 2024

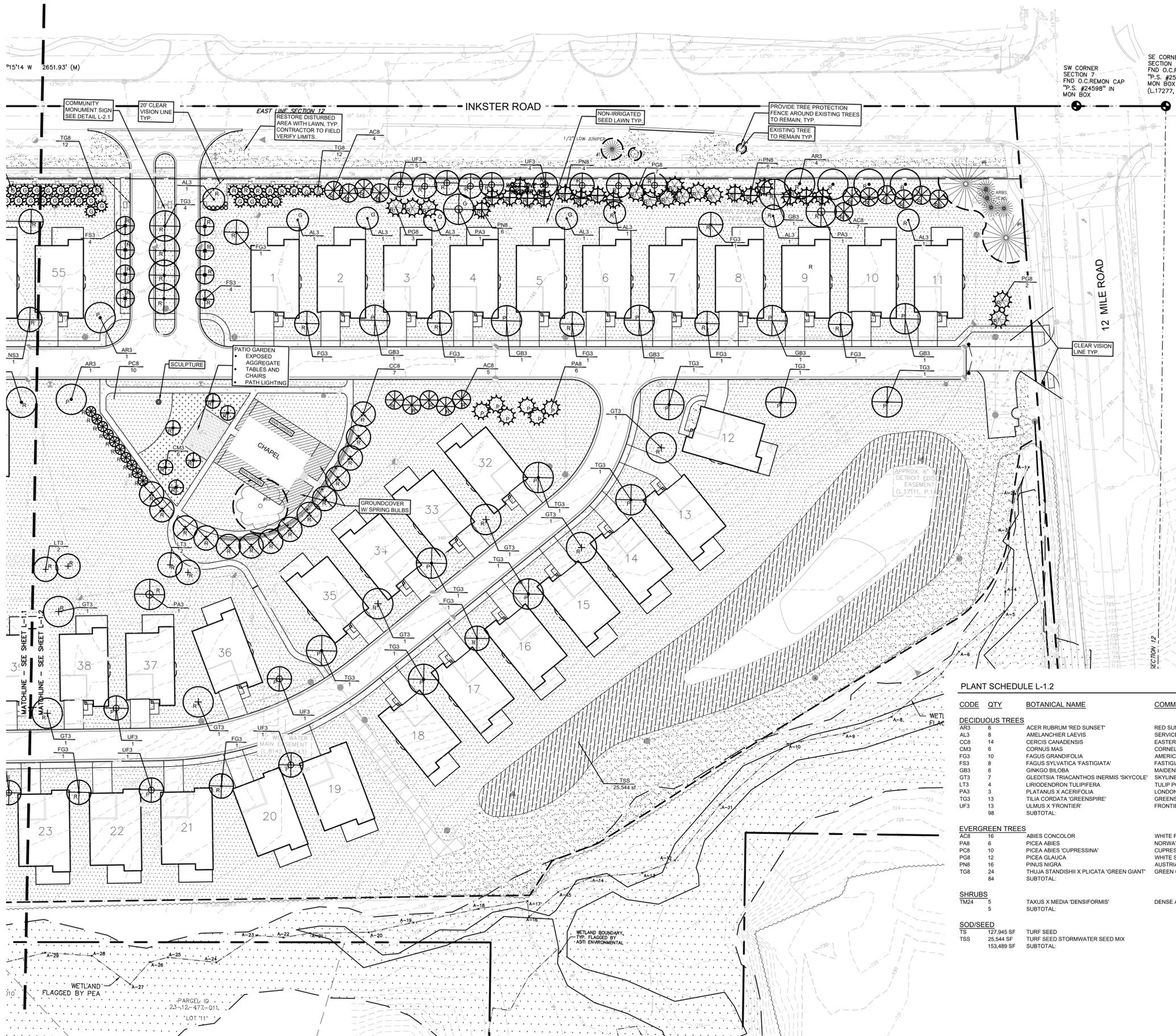
DRAWING TITLE
EASEMENT PLAN - SOUTH

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-7.2**

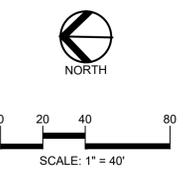


S:\PROJECTS\2015\ROBERTSON BROTHERS HOMES\PEA - 12 MILE\SITE PLANS\C-7.02\DWG-15024.dwg



KEY

- = EXISTING TREE WITH TREE PROTECTION FENCING
- = PAVED AREA TREES
- = GENERAL SITE TREES
- = REPLACEMENT TREES
- = DECIDUOUS SHRUBS
- = NON-IRRIGATED SEED LAWN
- = IRRIGATED SOD LAWN
- = STORMWATER SEED MIX



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CLIENT
ROBERTSON BROTHERS HOMES
 6905 TELEGRAPH RD, STE 200
 BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT Double Creek
 PART OF THE S.E. 1/4 OF SECTION 12, T.01N., R.06E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PLANT SCHEDULE L-1.2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AR3	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
AL3	8	AMELANCHIER LAEVIS	SERVICEBERRY	3" CAL.	B&B	PER PLAN	NATIVE	
CC8	14	CERIS CANADENSIS	EASTERN REDBUD	8" HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
CM3	6	CORNUS MAS	CORNELIAN CHERRY	3" CAL.	B&B	PER PLAN	NON-NATIVE	
FG3	10	FAGUS GRANDIFOLIA	AMERICAN BEECH	3" CAL.	B&B	PER PLAN	NATIVE	
FSS	8	FAGUS SYLVATICA 'FASTIGIATA'	FASTIGIATE EUROPEAN BEECH	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GB3	6	GINKGO BILOBA	MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GT3	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT3	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
PA3	3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
TG3	13	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	NON-NATIVE	
UF3	13	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	98	SUBTOTAL:						
EVERGREEN TREES								
AC8	16	ABIES CONCOLOR	WHITE FIR	8" HT.	B&B	PER PLAN	NON-NATIVE	
PA8	8	PICEA ABIES	NORWAY SPRUCE	8" HT.	B&B	PER PLAN	NATIVE	
PC8	10	PICEA ABIES 'CUPRESSINA'	CUPRESSINA NORWAY SPRUCE	8" HT.	B&B	PER PLAN	NON-NATIVE	
PG8	12	PICEA GLAUCA	WHITE SPRUCE	8" HT.	B&B	PER PLAN	NATIVE	
PN8	16	PINUS NIGRA	AUSTRIAN PINE	8" HT.	B&B	PER PLAN	NON-NATIVE	
TG8	24	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8" HT.	B&B	PER PLAN	NON-NATIVE	
	84	SUBTOTAL:						
SHRUBS								
TM24	5	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24" HT.	CONT.	42" O.C.	NON-NATIVE	
	5	SUBTOTAL:						
SOD/SEED								
TS	127,945 SF	TURF SEED			SEED			
TSS	25,544 SF	TURF SEED STORMWATER SEED MIX			SEED			
	153,489 SF	SUBTOTAL:						

REVISIONS

ADD AND SHIFT UNITS 3/12/2025

ORIGINAL ISSUE DATE:
 OCTOBER 15, 2024

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO. 2015-204
 P.M. JBT
 DN. SS
 DES. NB
 DRAWING NUMBER:

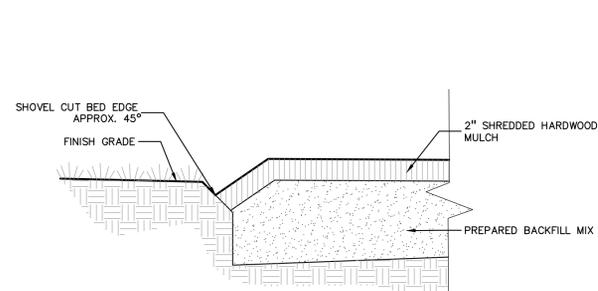
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURERS SPECIFICATIONS.

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

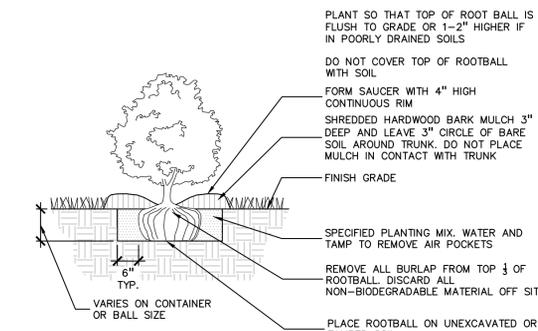
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURERS SPECIFICATIONS.

Stormwater Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

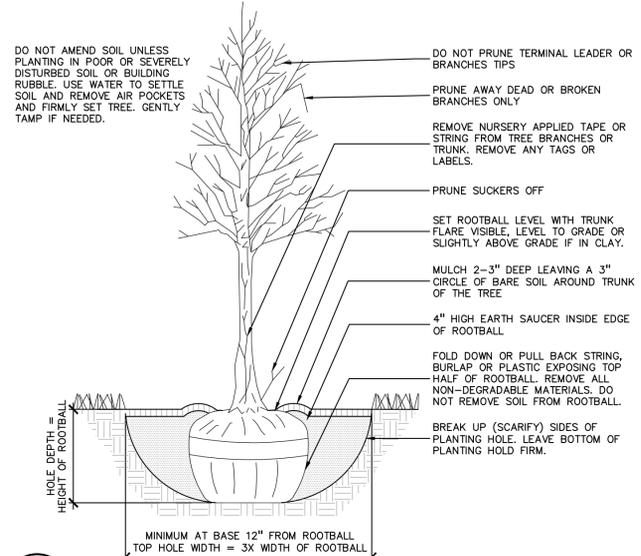
Botanical Name	Common Name
Perennial Grasses/Sedges/Rushes:	
<i>Bolboschoenus fluviatilis</i>	River Bulrush
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cypertinus</i>	Wool Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helenium autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus amencanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpos novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue



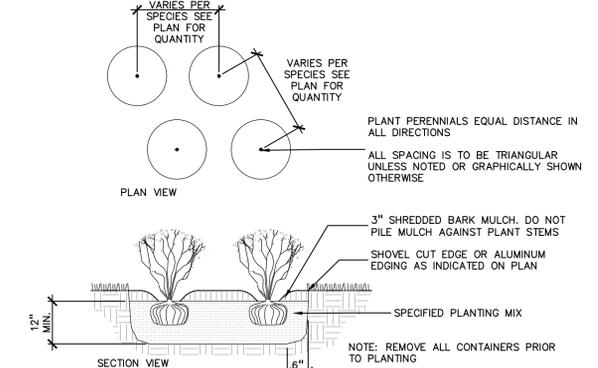
6 CUT BED EDGE DETAIL
SCALE: 1" = 1'-0"



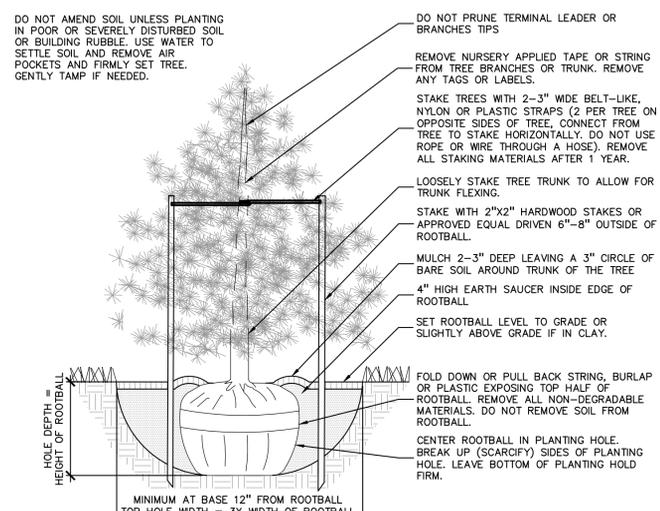
4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



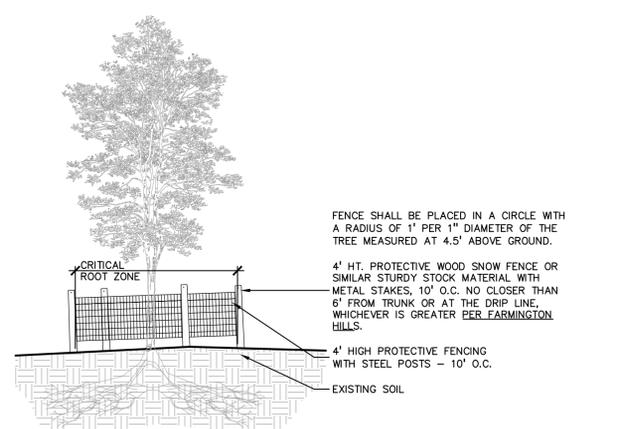
2 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



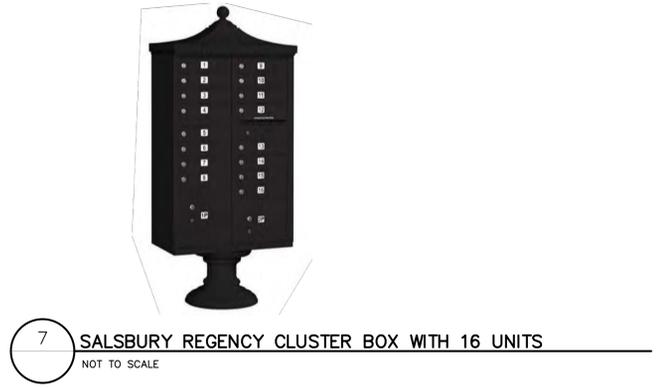
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



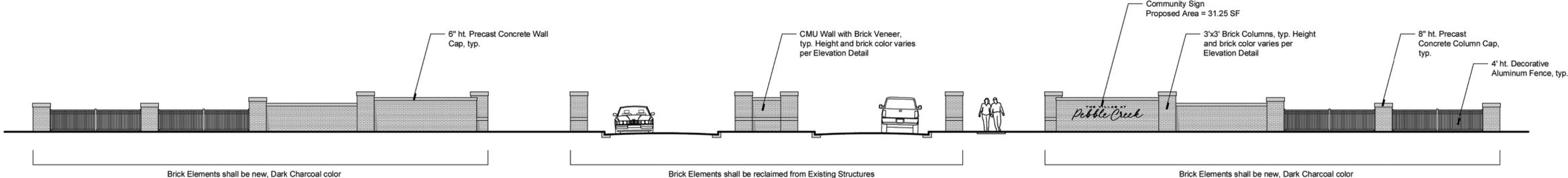
3 EVERGREEN TREE PLANTING AND STAKING DETAIL
SCALE: 1" = 3'-0"



1 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



7 SALSBURY REGENCY CLUSTER BOX WITH 16 UNITS
NOT TO SCALE



ENTRY FEATURE ELEVATION
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com



811 Know what's below. Call before you dig.

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CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT
Pebble Creek
PART OF THE SE 2 OF SECTION 12, T 10N, R 06E,
CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:
OCTOBER 15, 2024
DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2015-204
P.M.	JBT
DN.	SS
DES.	SS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **L-2.0**

S:\PROJECTS\2025\2025010304 SARAH FISHER_P&G - F&W\DWG\SITE PLANS\L-2.0\LANDSCAPE DETAILS-10204.dwg



LEGEND

	EXISTING TREES
	EXISTING TREES TO BE REMOVED
	TREES TO BE SAVED WITH TREE PROTECTION FENCE

STANDARD TREES	
STANDARD TREES REMOVED:	85 (1:1 REPLACEMENT)

LANDMARK TREES	
LANDMARK TREES REMOVED:	60
LANDMARK TREE DBH REMOVED:	1872 (25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	468 INCHES

TREE REPLACEMENT REQUIREMENTS:

WOODLAND TREES: REPLACE REMOVED TREES AT 1:1 = 85 TREES REMOVED, 85 TREES REQUIRED FOR REPLACEMENT.

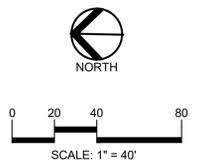
LANDMARK TREES (24" CAL. OR GREATER): 60 TREES REMOVED WITH A TOTAL OF 1872" CAL.

AT 25% REPLACEMENT = 468" CAL. REQUIRED FOR REPLACEMENT / 3" CAL. TREES = 156 TREES REQUIRED FOR REPLACEMENT.

241 TOTAL REPLACEMENT TREES REQUIRED
(SEE T-1.2 FOR TREE PRESERVATION LIST)

NOTE:

- TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED.
- A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED.



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD, STE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
THE VILLAS AT Double Creek
PART OF THE SE 1/4 OF SECTION 12, T.01N, R.06E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

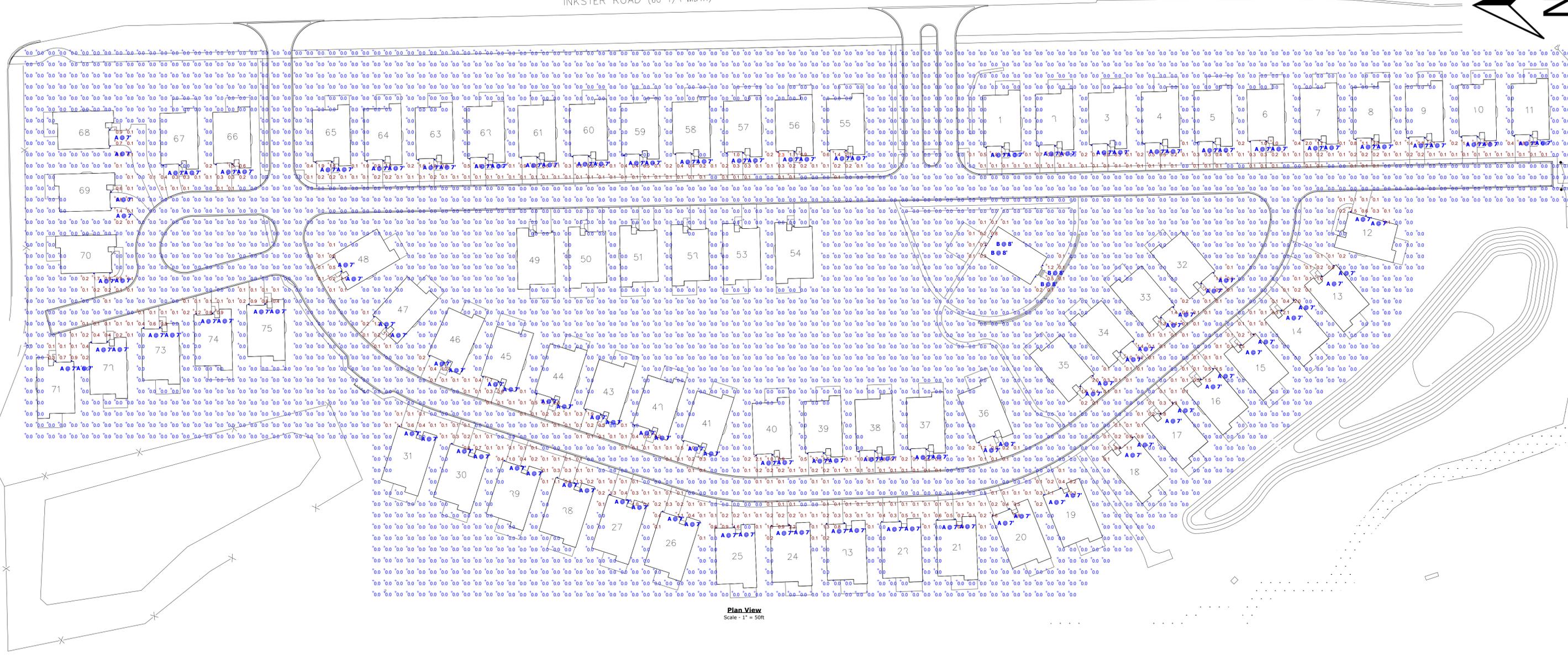
ORIGINAL ISSUE DATE:
OCTOBER 15, 2024

DRAWING TITLE
PROPOSED TREE PRESERVATION PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	SS
DES.	NB
DRAWING NUMBER:	

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 dev				life exp.
1	NM	13	Norway Spruce	Picea abies		WOODLAND	4	3	2	5	1	2	17	S	-
2	CA	8	Crab Apple	Malus coronaria		WOODLAND	5	3	3	5	3	3	22	S	-
3	NM	14	Norway Spruce	Picea abies		WOODLAND	4	4	3	5	1	2	19	R	REPLACE
4	CA	6	Crab Apple	Malus coronaria		WOODLAND	2	4	2	5	1	2	16	S	-
5	NS	33	Norway Spruce	Picea abies		LANDMARK	5	4	5	4	5	4	27	S	-
6	NS	20	Norway Spruce	Picea abies		LANDMARK	5	4	4	5	4	3	25	S	-
7	WW	37	Weeping Willow	Salix babylonica		LANDMARK	3	3	1	1	2	2	11	R	-
8	EE	44	Siberian Elm	Ulmus pumila		LANDMARK	1	3	1	1	3	2	10	R	-
9	BS	16	Blue Spruce	Picea pungens		WOODLAND	4	1	2	3	1	1	13	R	-
10	BS	18	Blue Spruce	Picea pungens		WOODLAND	4	2	2	3	1	1	13	R	-
11	RP	24	Red Pine	Pinus resinosa		LANDMARK	3	3	4	1	4	2	17	R	REPLACE
12	BS	16	Blue Spruce	Picea pungens		WOODLAND	3	1	2	1	3	1	11	R	-
13	BS	21	Blue Spruce	Picea pungens		LANDMARK	3	2	2	3	3	1	14	R	-
14	BS	22	Blue Spruce	Picea pungens		LANDMARK	3	3	3	3	4	2	18	R	REPLACE
15	BS	25	Blue Spruce	Picea pungens		LANDMARK	5	4	4	3	4	3	23	R	REPLACE
16	BS	14	Blue Spruce	Picea pungens		WOODLAND	3	3	4	3	4	2	19	R	REPLACE
17	NS	15	Norway Spruce	Picea abies		WOODLAND	3	3	3	3	4	2	17	R	REPLACE
18	NS	13	Norway Spruce	Picea abies		WOODLAND	4	2	2	2	3	1	14	R	-
19	BS	12	Blue Spruce	Picea pungens		WOODLAND	3	3	3	3	1	1	14	R	-
20	NS	26	Norway Spruce	Picea abies		LANDMARK	3	2	3	3	3	2	16	R	REPLACE
21	BS	17	Blue Spruce	Picea pungens		WOODLAND	4	2	3	3	4	2	18	R	REPLACE
22	BW	26	Black Walnut	Juglans nigra		LANDMARK	3	3	2	1	4	2	14	R	-
24	PE	16	Peach	Prunus persica		WOODLAND	3	3	4	4	5	3	21	R	REPLACE
23	PE	16	Peach	Prunus persica		WOODLAND	3	3	4	4	4	3	21	R	REPLACE
25	BX	33	Box elder	Acer negundo		LANDMARK	1	1	3	1	2	1	9	R	-
26	PE	16	Peach	Prunus persica		WOODLAND	2	2	3	2	4	3	16	R	REPLACE
27	PE	16	Peach	Prunus persica		WOODLAND	4	3	5	4	5	3	24	R	REPLACE
28	B	26	Basswood	Tilia americana		LANDMARK	3	3	3	4	3	3	19	R	REPLACE
29	NS	24	Norway Spruce	Picea abies		LANDMARK	4	1	4	5	4	4	25	R	REPLACE
30	NS	33	Norway Spruce	Picea abies		LANDMARK	4	1	5	5	5	4	27	R	REPLACE
31	NS	24	Norway Spruce	Picea abies		LANDMARK	5	4	4	3	4	2	22	R	REPLACE
32	NS	19	Norway Spruce	Picea abies		LANDMARK	4	4	4	3	4	2	21	R	REPLACE
33	NS	30	Norway Spruce	Picea abies		LANDMARK	3	5	5	3	5	3	24	R	REPLACE
34	BS	19	Blue Spruce	Picea pungens		LANDMARK	3	3	3	2	3	2	16	R	REPLACE
35	BS	16	Blue Spruce	Picea pungens		WOODLAND	2	2	3	2	2	1	12	R	-
36	BS	19	Blue Spruce	Picea pungens		LANDMARK	3	3	3	3	2	1	13	R	-
37	CA	16	Crab Apple	Malus coronaria		LANDMARK	4	3	3	1	4	3	21	R	REPLACE
38	WW	24	Weeping Willow	Salix babylonica		LANDMARK	3	1	3	3	2	2	16	R	REPLACE
39	WW	32	Weeping Willow	Salix babylonica		LANDMARK	1	3	1	4	1	2	12	R	-
40	CA	10	Crab Apple	Malus coronaria		WOODLAND	4	2	5	4	4	2	21	R	REPLACE
41	CT	36	Cottonwood	Populus deltoides		LANDMARK	3	4	3	4	4	3	21	R	REPLACE
42	CT	32	Cottonwood	Populus deltoides		LANDMARK	5	4	4	5	4	3	25	R	REPLACE
43	CT	29	Cottonwood	Populus deltoides		LANDMARK	3	3	3	4	3	2	18	R	REPLACE
44	CT	28	Cottonwood	Populus deltoides		LANDMARK	5	3	5	5	3	3	24	R	REPLACE
45	CT	28	Cottonwood	Populus deltoides		LANDMARK	5	3	5	5	4	3	25	R	REPLACE
46	WW	26	Weeping Willow	Salix babylonica		LANDMARK	1	3	1	2	1	1	9	R	-
47	WW	30	Weeping Willow	Salix babylonica		LANDMARK	2	2	2	2	2	2	12	R	-
48	WW	38	Weeping Willow	Salix babylonica		LANDMARK	2	4	2	1	0	1	10	R	-
49	CT	33	Cottonwood	Populus deltoides		LANDMARK	3	2	2	4	4	5	18	R	REPLACE
50	CT	36	Cottonwood	Populus deltoides		LANDMARK	3	4	3	4	5	3	23	R	REPLACE
51	CT	35	Cottonwood	Populus deltoides		LANDMARK	3	3	4	3	5	3	23	R	REPLACE
52	B	25	Basswood	Tilia americana		LANDMARK	3	3	4	4	4	3	21	R	REPLACE
53	WO	37	White Oak	Quercus alba		LANDMARK	3	3	4	4	5	3	21	R	REPLACE
54	RM	16	Red Maple	Acer rubrum		WOODLAND	2	3	2	3	4	2	16	R	REPLACE
55	EE	10	Siberian Elm	Ulmus pumila		WOODLAND	3	5	4	4	5	25	R	REPLACE	
56	BS	13	Blue Spruce	Picea pungens		WOODLAND	3	2	3	1	4	1	14	R	-
57	BS	20	Blue Spruce	Picea pungens		WOODLAND	3	1	4	3	3	16	R	REPLACE	
58	WC	20	White Cedar	Thuja occidentalis		WOODLAND	5	3	4	4	5	3	23	R	REPLACE
59	WC	20	White Cedar	Thuja occidentalis		WOODLAND	2	3	4	3	4	2	18	R	REPLACE
60	NS	30	Norway Spruce	Picea abies		LANDMARK	5	3	3	3	5	2	21	R	REPLACE
61	NS	31	Norway Spruce	Picea abies		LANDMARK	4	4	4	4	5	3	24	R	REPLACE
62	NM	15	Norway Spruce	Picea abies		WOODLAND	5	4	5	5	5	3	27	S	-
63	NS	23	Norway Spruce	Picea abies		LANDMARK	4	5	5	3	5	4	26	R	REPLACE
64	NS	24	Norway Spruce	Picea abies		LANDMARK	3	2	3	3	5	4	18	R	REPLACE
65	NS	25	Norway Spruce	Picea abies		LANDMARK	4	1	4	4	5	3	24	R	REPLACE
66	NS	18	Norway Spruce	Picea abies		LANDMARK	3	3	5	3	5	2	21	R	REPLACE
67	SM	35	Silver Maple	Acer saccharinum		LANDMARK	4	3	3	4	5	3	23	R	REPLACE
68	SM	28	Silver Maple	Acer saccharinum		LANDMARK	5	4	4	4	5	3	25	R	REPLACE
69	SM	23	Silver Maple	Acer saccharinum		LANDMARK	3	3	4	2	5	2	19	R	REPLACE
70	SM	21	Silver Maple	Acer saccharinum		LANDMARK	3	3	2	3	2	1	14	R	-
71	SM	28	Silver Maple	Acer saccharinum		LANDMARK	5	4	3	3	3	21	R	REPLACE	
72	EE	30	Siberian Elm	Ulmus pumila		LANDMARK	4	1	5	3	5	2	23	R	REPLACE
73	SM	25	Silver Maple	Acer saccharinum		LANDMARK	5	5	4	5	4	2	25	R	REPLACE
74	C	31	Catalpa	Catalpa speciosa		LANDMARK	3	2	5	4	5	2	21	R	REPLACE
75	SM	25	Silver Maple	Acer saccharinum		LANDMARK	3	3	5	4	5	2	22	R	REPLACE
76	NS	24	Norway Spruce	Picea abies		LANDMARK	4	4	5	4	5	3	25	R	REPLACE
77	BS	10	Blue Spruce	Picea pungens		WOODLAND	5	4	5	3	4	2	23	R	REPLACE

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 dev				life exp.
78	C	37	Catalpa	Catalpa speciosa		LANDMARK	3	5	3	4	5	2	22	R	REPLACE
79	SM	17	Silver Maple	Acer saccharinum		WOODLAND	5	4	4	4	5	2	27	R	REPLACE
80	WS	13	White Spruce	Picea glauca		WOODLAND	4	5	5	4	5	4	27	R	REPLACE
81	SM	30	Silver Maple	Acer saccharinum		LANDMARK	3	3	4	3	4	2	19	R	REPLACE
82	SM	37	Silver Maple	Acer saccharinum		LANDMARK	5	2	4	4	4	2	21	R	REPLACE
83	SM	58	Silver Maple	Acer saccharinum		LANDMARK	3	5	5	3	5	2	22	R	REPLACE
84	SM	22	Silver Maple	Acer saccharinum		LANDMARK	1	3	1	4	1	2	12	R	REPLACE
85	E	32	American Elm	Ulmus americana		LANDMARK	2	3	1	3	5	2	19	R	REPLACE
86	SM	32	Silver Maple	Acer saccharinum		LANDMARK	3	3	5	4	4	2	21	R	REPLACE
87	NS	21	Norway Spruce	Picea abies		LANDMARK	3	3	3	3	4	2	18	R	REPLACE
88	NS	22	Norway Spruce	Picea abies		LANDMARK	4	3	5	3	5	2	22	R	REPLACE
89	BS	22	Blue Spruce	Picea pungens		LANDMARK	5	3	3	3	4	2	20	R	REPLACE
90	BS	14	Blue Spruce	Picea pungens		WOODLAND	4	3	4	3	4	2	20	R	REPLACE
91	WC	15	White Cedar	Thuja occidentalis		WOODLAND	4	4	4	5	4	2	24	R	REPLACE
92	WC	10	White Cedar	Thuja occidentalis		WOODLAND	5	4	4	5	4	3	25	R	REPLACE
93	WC	11	White Cedar	Thuja occidentalis		WOODLAND	5	4	4	5	4	3	25	R	REPLACE
94	WC	8	White Cedar	Thuja occidentalis		WOODLAND	3	3	3	4	3	3	19	R	REPLACE
95	WC	9	White Cedar	Thuja occidentalis	x1 7"	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
96	SM	17	Silver Maple	Acer saccharinum	x1 15"	WOODLAND	4	3	4	3	4	2	22	R	REPLACE
97	WS	15	White Spruce	Picea glauca		WOODLAND	4	4	3	4	3	4	21	R	REPLACE
98	NM	11	Norway Spruce	Picea abies		WOODLAND	4	4	4	5	4	4	25	R	REPLACE
99	SM	27	Silver Maple	Acer saccharinum		LANDMARK	4	4	3	5	4	2	22	R	REPLACE
100	CA	7	Crab Apple	Malus coronaria	x1 7"	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
101	WC	9	White Cedar	Thuja occidentalis		WOODLAND	1	3	3	3	3	3	20	R	REPLACE
101A	WC	16	White Cedar	Thuja occidentalis		WOODLAND	1	4	3	3	3	3	20	R	REPLACE
101B	WC	7	White Cedar	Thuja occidentalis		WOODLAND	2	3	3	3	3	3	16	R	REPLACE
101C	WC	11	White Cedar	Thuja occidentalis		WOODLAND	4	4	3	4	3	3	21	R	REPLACE
101D	WC	14	White Cedar	Thuja occidentalis		WOODLAND	3	4	3	3	3	3	19	R	REPLACE
101E	WC	10	White Cedar	Thuja occidentalis		WOODLAND	4	3	4	3	3	3	20	R	REPLACE
101F	WC	7	White Cedar	Thuja occidentalis	x1 6"	WOODLAND	3	3	3	3	2	3	17	R	REPLACE
101G	WC	10	White Cedar	Thuja occidentalis		WOODLAND	3	4	3	3	3	3	19	R	REPLACE
101H	WC	10	White Cedar	Thuja occidentalis	x1 9"	WOODLAND	4	4	3	3	3	3	19	R	REPLACE
101I	WC	11	White Cedar	Thuja occidentalis		WOODLAND	4	4	5	4	3	3	21	R	REPLACE
101J	WC	7	White Cedar	Thuja occidentalis		WOODLAND	5	4	4	4	3	3			



Plan View
Scale - 1" = 50'

VILLAS AT PEBBLE CREEK
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS 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 LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Mounting Height
	A	138	VISUAL COMFORT	8590901-12	Small One Light Outdoor Wall Lantern	0.9	7'-0"
	B	4	VISUAL COMFORT	8720701EN3-12	Large One Light Outdoor Wall Lantern	0.9	8'-0"

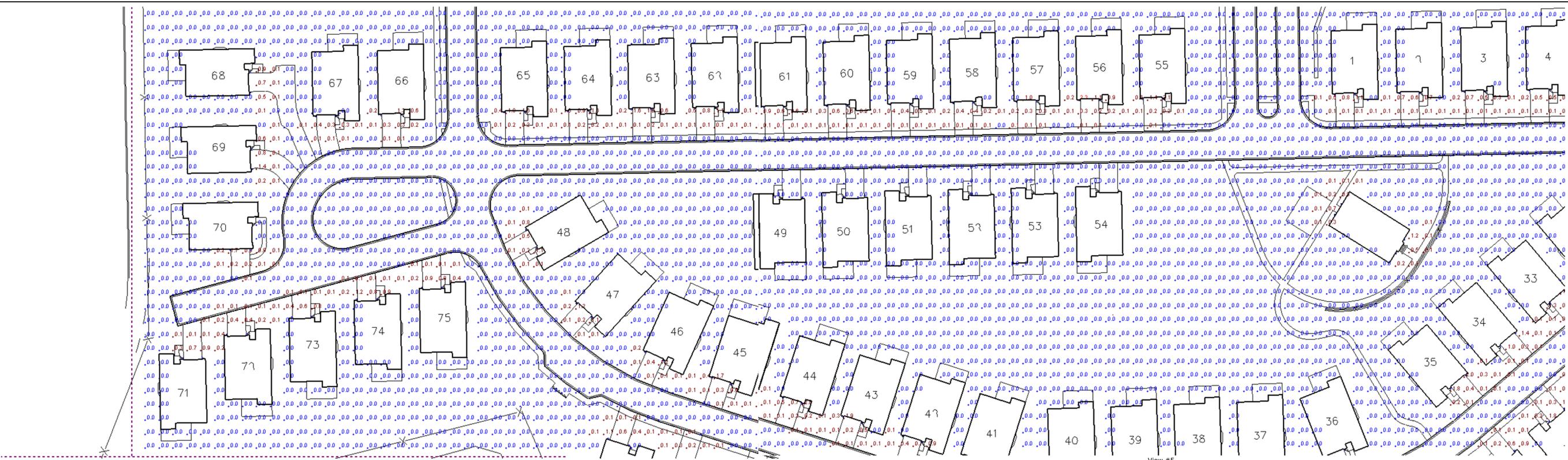
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade		0.1 fc	2.3 fc	0.0 fc	N/A	N/A

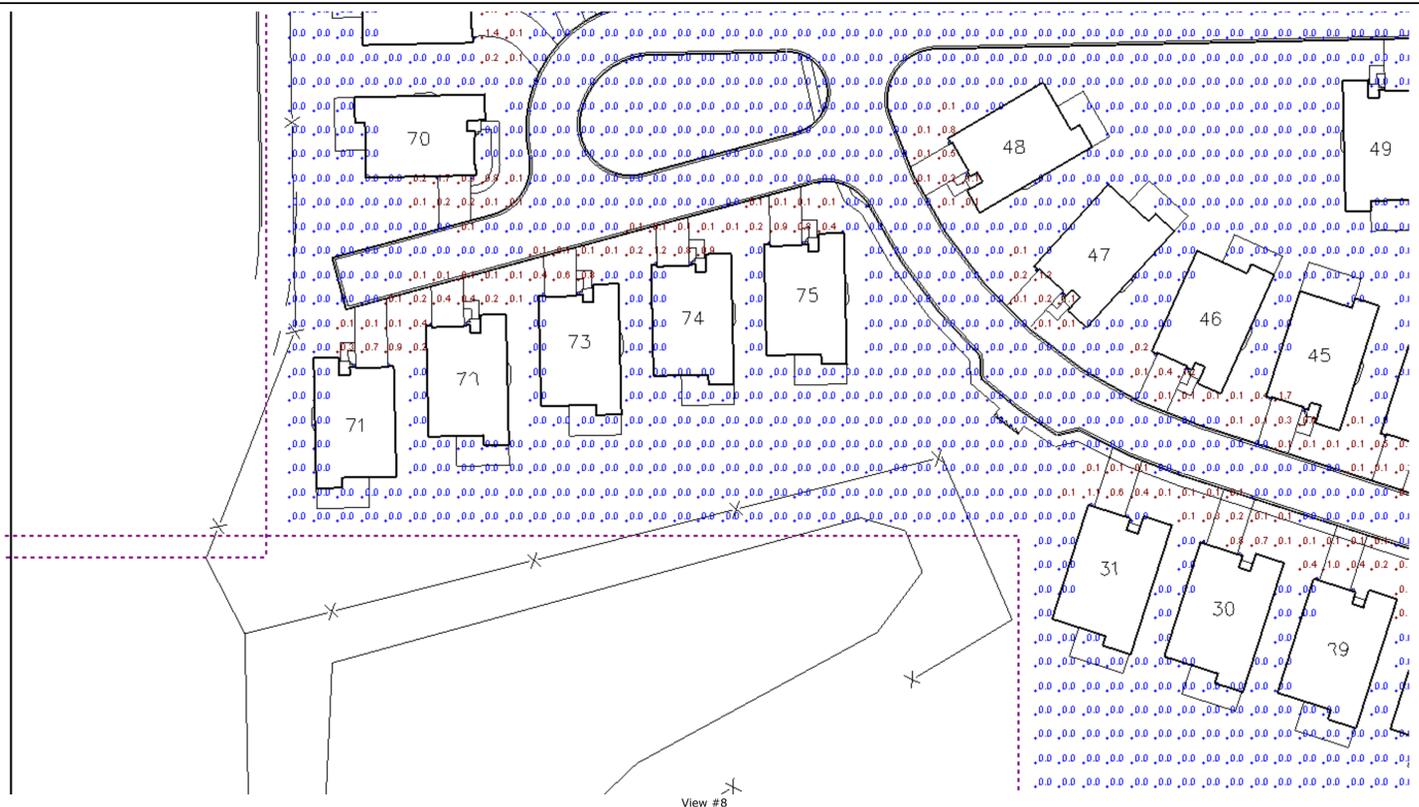
Designer
BK
Date
10/16/2024
Scale
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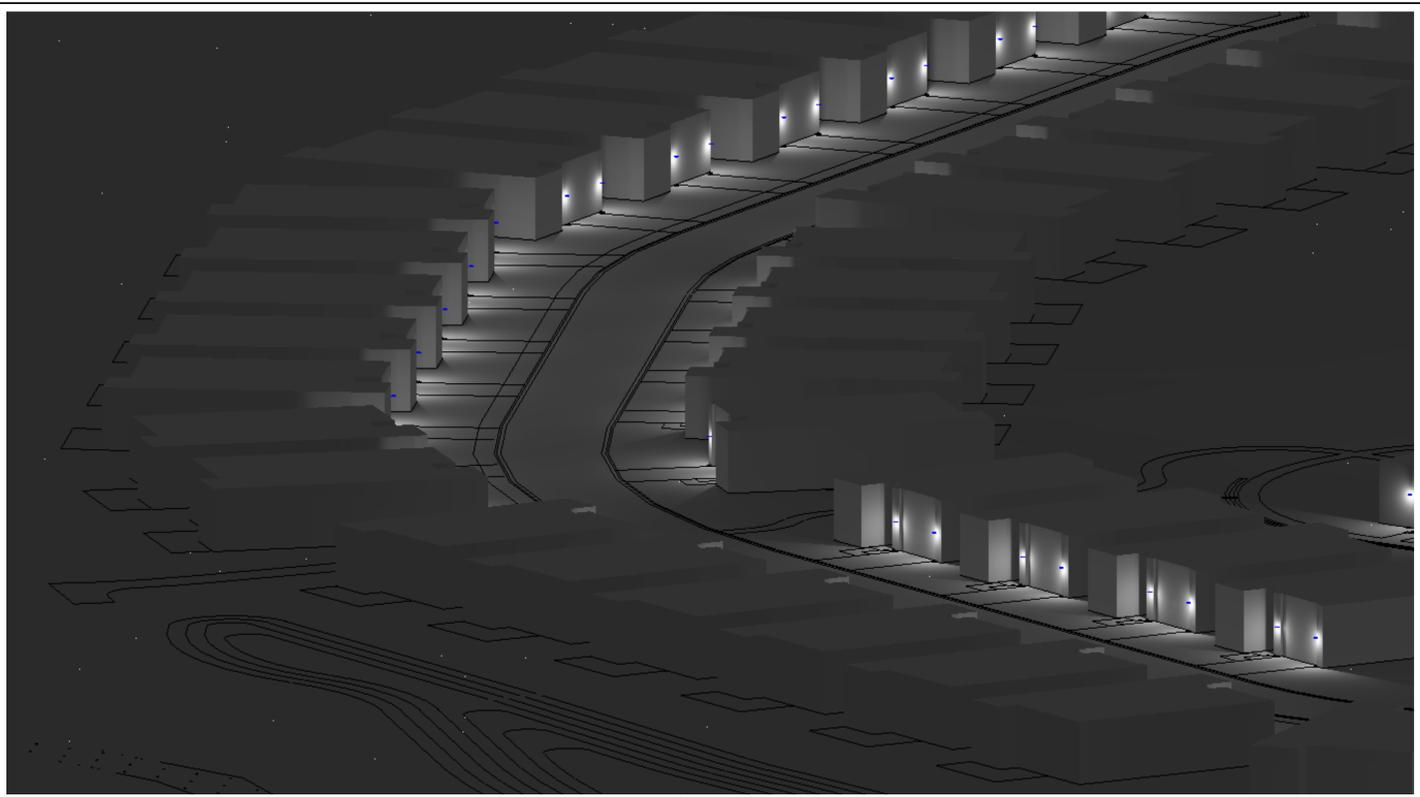
VILLAS AT PEBBLE CREEK
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM



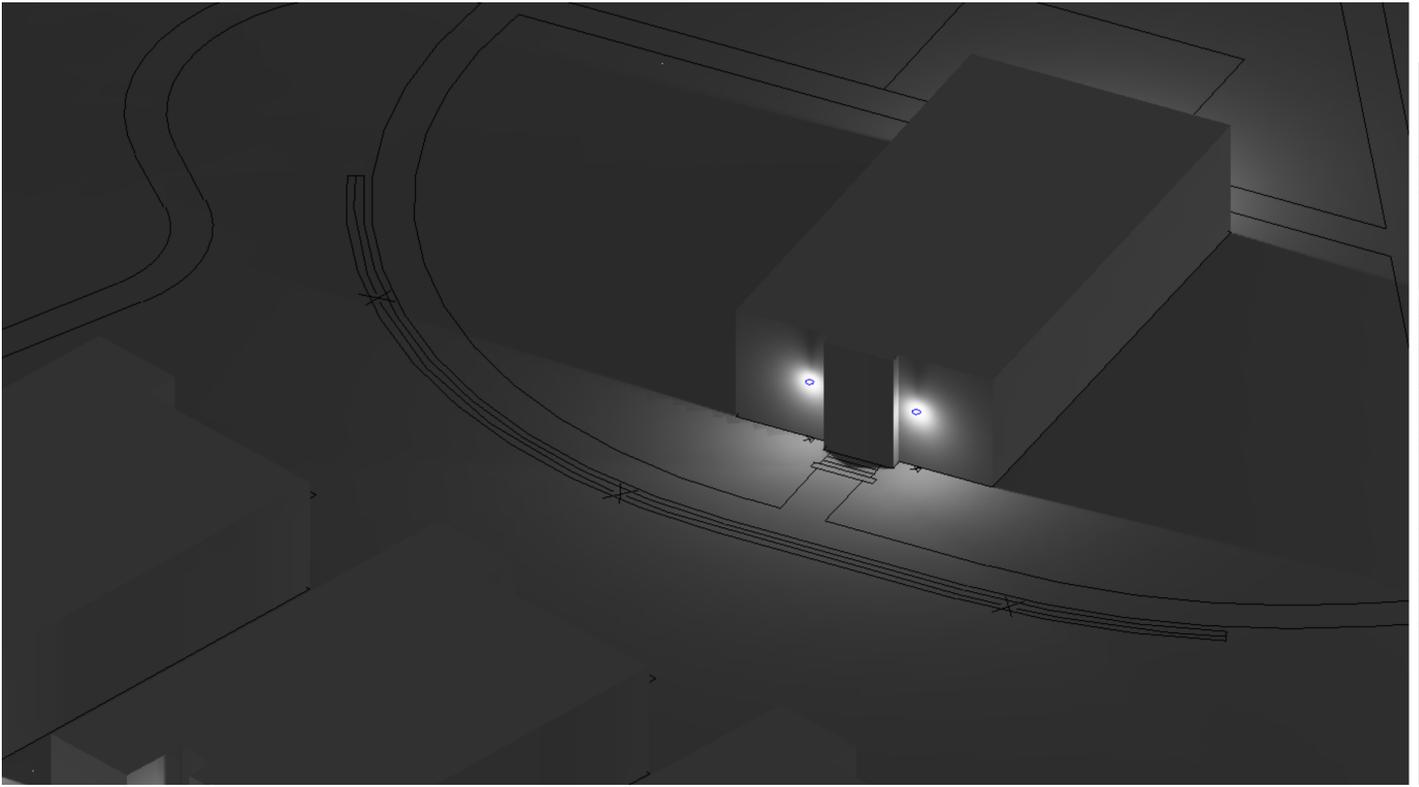
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Date
10/16/2024
Scale
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Drawing No.
#24-35018



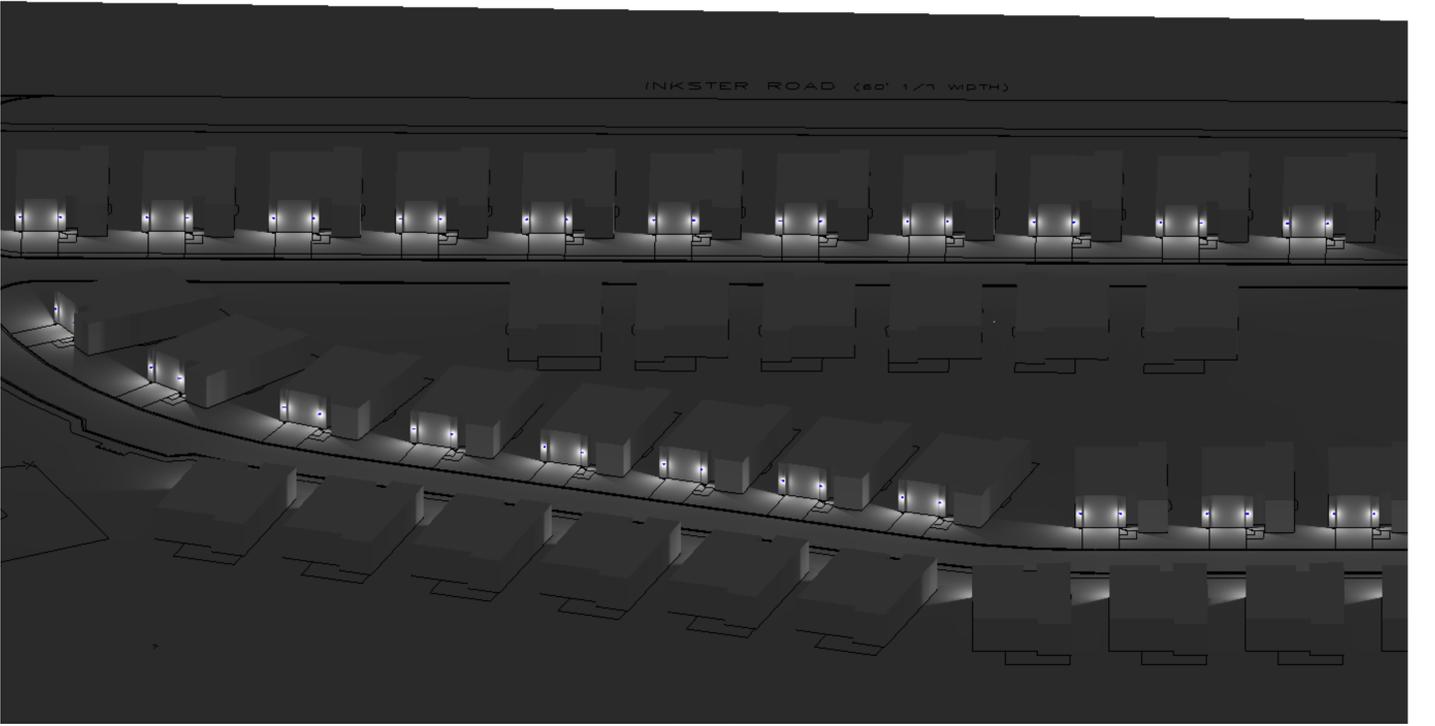
View #8



Rendered 1



Rendered 2



Rendered 3

8590901-12: Small One Light Outdoor Wall Lantern



Dimensions:

Width: 6.0"
Height: 10.25"
Weight: 2.51 lbs.
Extends: 7.375"
Wire: 6.5" (color:Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 60.0w Max. 120v Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_90901-WL)

Collection:

Wilburn
 The Wilburn outdoor fixtures are comprised of an oval form factor with grid overlay with an open bottom to cast an even glow.

A distinct industrial inspiration with an external cage detail finished in either Antique Bronze or Black finishes over Etched Seeded glass shades to complete the look.

Two finish options available: Antique Bronze and Black

Assortment includes: small, medium, large and extra large one-light lanterns; two-light flush mount; one-light post lantern and a one-light pendant

Wet Rated and Dark Sky Friendly

UPC #:785652076787

Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1				7.5	4.75				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.5	5.0	1.0		2.38	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8590901-12	1	785652076787	17.5	10.25	10.25	1.06	4.1	0	Yes
Master Pack	8590901-12	0	10785652076784							No
NJ Pallet		50		48.0	40.0	77.0	85.56	205.0		No
NV Pallet		50		48.0	40.0	77.0	85.56	205.0		No

8720701EN3-12: Large One Light Outdoor Wall Lantern



Dimensions:

Width: 8.0"
Height: 24.62"
Weight: 9.35 lbs.
Extends: 6.75"
Wire: 6.5" (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box
Watts: 9
Lumens: 800

Bulbs:

1 - LED Medium A19 9.0w Max. 120v included

Features:

- ENERGY STAR® Qualified
- This fixture features mouth-blown glass and slight variations are an inherent part of the handcrafting process.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (8518301 8618301 8620701 8718301 8720701)
 Trilingual (English, Spanish, and French) (ALBAN-WALL)

Collection:

Alban
 Featured in the decorative Alban collection

1 T10 Medium 60 watt light bulb and 1 A19 Medium 60 watt light bulb

Etched opal glass shade

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652097911

Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		5.0	5.0	21.12					

Backplate / Canopy Details:

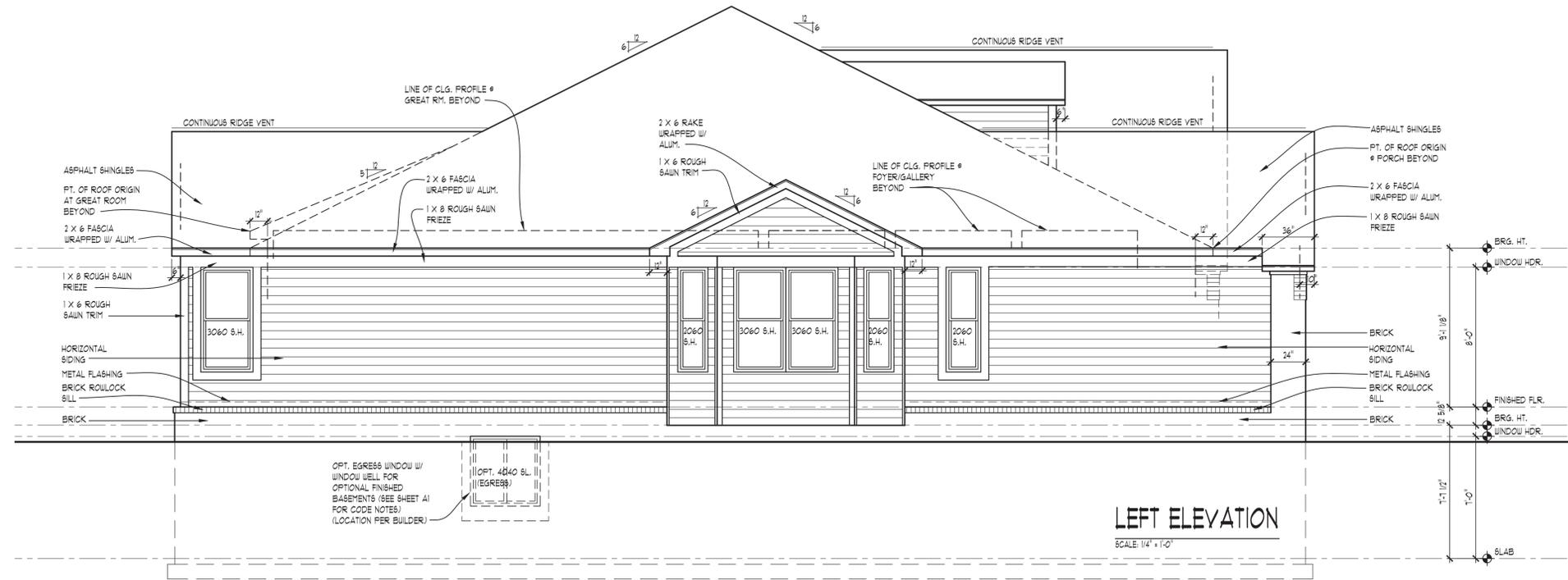
Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	24.62	8.0	0.75		12.31	

Replacement Bulb Data:

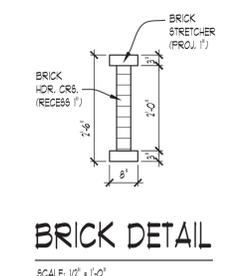
Product #	Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp ("K)	CRI

Shipping Information:

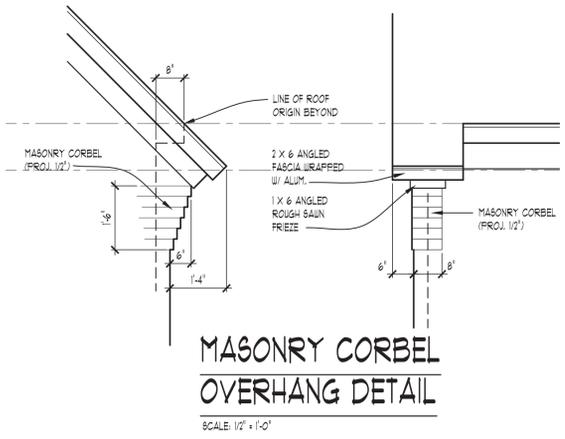
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8720701EN3-12	1	785652097911	29.3	10.9	10.0	1.85	11.45	0	Yes
Master Pack	8720701EN3-12	0	10785652097918							No
NJ Pallet		36		48.0	40.0	77.0	85.56	412.2		No
NV Pallet		36		48.0	40.0	77.0	85.56	412.2		No



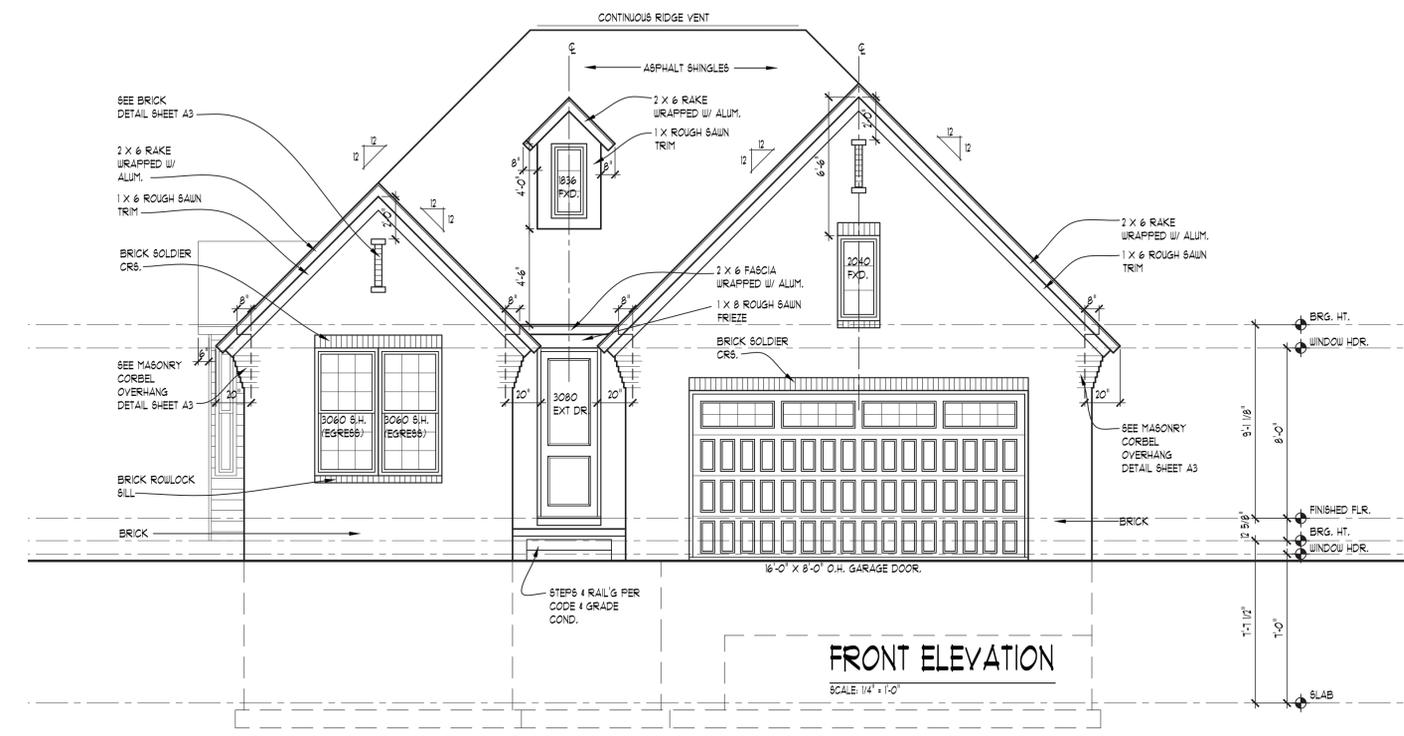
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



MASONRY CORBEL OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



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CLIENT / PROJECT
ROBERTSON
BROTHERS
BREWSTER VILLAGE
RALEIGH PLAN
EMERSON
ELEVATION
GARAGE RIGHT

JOB No. 18-233
DRAWN: DM
CHECKED: DM
REVIEW 3-25-20
FINAL: 3-27-20
REVISION 8-25-20
REVISION 11-19-20
REVISION 2-4-21
REVISION 4-20-21
REVISION 5-11-21
REVISION 6-28-21

SCALE:
PER PLAN
SHEET #
A-3

ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
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- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

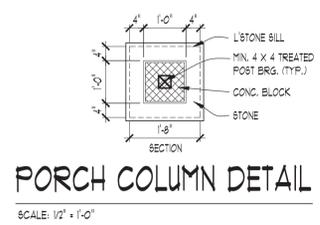
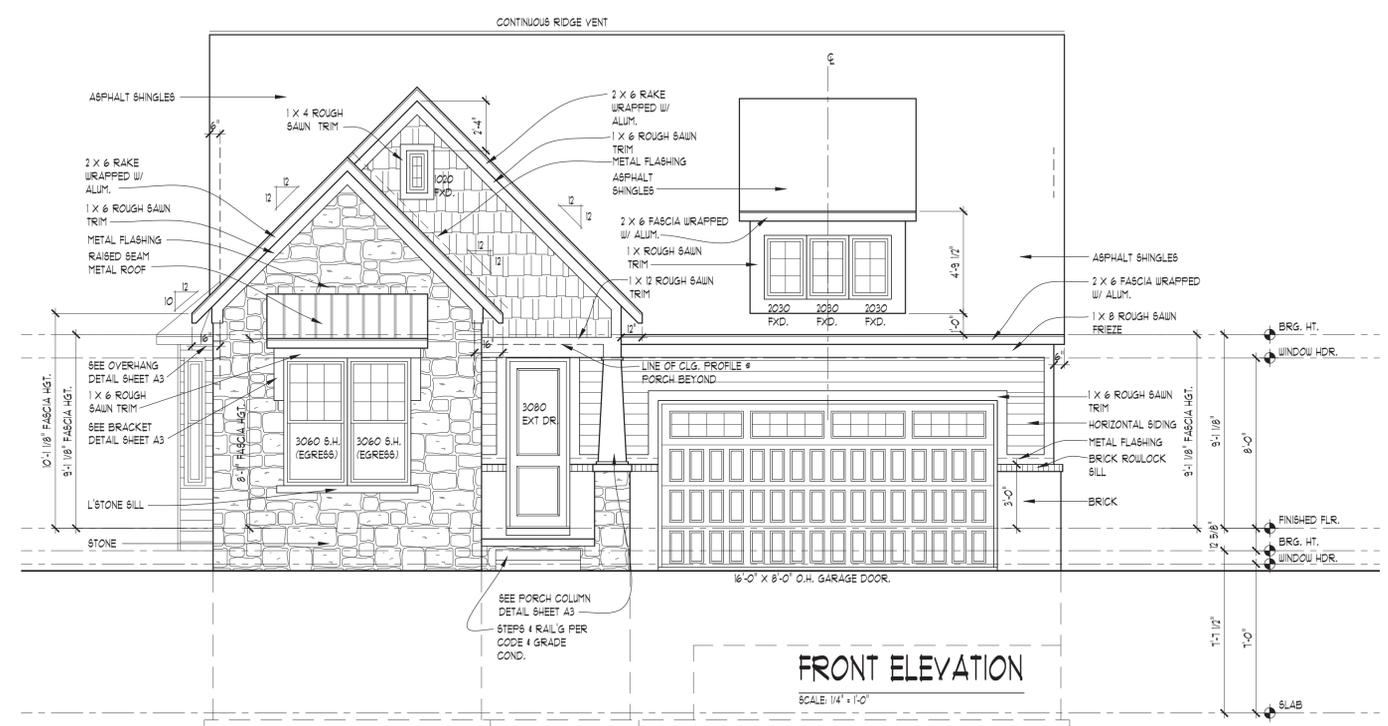
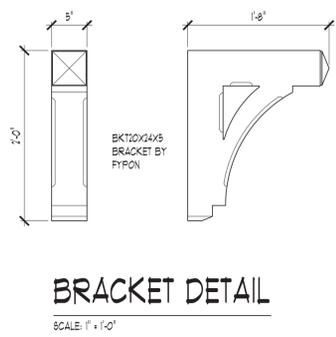
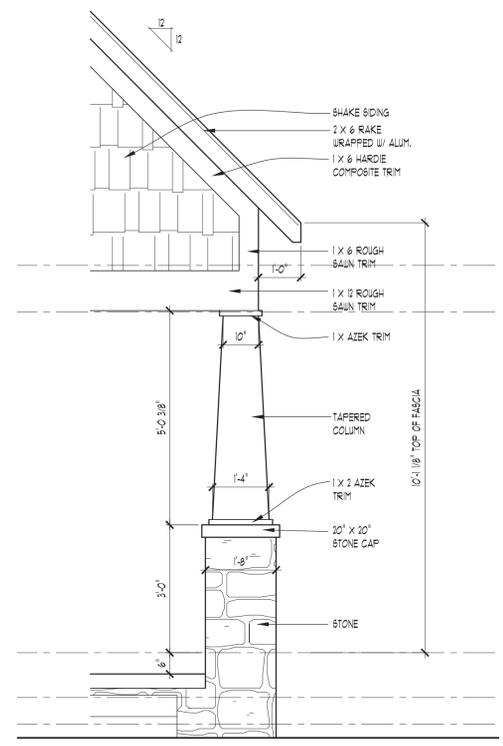
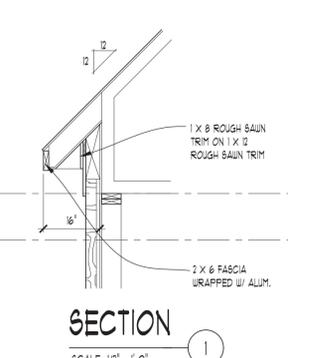
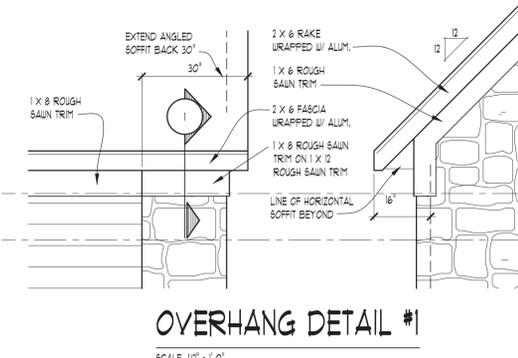
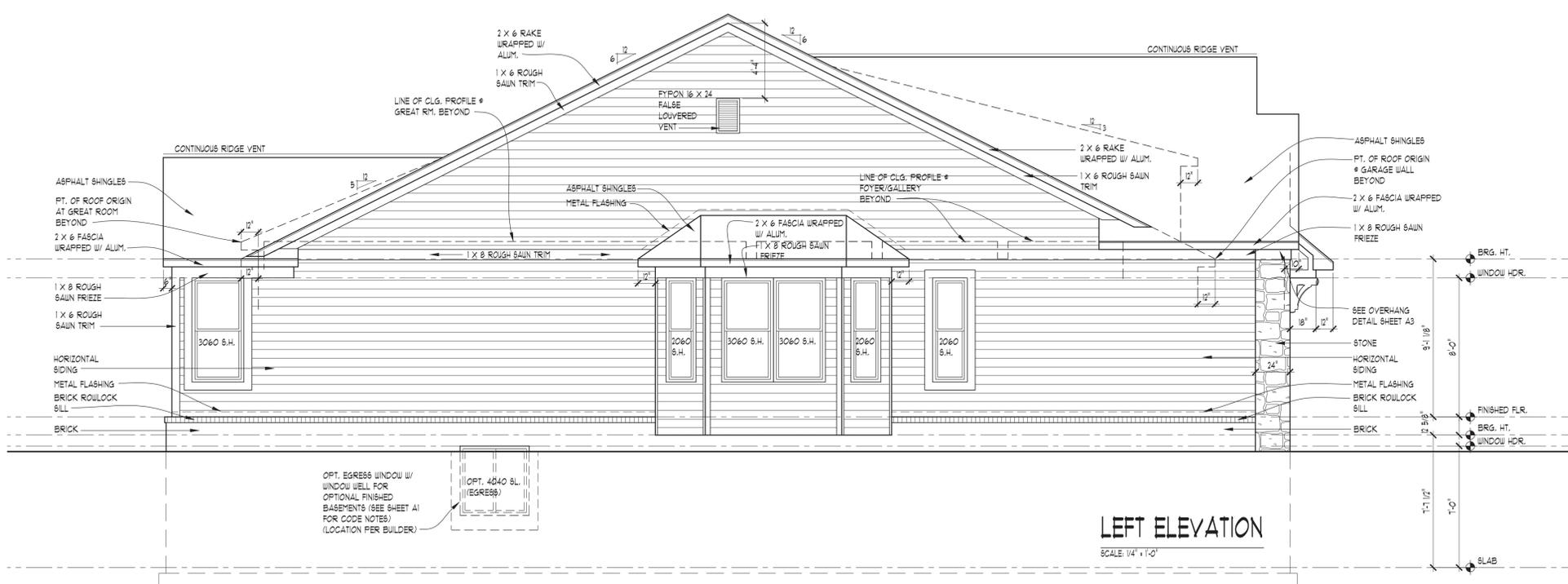
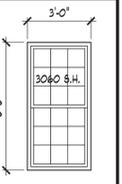
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.L.O.

TYPICAL WINDOW DESIGNATION

NOTE:
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NOTE:
ALL CASEMENT VENTING TO BE VERIFIED BY BUILDER/HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
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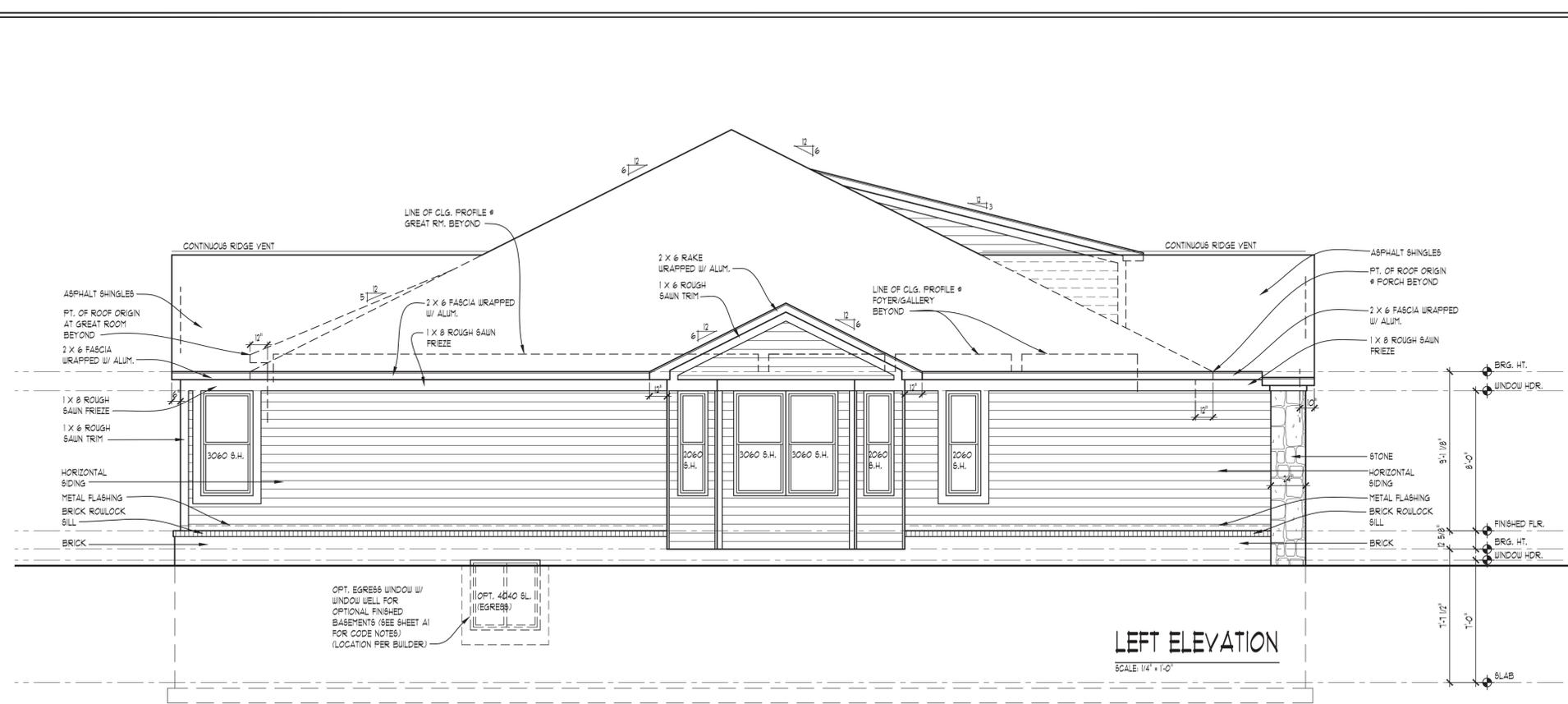
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CLIENT / PROJECT
ROBERTSON BROTHERS
BREWSTER VILLAGE
RALEIGH PLAN
BARRINGTON ELEVATION
GARAGE RIGHT

JOB No. 18-233
DRAWN: DM
CHECKED: DM
REVIEW 1-24-19
FINAL: 3-27-20
REVISION 8-25-20
REVISION 11-19-20
REVISION 2-4-21
REVISION 4-20-21
REVISION 5-11-21
REVISION 6-28-21

SCALE:
PER PLAN

SHEET #
A-3



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

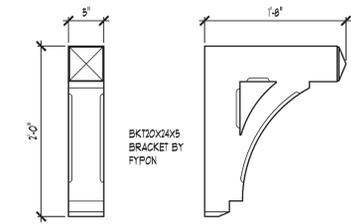
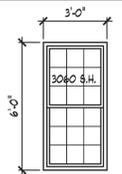
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.L.C.

TYPICAL WINDOW DESIGNATION

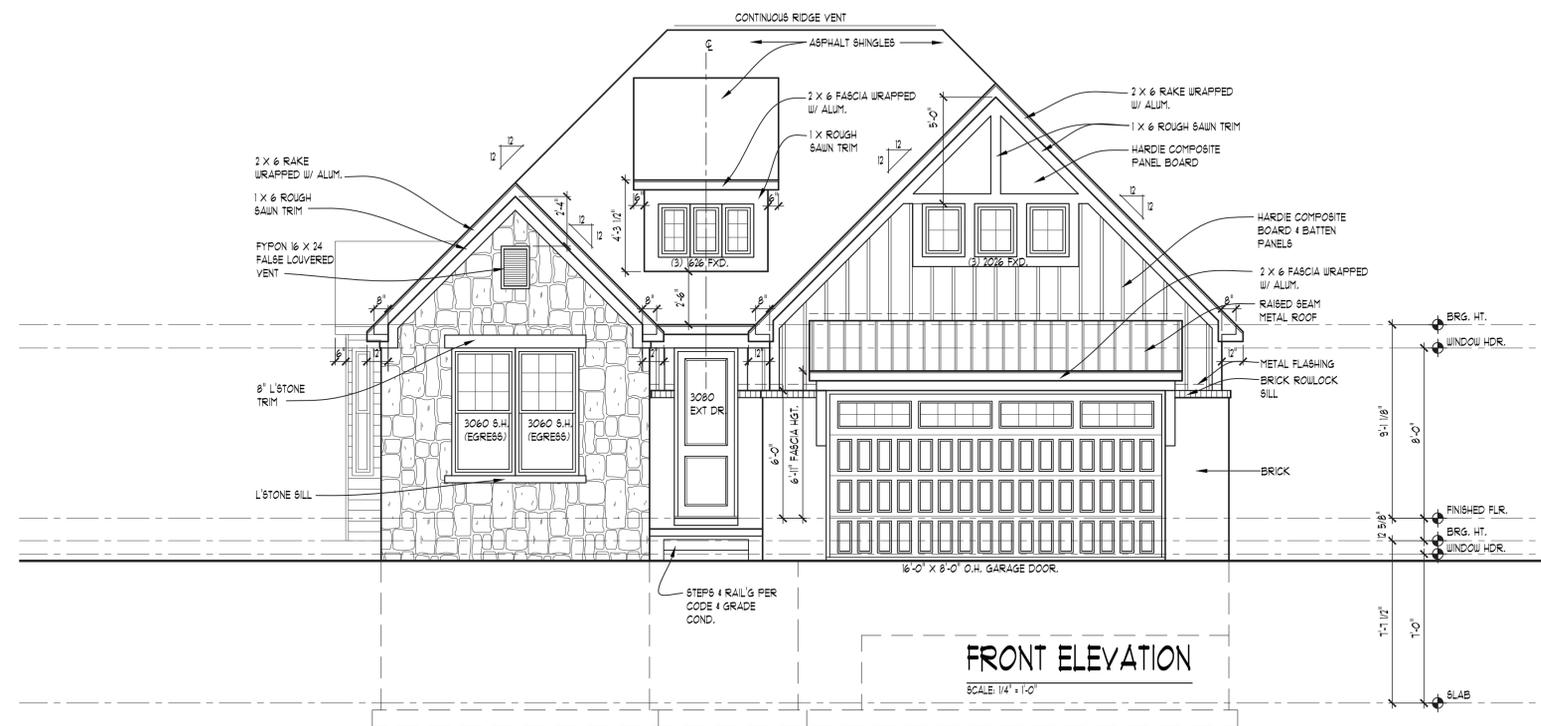
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NOTE:
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NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



BRACKET DETAIL
SCALE: 1" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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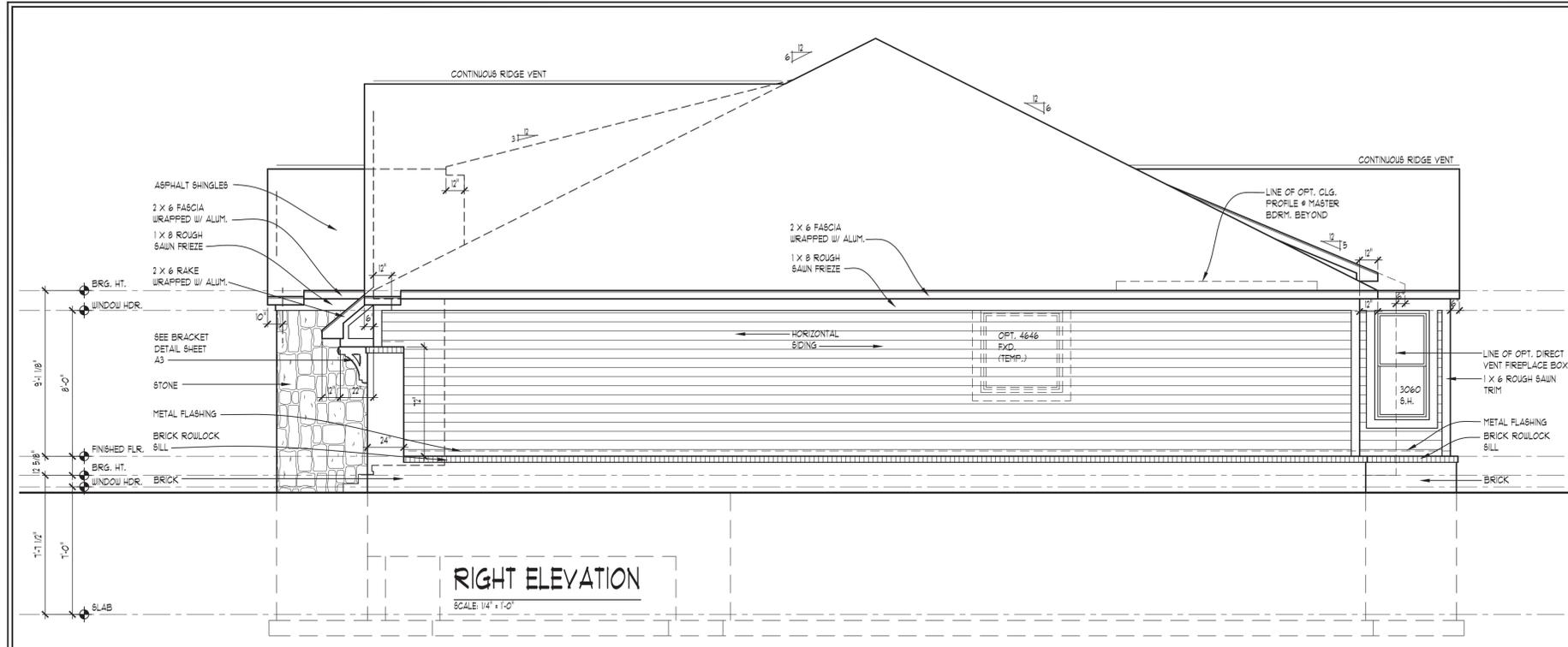
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ROBERTSON
BROTHERS
BREWSTER VILLAGE
RALEIGH PLAN
ALBANY ELEVATION
GARAGE RIGHT

JOB No. 18-233
DRAWN: DM/PS
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REVISION 11-19-20
REVISION 2-4-21
REVISION 4-20-21
REVISION 5-11-21
REVISION 6-28-21

SCALE:
PER PLAN

SHEET #
A-3



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
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TYPICAL WINDOW DESIGNATION

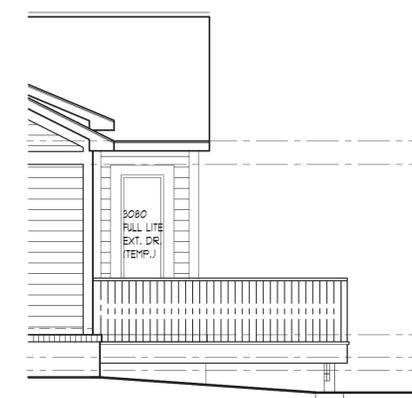
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NOTE:
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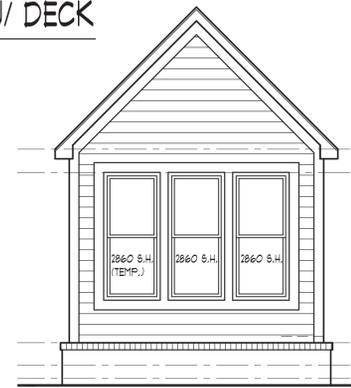
NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.L.C.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE GASH LIMITERS PER CODE REQUIREMENTS



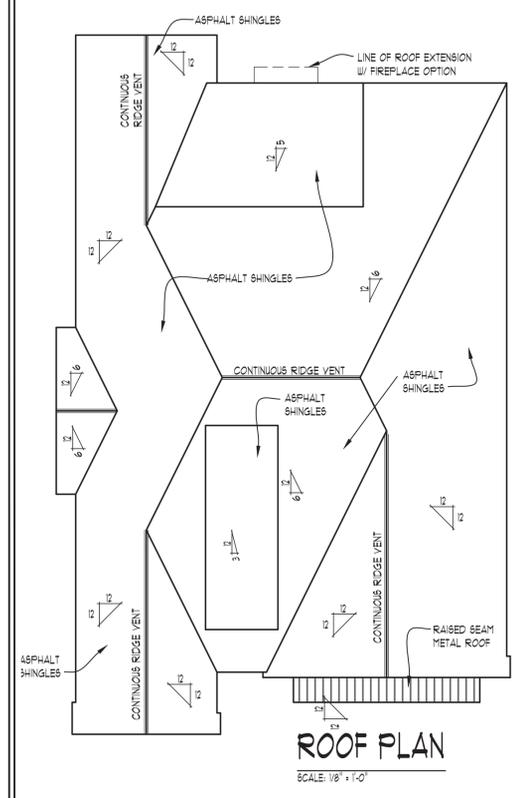
PARTIAL RIGHT ELEVATION W/ OPTIONAL DOOR W/ DECK
SCALE: 1/4" = 1'-0"



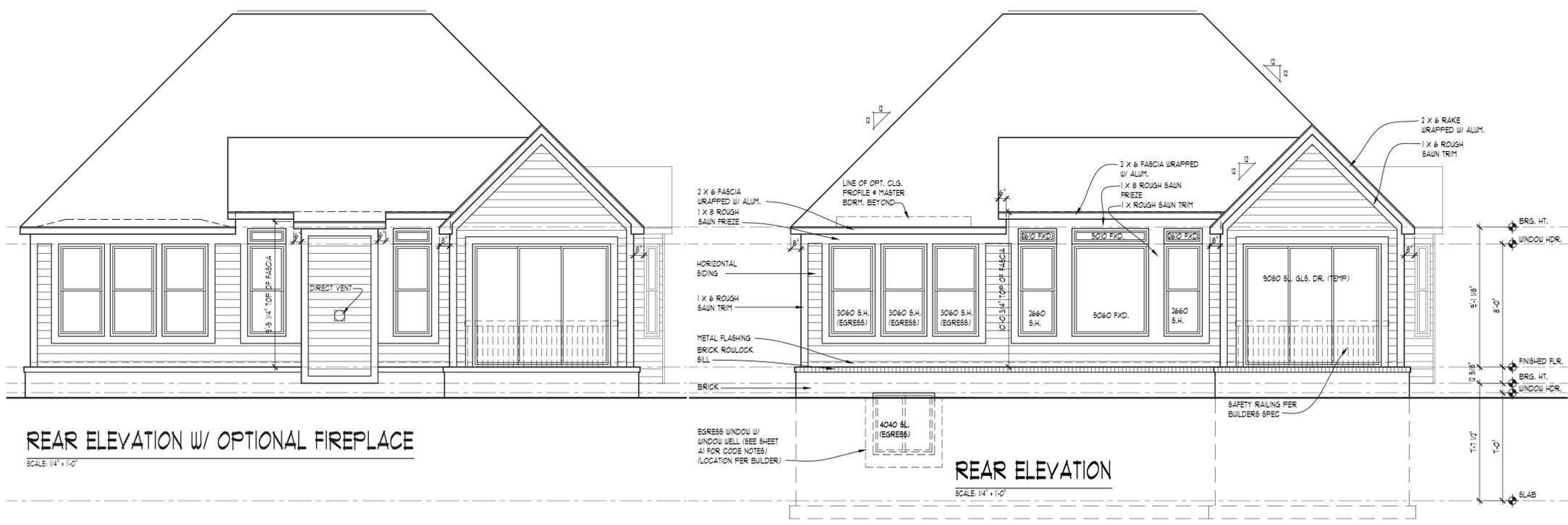
W/ OPT. WINDOWS
SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

AREA OF ATTIC OVER HEATED SPACE = 1834 SQ. FT.
1834/180 = 10.2 (SQ. FT. REQ'D)
122' X 144' = 1761' (SQ. INCH CONVERSION)
RIDGE VENTING:
1761' X 0.45 = 793' (SQ. INCHES REQ'D)
793' / 18" = 44' (LINEAR FT. OF RIDGE VENT REQ'D)
EAVE OR CORNICE VENTING:
1761' X 0.35 = 617' (SQ. INCHES REQ'D)



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



REAR ELEVATION W/ OPTIONAL FIREPLACE
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"



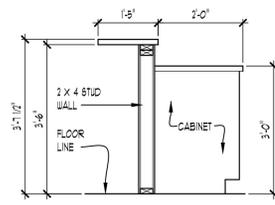
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RALEIGH PLAN
ALBANY ELEVATION
GARAGE RIGHT

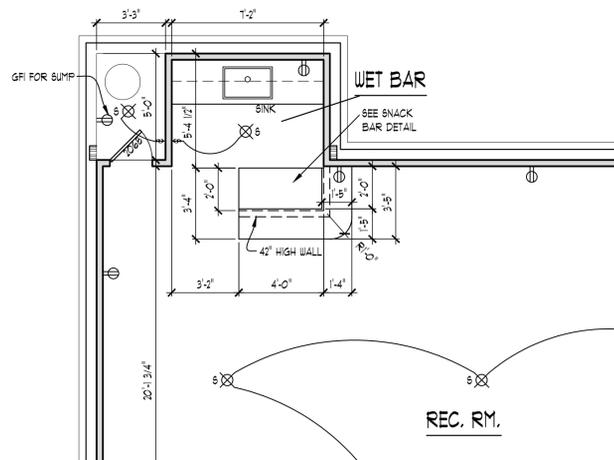
JOB No. 18-233
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REVISION 11-19-20
REVISION 2-4-21
REVISION 4-20-21
REVISION 5-11-21
REVISION 6-28-21

SCALE:
PER PLAN
SHEET #
A-4



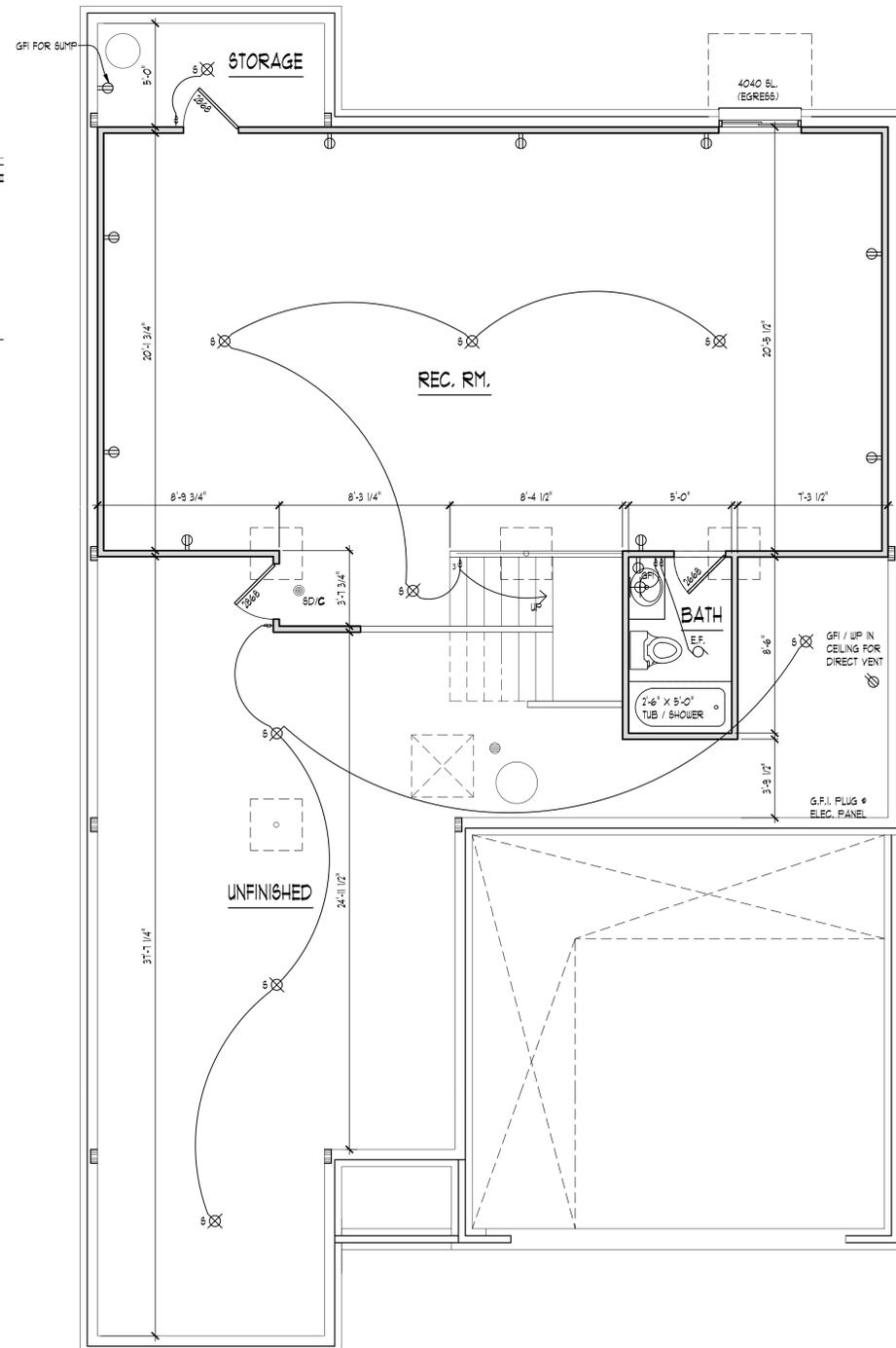
SNACK BAR DETAIL

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



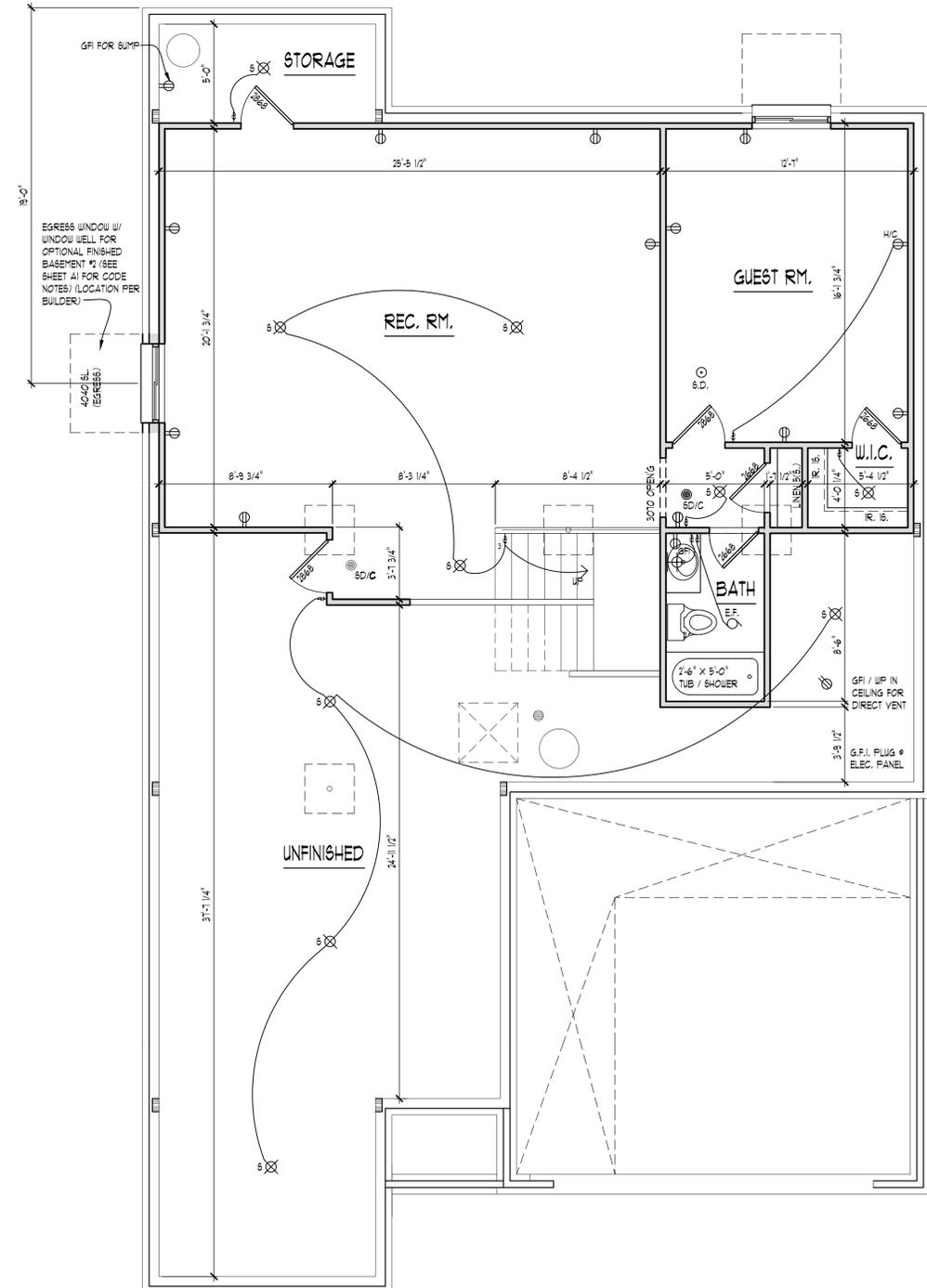
**FINISHED BASEMENT PLAN W/
OPTIONAL SNACK BAR**

SCALE: 1/4" = 1'-0"



FINISHED BASEMENT PLAN OPTION #1

SCALE: 1/4" = 1'-0"



FINISHED BASEMENT PLAN OPTION #2

SCALE: 1/4" = 1'-0"

FIN. BSMT. OPTION #1	936 S.F.
FIN. BSMT. OPTION #2	936 S.F.
W/ OPT. WET BAR	400 S.F.



DESIGN
CREATIVE COLLABORATIVE

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CLIENT / PROJECT
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BROTHERS
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RALEIGH PLAN
ALBANY ELEVATION
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JOB No.	18-233
DRAWN:	DM/PS
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REVIEW	1-24-19
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REVISION	4-20-21
REVISION	5-11-21
REVISION	6-28-21
REVISION	8-5-21
REVISION	1-18-22

SCALE:
PER PLAN

SHEET #
FB-1

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2x4 WOOD STUDS @ 16" O.C. OR AS NOTED. INSULATION TO BE INSTALLED TO MEET THE SIMULATED PERFORMANCE ALTERNATIVE METHOD IN ACCORDANCE WITH 2015 IRC SECTION N105 BASED ON CLIMATE ZONE 5A 1/2" GYPSUM WALL BOARD (GLUE & SCREWS). WALL TO BE 4" THICK WITH SIDING AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2015 IRC SECTION R302.5.1).
2. VENT ALL EXHAUST FANS TO EXTERIOR.
3. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
4. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
5. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
6. ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL, UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
7. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
8. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
9. GARAGE WALLS TO BE 2x6 STUDS IF OVER 10'-0" TALL.

NOTE: S.D. ○
S.D.C. ●
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

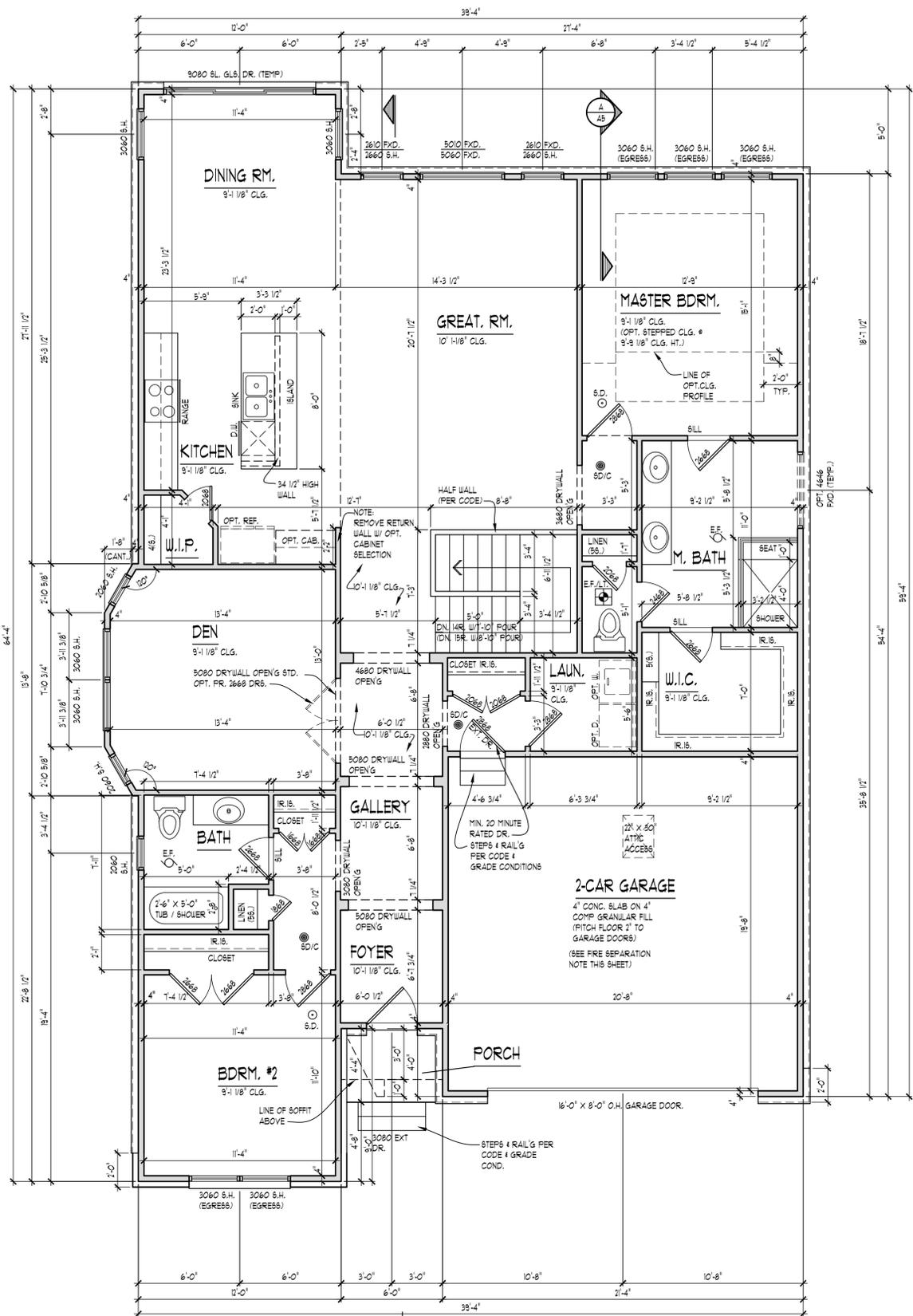
FIREPLACE NOTE
ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

FIRE SEPARATION NOTE
FIRE SEPARATION (R302.6)
GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROF CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDG.

NOTE:
PROVIDE MIN. (1) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SUMMARY:
OVERALL FLOOR AREA:
FIRST FLOOR 1834 S.F.



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PHONE: (248)-446-1960
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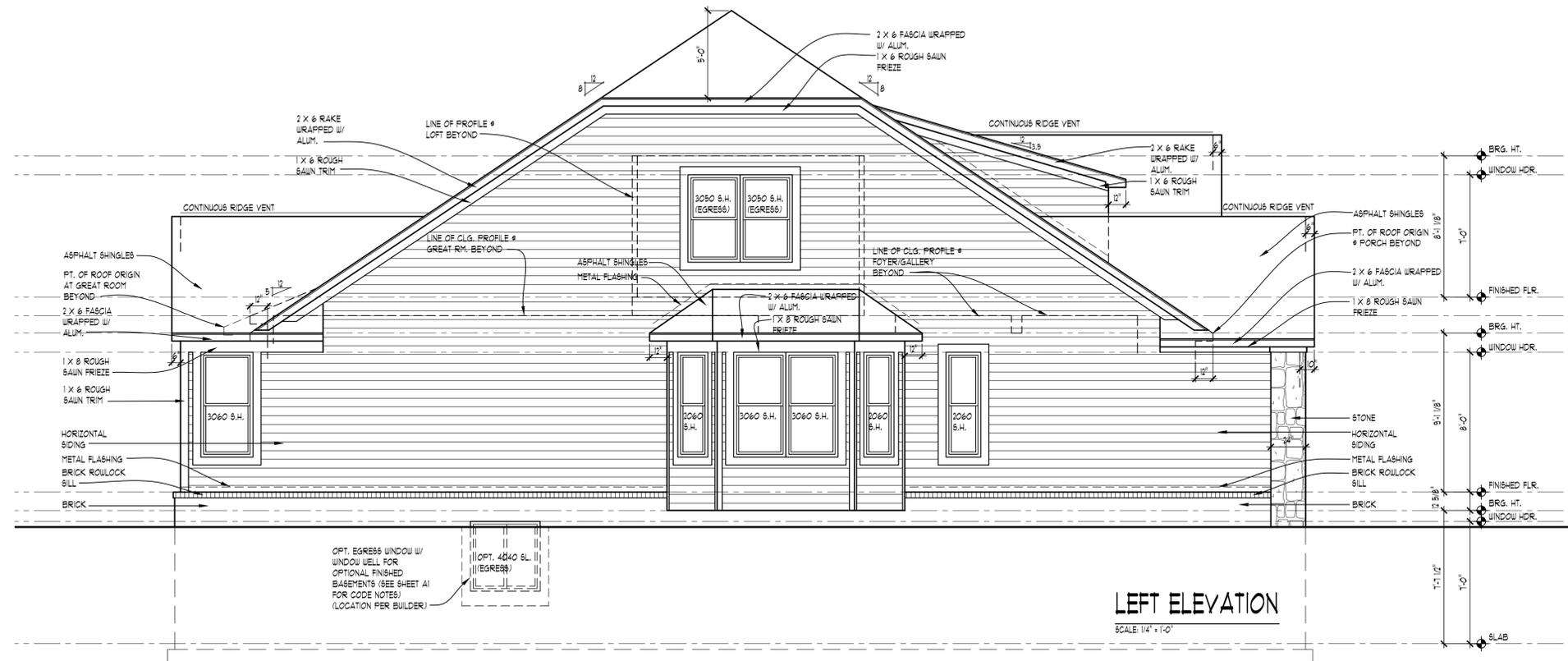
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CALL MTDI DO AT 800-482-7271 3 DAYS PRIOR TO ANY EXCAVATION
CONSTRUCTION & THE SOLE RESPONSIBILITY OF THE FIRM/HOUSEHOLD.

CLIENT / PROJECT
ROBERTSON
BROTHERS
BREWSTER VILLAGE
RALEIGH PLAN
ALBANY ELEVATION
GARAGE RIGHT

JOB No. 18-233
DRAWN: DM/PS
CHECKED: DM
REVIEW 1-24-19
FINAL: 3-27-20
REVISION 2-4-21
REVISION 4-20-21
REVISION 5-11-21
REVISION 6-28-21
REVISION 8-15-21
REVISION 1-18-22

SCALE:
PER PLAN

SHEET #
A-2



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

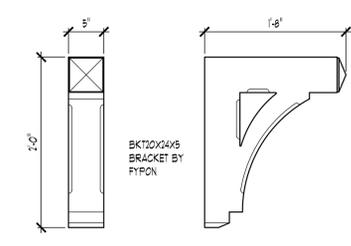
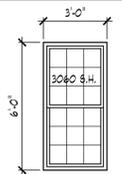
ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

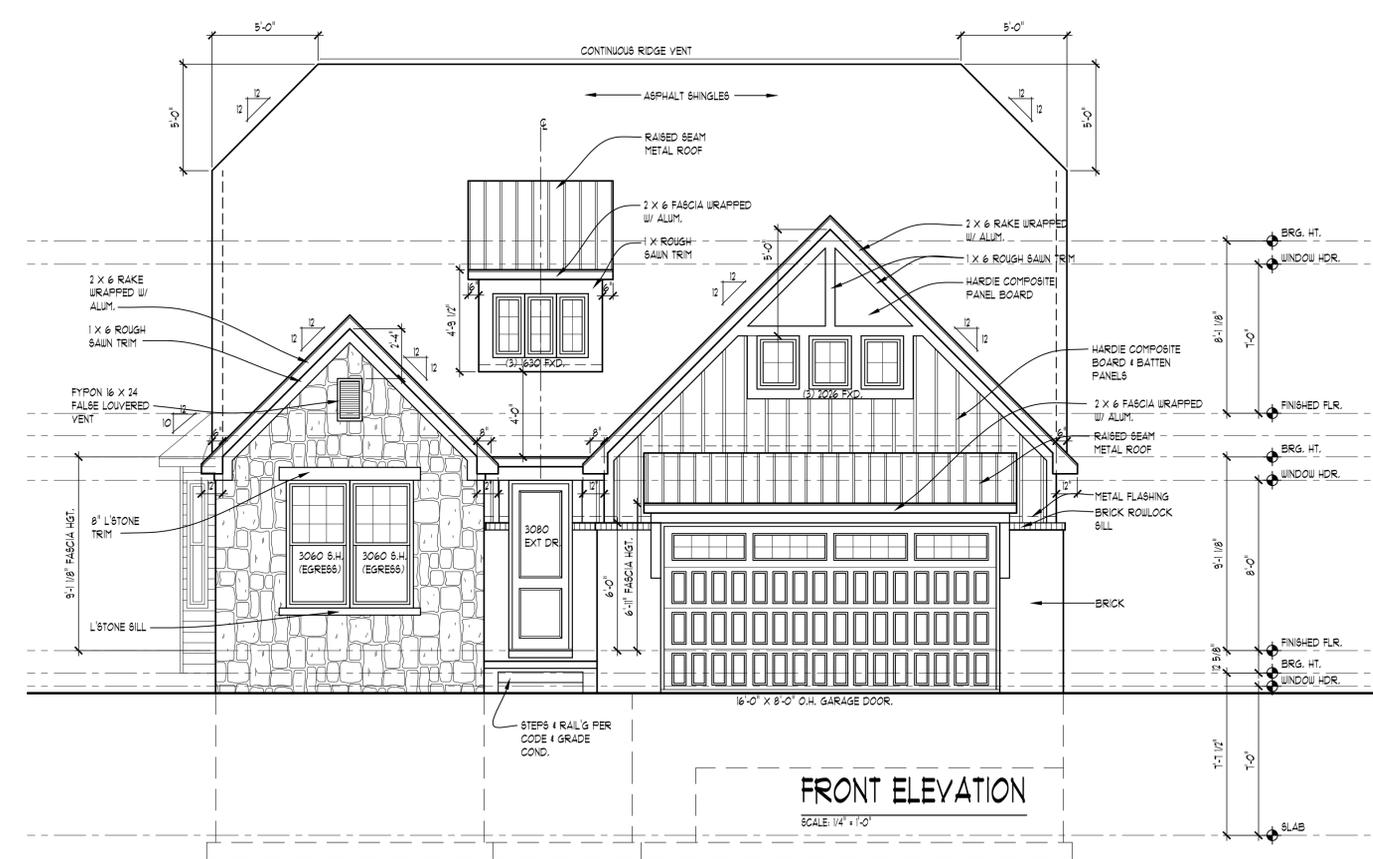
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.
NOTE:
ALL CASEMENT VENTING TO BE VERIFIED BY BUILDER/HOMEOWNER PRIOR TO ORDERING WINDOWS
NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



BRACKET DETAIL
SCALE: 1" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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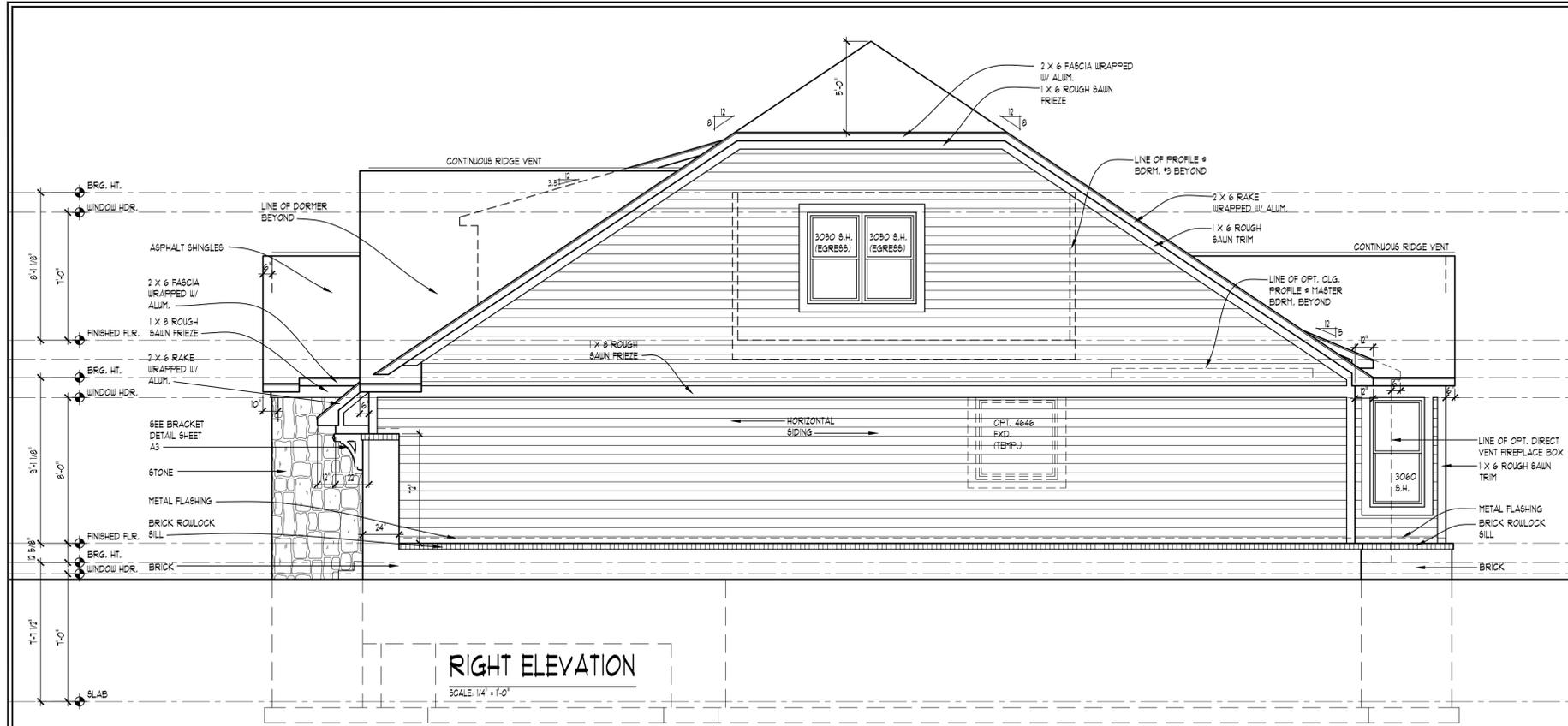
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CONSTRUCTION & BE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CLIENT / PROJECT
ROBERTSON
BROTHERS
BREWSTER VILLAGE
NORTHVILLE, MI.
WILMINGTON
ELEVATION A
GARAGE RIGHT

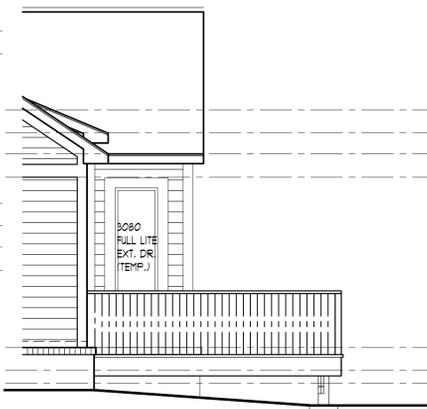
JOB No. 1972-21
DRAWN: PAPP'S
CHECKED: DM
REVIEW 8-6-21
FINAL: 8-10-21
REVISION -

SCALE:
PER PLAN

SHEET #
A-3

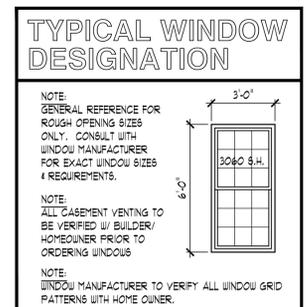


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



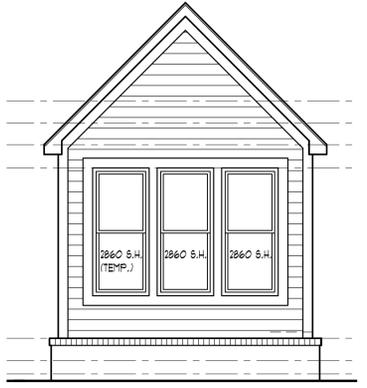
PARTIAL RIGHT ELEVATION W/ OPTIONAL DOOR REQUIRED W/ SMALL DECK
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES**
- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
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 - CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK



NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 2" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS



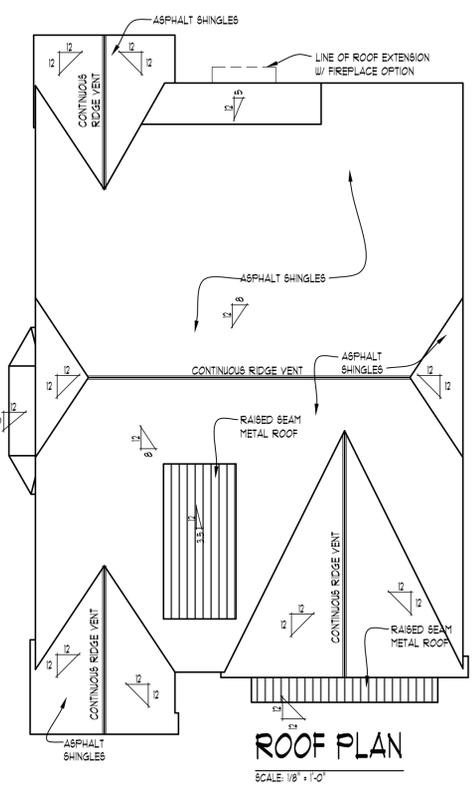
W/ OPT. WINDOWS
SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

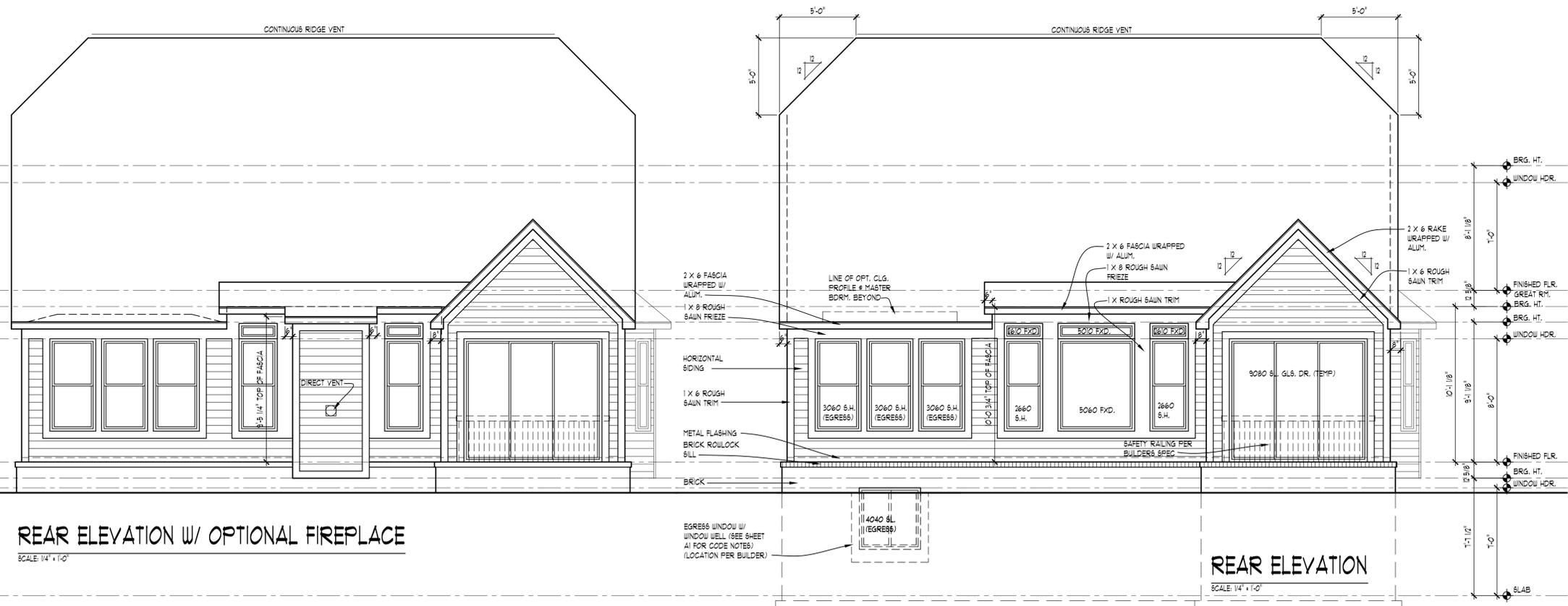
AREA OF ATTIC OVER HEATED SPACE = 1834 SQ. FT.
1834/180 = 10.2 (SQ. FT. REQ'D)
10.2 X 144" = 1468" (SQ. INCH CONVERSION)

RIDGE VENTING:
1761" X 0.745" = 1311" (SQ. INCHES REQ'D)
782' / 18" = 44' (LINEAR FT. OF RIDGE VENT REQ'D)

EAVE OR CORNICE VENTING:
1761" X 0.355" = 628" (SQ. INCHES REQ'D)



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



REAR ELEVATION W/ OPTIONAL FIREPLACE
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"



DESIGN
CREATIVE COLLABORATIVE

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CLIENT / PROJECT
ROBERTSON
BROTHERS
BREWSTER VILLAGE
NORTHVILLE, MI.
WILMINGTON A
ELEVATION A
GARAGE RIGHT

JOB No. 1972-21
DRAWN: PAPP'S
CHECKED: DM
REVIEW 8-6-21
FINAL: 8-10-21
REVISION

SCALE:
PER PLAN

SHEET #
A-4

ELEVATION NOTES

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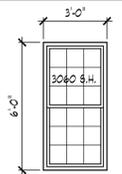
NOTE:
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TYPICAL WINDOW DESIGNATION

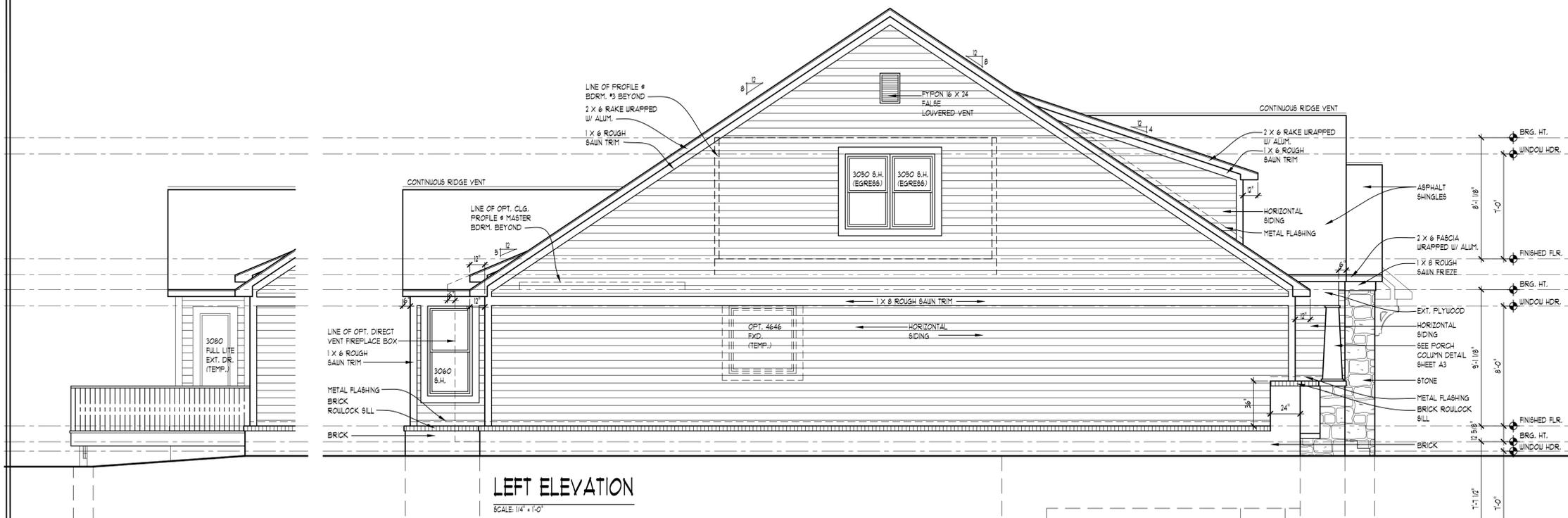
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NOTE:
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NOTE:
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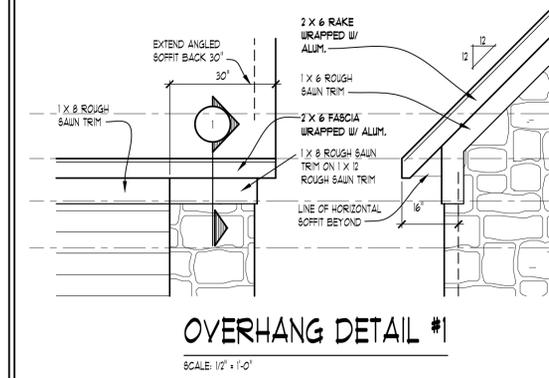
NOTE:
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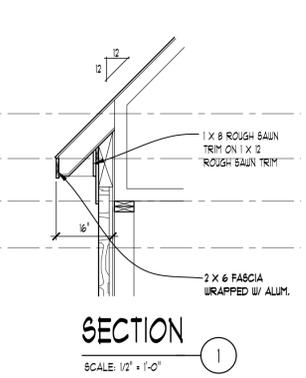
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



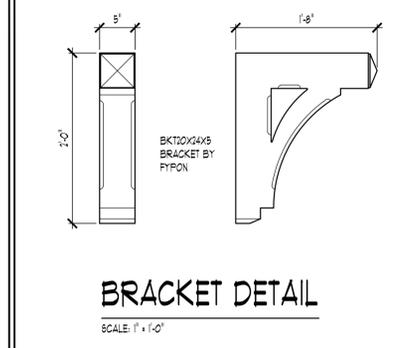
PARTIAL RIGHT ELEVATION W/ OPTIONAL DOOR REQUIRED W/ SMALL DECK
SCALE: 1/4" = 1'-0"



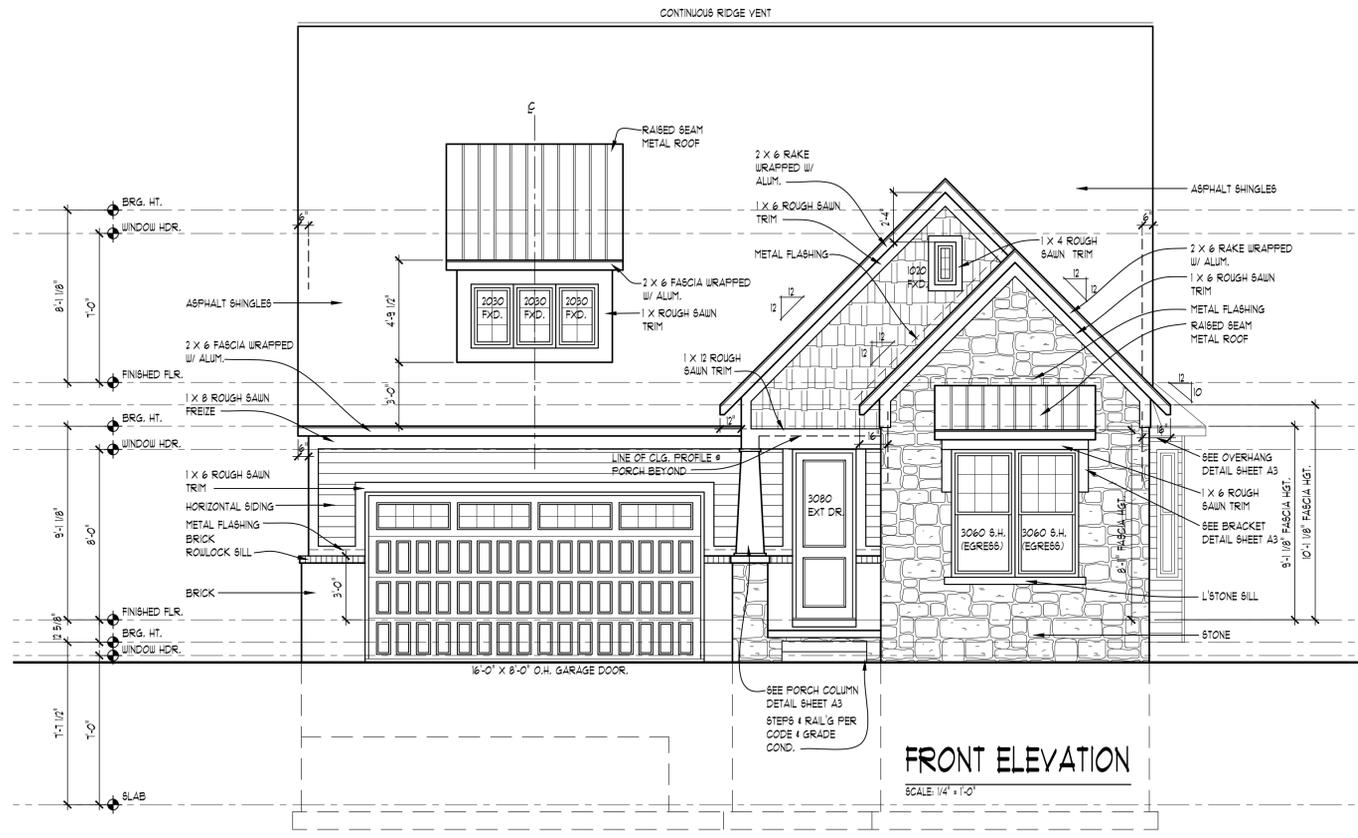
OVERHANG DETAIL #1
SCALE: 1/2" = 1'-0"



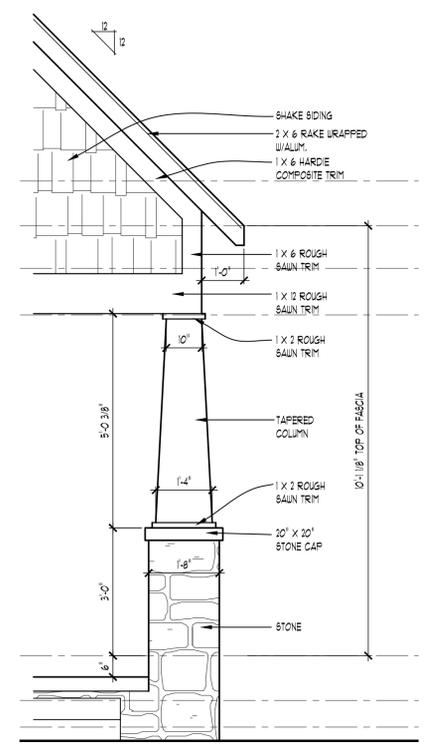
SECTION
SCALE: 1/2" = 1'-0"



BRACKET DETAIL
SCALE: 1" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PORCH COLUMN DETAIL
SCALE: 1/2" = 1'-0"



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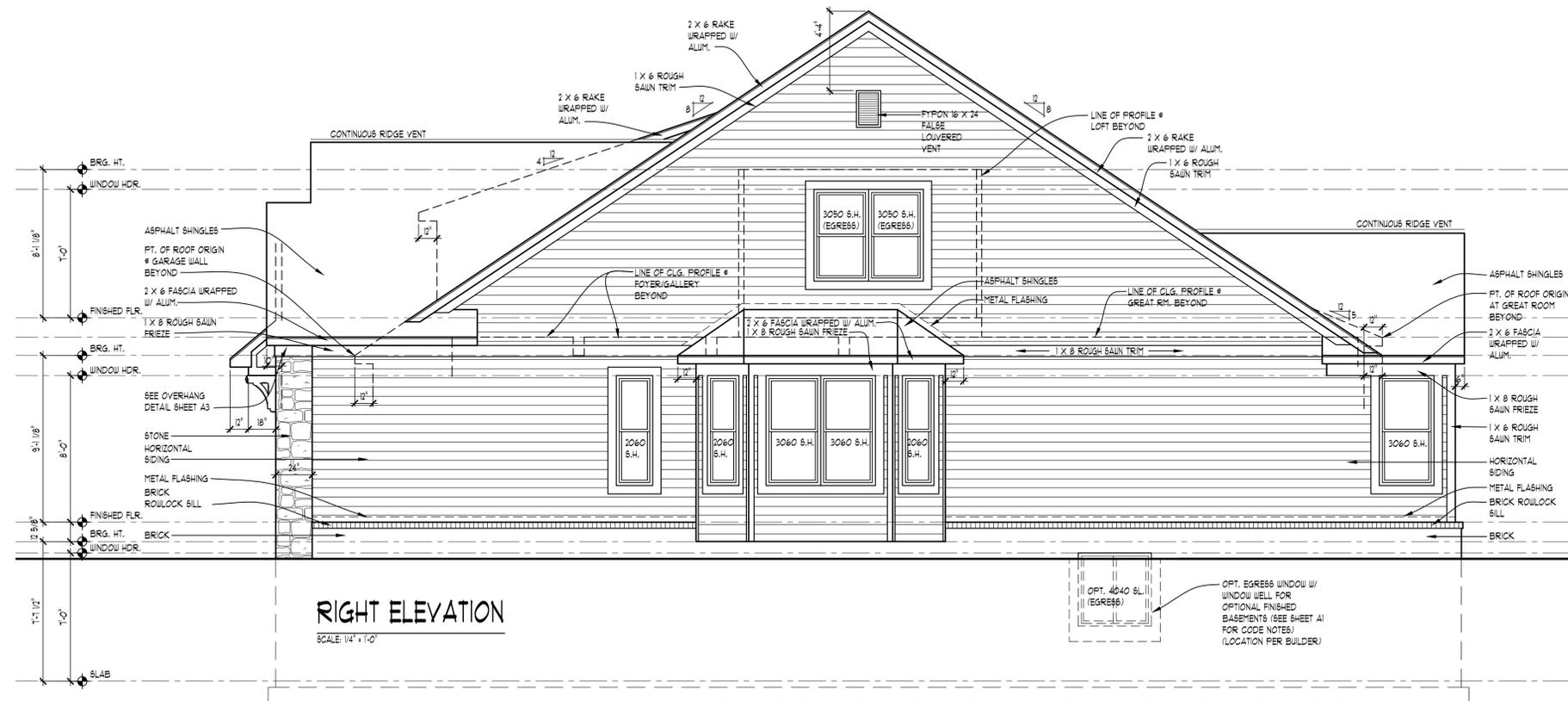
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CLIENT / PROJECT
ROBERTSON BROTHERS
BROTHER VILLAGE
NORTHVILLE, MI.
WILMINGTON, MI.
ELEVATION B
GARAGE LEFT

JOB No. 1972-21
DRAWN: NA
CHECKED: -
REVIEW 12-13-21
FINAL: -
REVISION -

SCALE:
PER PLAN

SHEET #
A-3



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

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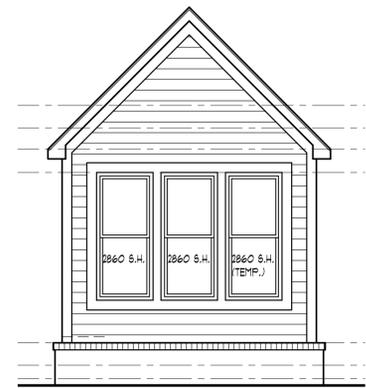
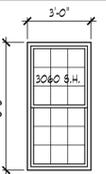
NOTE:
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TYPICAL WINDOW DESIGNATION

NOTE:
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NOTE:
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NOTE:
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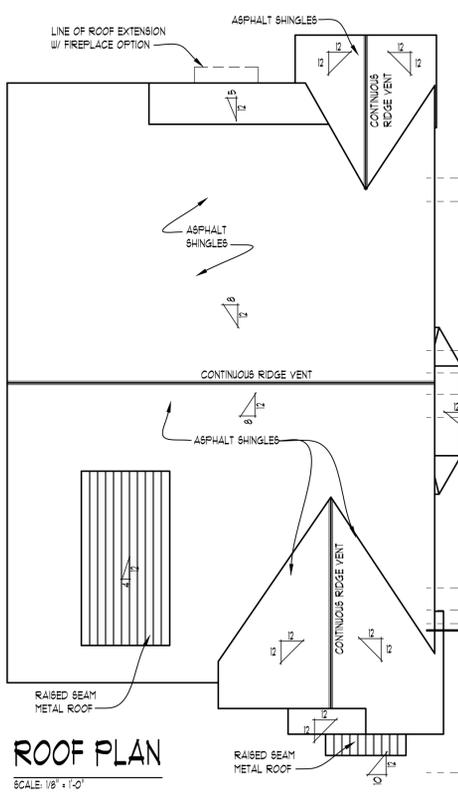
W/ OPT. WINDOWS
SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

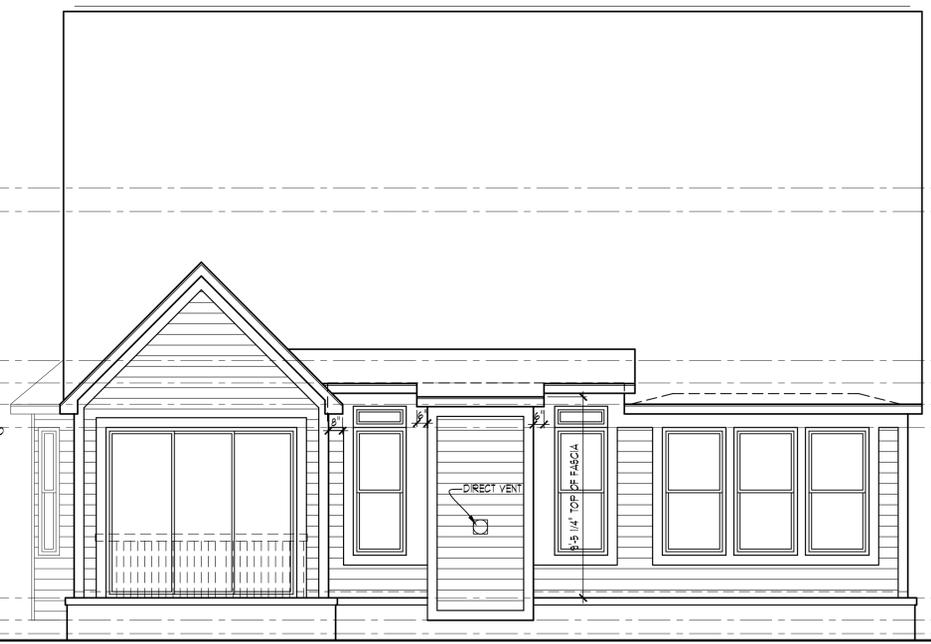
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1834/180 = 10.2 (SQ. FT. REQ'D)
12.2 X 144" = 1761" (SQ. INCH CONVERSION)

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1761" X 0.25 = 780" (SQ. INCHES REQ'D)
780" / 18" = 44' (LINEAR FT. OF RIDGE VENT REQ'D)

EAVE OR CORNICE VENTING:
1761" X 0.35 = 368" (SQ. INCHES REQ'D)



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



REAR ELEVATION W/ OPTIONAL FIREPLACE
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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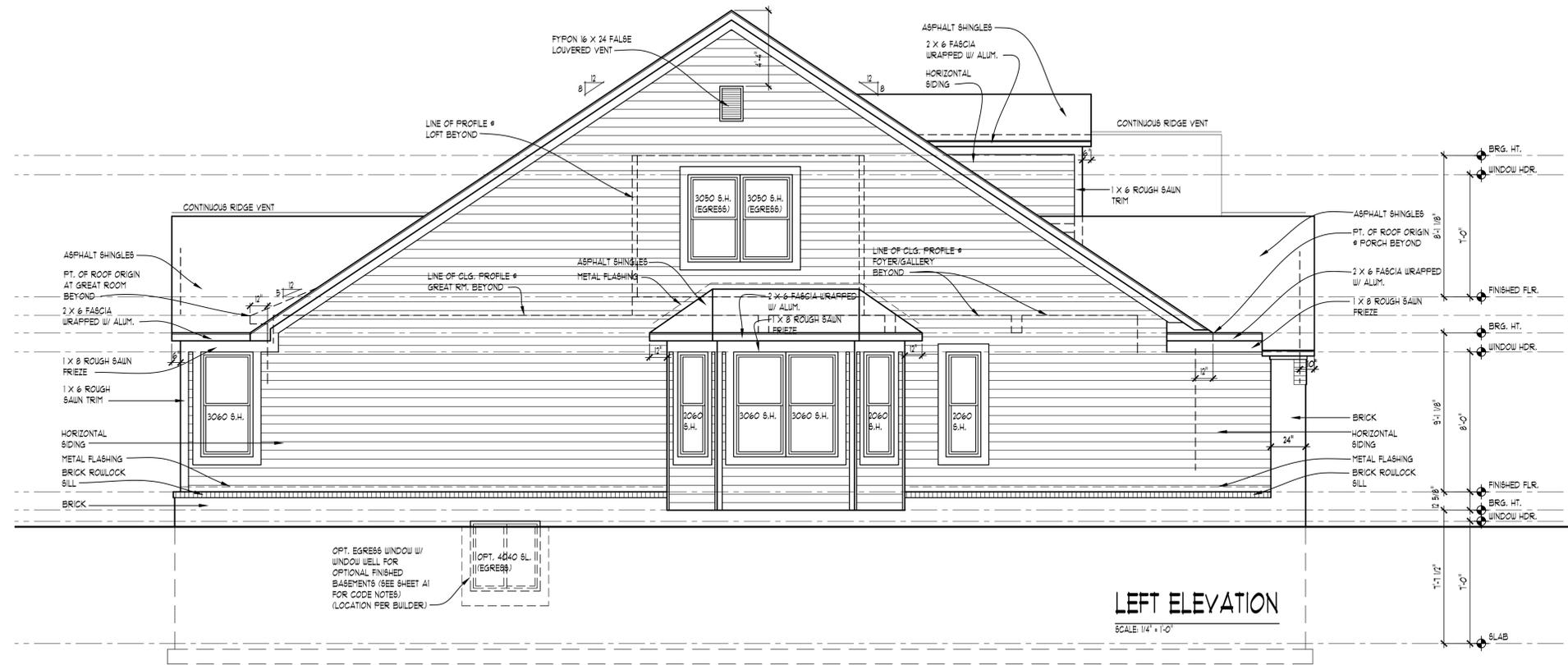
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CLIENT / PROJECT
ROBERTSON
BROTHERS
BREWSTER VILLAGE
NORTHVILLE, MI.
WILMINGTON
ELEVATION B
GARAGE LEFT

JOB No. 1972-21
DRAWN: NA
CHECKED: -
REVIEW 12-13-21
FINAL: -
REVISION -

SCALE:
PER PLAN

SHEET #
A-4

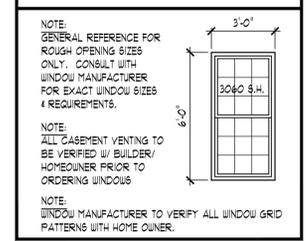


ELEVATION NOTES

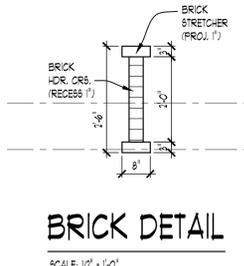
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2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

NOTE:
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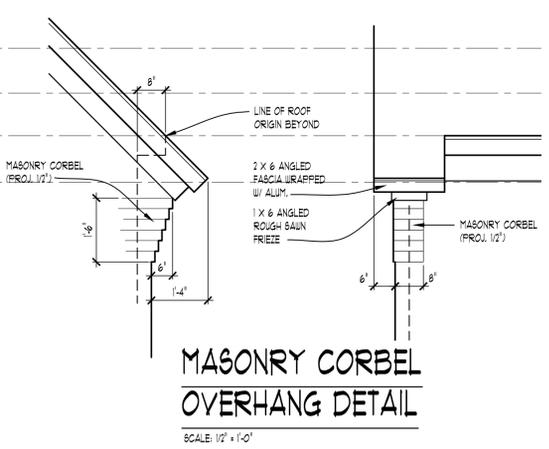
TYPICAL WINDOW DESIGNATION



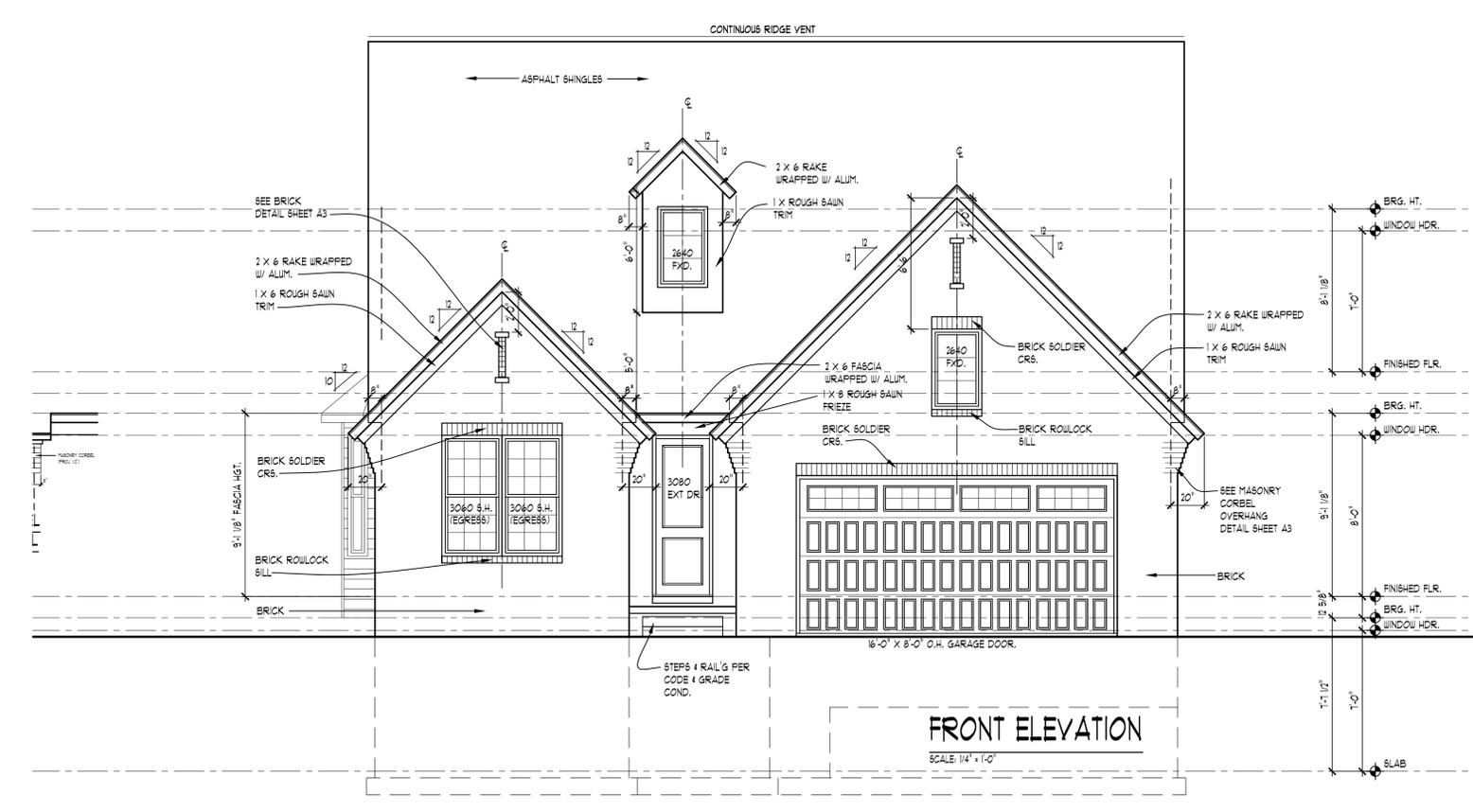
NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS



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



MASONRY CORBEL OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DESIGN
CREATIVE COLLABORATIVE

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CLIENT / PROJECT
ROBERTSON
BROTHERS
BREWSTER VILLAGE
NORTHVILLE, MI.
WILMINGTON E
ELEVATION E
GARAGE RIGHT

JOB No. 1972-21
DRAWN: DM/PS
CHECKED: DM
REVIEW -
FINAL: 2-17-22
REVISION -

SCALE:
PER PLAN

SHEET #
A-3

NOTE:
 PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
 PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

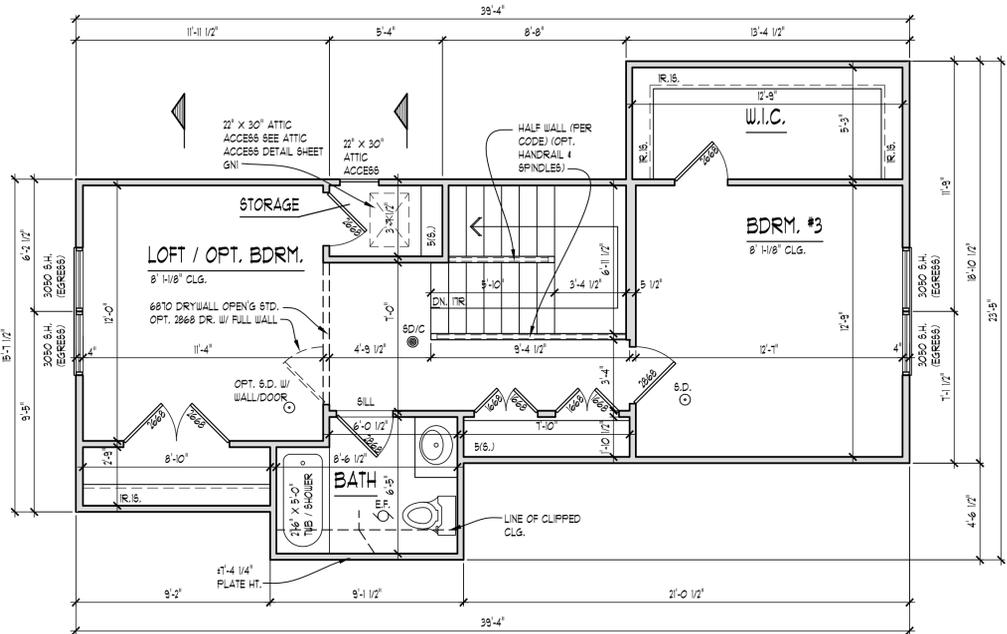
NOTE:
 S.D. ○
 S.D./C ●
 ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
 DOOR & WINDOW LOCATIONS:
 ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
 VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

FIREPLACE NOTE
 ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

FIRE SEPARATION NOTE
 FIRE SEPARATION (R302.6)
 GARAGE SPACE BETWEEN HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDG.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

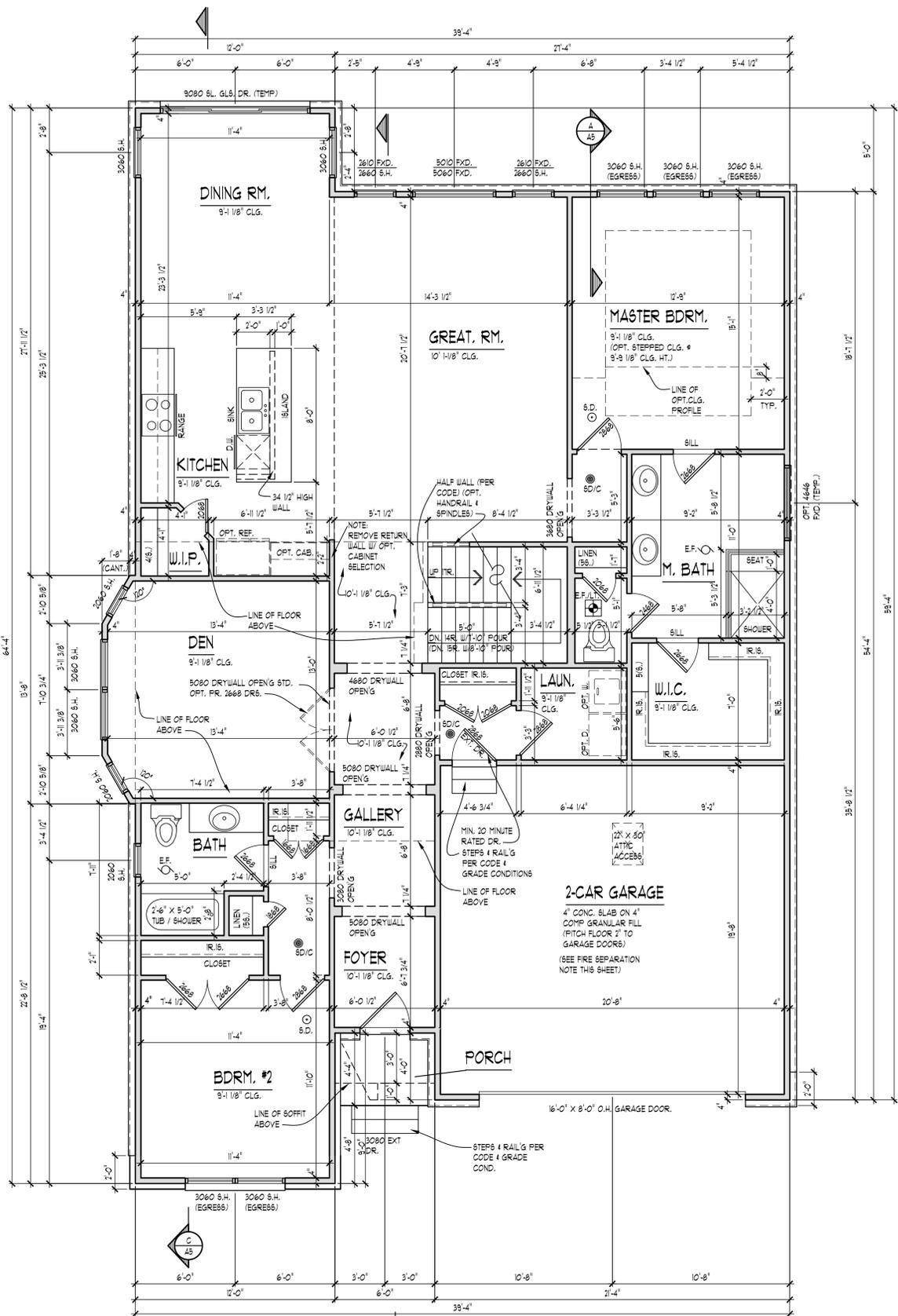


PLAN NOTES

INTERIOR WALLS:
 1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. @ 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:
 SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/16" O.S.B. SHEATHING ON 2X4 WOOD STUDS @ 16" O.C. OR AS NOTED. INSULATION TO BE INSTALLED TO MEET THE SIMULATED PERFORMANCE ALTERNATIVE METHOD IN ACCORDANCE WITH 2018 MRC SECTION N103 BASED ON CLIMATE ZONE 5A. 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 4" THICK WITH SIDING AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT) PER 2018 MRC SECTION R302.5.1.
2. VENT ALL EXHAUST FANS TO EXTERIOR.
3. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
4. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
5. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
6. ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL, UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
7. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
8. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
9. GARAGE WALLS TO BE 2X6 STUDS F OVER 10'-0" TALL.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



AREA SUMMARY:

OVERALL FLOOR AREA:	1834 S.F.
FIRST FLOOR	1834 S.F.
SECOND FLOOR	598 S.F.
TOTAL	2432 S.F.



WWW.TKHOMEDESIGN.COM
 26030 PONTIAC TRAIL,
 SOUTH LYON, MI 48178
 PHONE: (248)-446-1960
 FAX: (248)-446-1961

COPYRIGHT 2018 TK DESIGN AND ASSOCIATES
 DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY.
 CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE
 CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE
 REPORTED TO THE DESIGNER IN WRITING IMMEDIATELY.
 CALL MTD INC AT 248-446-1961 3 DAYS PRIOR TO ANY EXCAVATION
 CONSTRUCTION & BE THE SOLE RESPONSIBILITY OF THE PERMITS HOLDER.

CLIENT / PROJECT
 ROBERTSON
 BROTHERS
 BREWSTER VILLAGE
 NORTHVILLE, MI.
 WILMINGTON A
 ELEVATION A
 GARAGE RIGHT

JOB No.	1972-21
DRAWN:	PAP/PS
CHECKED:	DM
REVIEW	8-6-21
FINAL:	8-10-21
REVISION	-

SCALE:
 PER PLAN

SHEET #
A-2

RALEIGH



ALBANY

RALEIGH



BARRINGTON

RALEIGH



CLAYTON

RALEIGH



DORCHESTER

RALEIGH



EMERSON

WILMINGTON



ALBANY

WILMINGTON



BARRINGTON

WILMINGTON



DORCHESTER

WILMINGTON



EMERSON

EXHIBIT C

CONSULTANT LETTER

April 9, 2025

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

PUD Amendment/Site Plan/Landscape Plan/Tree Removal

Case: PUD 2, 2021
Site: 24700 12 Mile Rd (Parcel ID 22-23-12-476-008)
Applicant: Robertson Brothers
Application Date: 10/15/2024
Zoning: RA-1B One Family Residential District (26,000 square feet)

We have completed a review of the application for final PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned RA1B One Family Residential District (26,000 square feet).
2. **Existing site.** The site is 31.5 acres and is developed with an abandoned orphanage consisting of 15 buildings. Pebble Creek runs along the western edge of the property, and through the southern portion.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA1B	Residential access street
East (Southfield)	RT Attached Single Family/OS Office Service	Townhomes/medical office
South	RA1	Single family homes
West	RA1B	Single family homes

4. **Site configuration and access.** The site is currently accessible from Inkster Road via five driveways.

PUD Amendment:

1. The applicant proposes to amend the PUD to add one additional dwelling unit in the location where the plans once showed a driveway prior to the approval of the last amendment to the PUD agreement. No other changes are proposed.
2. 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.”
3. As the planning commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the proposed change directly affects the density of the site, and the permitted density is established by the existing PUD agreement.
4. **This is a major amendment to the PUD, and the PC will set a public hearing on the amendment and make a recommendation to Council.**
5. The applicant has submitted a site plan for the new project.

PUD Qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. **There is an approved PUD for this site; this new plan is an amendment to the approved plan that changes the number of units in the project.**

Site Plan & Use:

1. **Summary of Proposed Use.** The approved PUD plan called for 75 detached ranch homes targeted at seniors. This amended plan raises that number to 76 units. Additionally, four individual single-family lots are proposed to be split off along 12 Mile Road for separate development. All buildings currently on the site will be removed, except for the existing historic chapel; the corner sign will also remain as a landmark.
2. **Land Use Plan.** The plan breaks down the land uses proposed for the property as follows (the areas dedicated to open space are no longer listed separately from the areas planned for development:
 - a. **Detached Residential (called Phase 1B):** 17.15 acres net
 - b. **Separate single-family lots:** 2.85 acres net
 - c. **Natural Preservation:** 11.5 acres. About 36.5% of the site is assigned to open space uses and preservation of the existing landscape.

The net density of the full site by unit is 2.7 dwelling units per acre (see below for comments on bedroom counts/ordinance density).

3. **Historic Designation.** The parcel is a designated historic site. The applicant proposes to demolish most of the buildings, preserving the existing chapel to be incorporated into the skilled nursing facility. The Historic District Commission has issued a notice to proceed, subject to the following:
 - a. Materials from demolished buildings will be stockpiled for future re-use.
 - b. The proponent will not proceed with any demolition until all other associated approvals are received.
 - c. Any building approved for demolition but left standing will remain subject to Historic District Commission review.
4. **Master Plan.** The master plan designates the site single family residential. The residential density map identifies this parcel as low density, which is consistent with current zoning. The 2009 Master Plan also identified this parcel as Special Residential Planning Area No. 3 and set the following goals and policies for the parcel:
 - Maintain the historic character of the site
The chapel and corner sign are proposed to remain, and the site's southwestern portion is proposed to remain in its natural state.
 - Arrive at a plan for development that will be compatible with abutting residential uses, including a suitable transition area of single-family to existing residential use
The plan proposes two uses: skilled nursing and detached single-family residential in the area closest to the adjacent neighborhood.
 - Pay special attention to traffic control because of intersection, topography of the roads and the proximity of the bridge on Twelve Mile Road
The site plan reduces the number of driveways to three and attempts to either align the new drives with driveways across Inkster or move them away from other driveways to avoid turning conflicts.
 - Consider the PUD Option as a means to accommodate the complexities of the site
The applicant is seeking approval of a major amendment to an approved PUD.

- Work with the developer on suitable plans that will achieve the goals
The PUD process is designed to give the planning commission input into the design of the site.
- Feature the historic buildings on the site
One historic building is preserved in the plan.
- Protect the environment and drainage pattern of Pebble Creek, which is part of the Green River Corridor
Development is kept away from Pebble Creek, and the narrative refers to a plan to dedicate seven acres around the creek for conservation.
- Carefully control the location of access for traffic management purposes
Per the comment above, the applicant appears to have considered access management issues in the conceptual design. See comments below on access to the residential portion of the project.
- Emphasize vehicular access from Inkster Road because of grade changes and high traffic volume on Twelve Mile Road
All access is shown from Inkster on the site plan.
- Require widening of Inkster Road if there is any non-residential development
The applicant proposes a skilled nursing facility and detached residential development.
- Establish residential lots or other suitable transition abutting the existing lots to the west
The applicant suggests that smaller detached units and natural vegetative screening will serve as the transition to single family housing to the west.

The City’s newly adopted master plan did not include this site as a special study area due to the previous approval of the PUD.

5. **Density.** The applicant is proposing 80 total units, four of which would be split off from the overall development on their own lots.
 - a. **Split lots.** The four split lots along 12 Mile Road are each 31,080 square feet with a lot width of 111 feet. While the minimum lot size of 26,000 square feet in the RA-1B district is met by these units, the 140-foot minimum lot width of the underlying district is not met. **This requires relief from ordinance standards under the PUD, which has been requested.**
 - b. **Residential.** The applicant proposes 76 detached single-family ranch units in the 17.15-acre residential use area of the plan. The underlying RA-1B district requires minimum lot size of 26,000 square feet, or 1.675 units per acre. Proposed density is 4.4 units/acre within the portion of the site devoted to the ranch units. **This exceeds the underlying permitted density and requires relief from ordinance standards. Note that the first approved version of this plan included 94 units in a 14-acre area (6.7 units/acre), and the most recently approved version had 51 units over 14 acres (3.6 units/acre).**

6. **Dimensional Standards of the RA-1B District (as applied to the 76-unit project; see above for dimensional standard notes for the four splits).**

Standard	Required	Proposed
Lot Size 34-3.1.2.D	23,400 sq ft min/26,000 sq ft min average	N/A – no individual lots proposed
Lot width 34-3.1.2.D	140 ft min	1673 ft

Lot coverage 34-3.1.2.D	35% max	14.5%
Front setback 34-3.1.2.D	50 ft	50 ft from 12 Mile & Inkster
Rear setback 34-3.1.2.D	35 ft	48 ft
Side setback 34-3.5.2.C	Front yard setback of district (yard abuts side yard) – 50 ft	50 ft from 12 Mile Road 30 ft from Cheswick Right-of-Way (relief needed)
Building height 34-3.1.2.D	Max. 30 ft	Detached Single-Family: 30 ft

7. **Mechanical Screening.** Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D.
8. **Dumpster Enclosure.** Waste management for the residential units is proposed to be handled individually by unit, with curb-side pickup.
9. **Parking.** Each single-family unit has a two-car garage, as well as a two-car driveway.

Use	Standard	Proposed
Single-Family Homes	2 spaces per unit = 150 spaces	150 + spaces (two-car garages with driveways)

10. **Landscaping (34-5.14).**

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			Standard is met by all in-lot landscape areas
Cost estimate	Not required			--
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	--
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	--
• Large Shrubs	30 in. height	10 ft.	5 ft.	--
• Small Shrubs	24 in. width	4 ft.	4 ft.	--
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	--
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met

Item	Required	Proposed/Comments
Canopy Trees	Shall be large deciduous. PC may permit large evergreens	Standard is met
Minimum number of parking lot trees (34-5.14.4.C)	159,943 sq ft of hardscape (internal road)/2,800 = 57	57
Parking lot screening from public thoroughfare (34-5.14.5)	No parking lot present	N/A
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)	None proposed; detached single-family use is closest to adjacent neighborhood.
Buffer to Single-Family (34-5.14.6) (no longer a buffer from multiple to single, but buffer was provided on last approved plan)	i. Two (2) large deciduous trees; ii. Four (4) small deciduous trees; iii. Six (6) large shrubs; iv. Two (2) evergreen trees. Multiplied by 0.8 for 35-foot buffer yard 800 linear feet: 13 large deciduous 26 small deciduous 39 large shrubs 13 evergreens	None provided and relief sought; see applicant's notes on pages two and three of the narrative
Tree replacement (34-5.18)	Per Section 34-5.18	See below

204 total deciduous, 150 total evergreens

11. **Tree Removal.** The submission package includes the required tree survey and inventory, as well as the required superimposed survey.

Removed	Required Replacements	Provided
Regulated Trees: 85	85	See total below
Landmark Trees: 60 with total dbh of 1,872 inches	1,872 x 0.25 = 468 inches 468/3 = 156 3-inch caliper trees	See total below
Total:	241	241

21 trees are listed with a health score too low to require replacement.

12. **Traffic Study.** We defer to the city's traffic engineer for a review of the trip generation analysis provided by the applicant.

13. **Lighting.**

- c. **Operation hours (34-5.16.3.B.v.).** Standards related to operating hours are met.
- b. **Illumination Levels.** Lighting is limited to building-mounted residential fixtures providing very low light levels near the driveway and primary entrance to each unit.

14. **Vehicle Circulation & Access.** Circulation is provided by an internal access road with a boulevarded connection to Inkster, plus a secondary access, also to Inkster. There is also a gated emergency access drive to 12 Mile Road. The previously approved connection to Cheswick has been removed from the plan.

15. **Pedestrian Circulation.** Sidewalks are provided on one side of the street through most of the development, **though they are not provided at the north end, where the road stubs and has a small loop.** The width of these sidewalks, which are curb-tight, is not provided on the plans.

16. **Relief Sought from Ordinance Standards:**

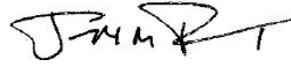
- d. Permit detached single-family at requested density of 76 units.
- e. Permit reduced exterior side setback along Cheswick (30 feet).
- f. Permit no installation of western buffer plantings.
- g. 111-foot lot width for splits where 140 feet is required.

We are available to answer questions.

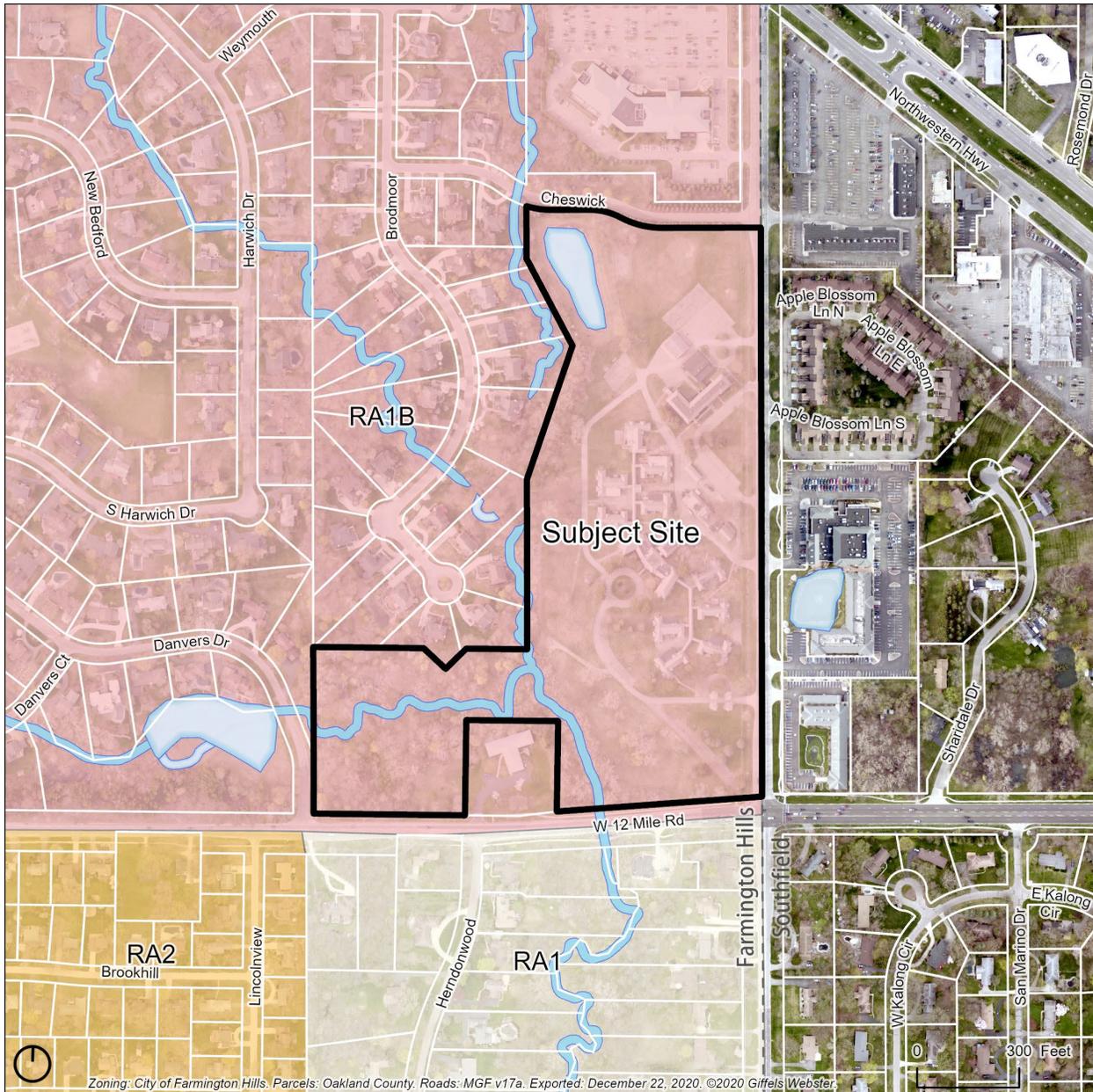
Respectfully,
Giffels Webster



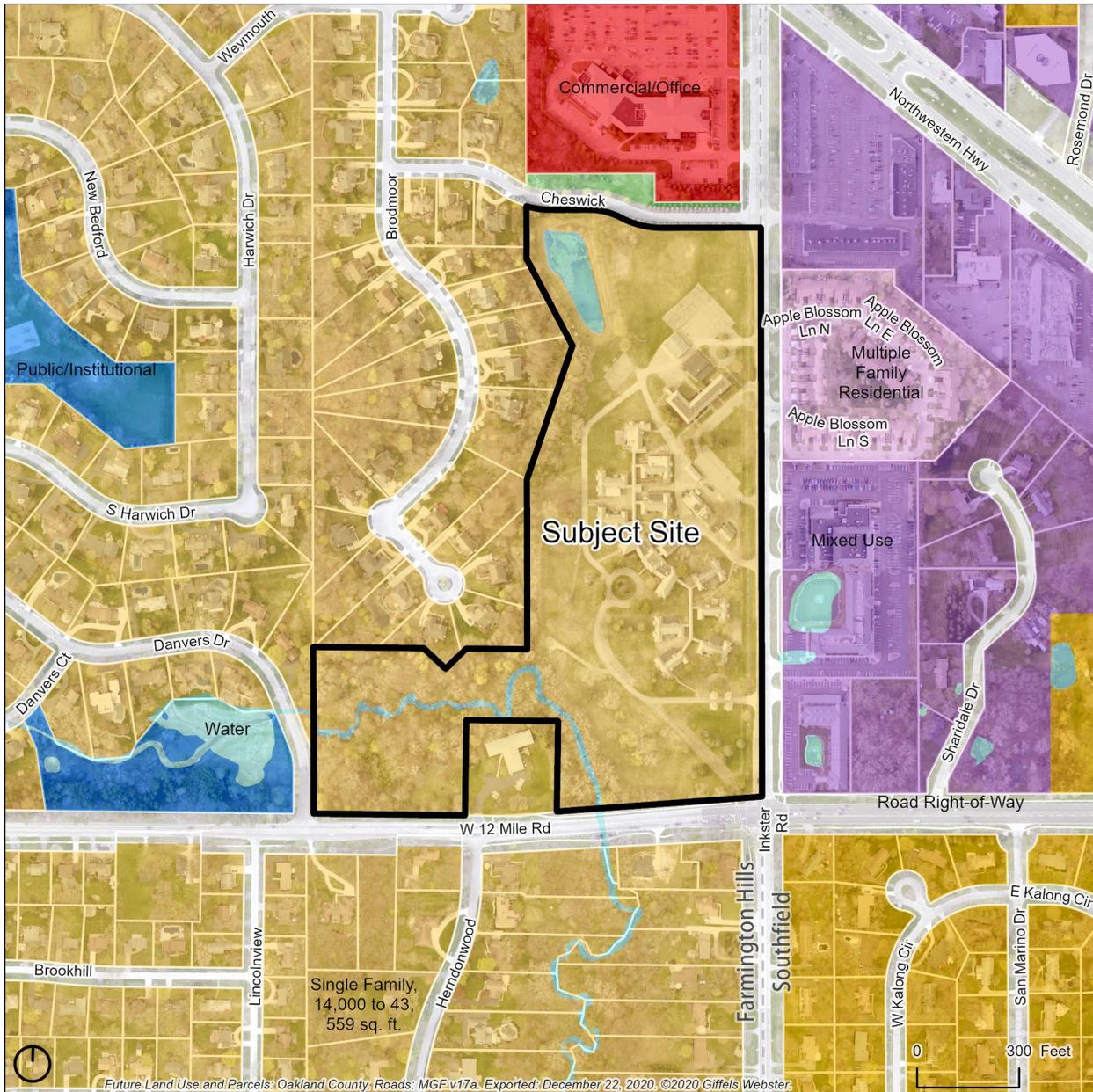
Jill Bahm, AICP
Partner



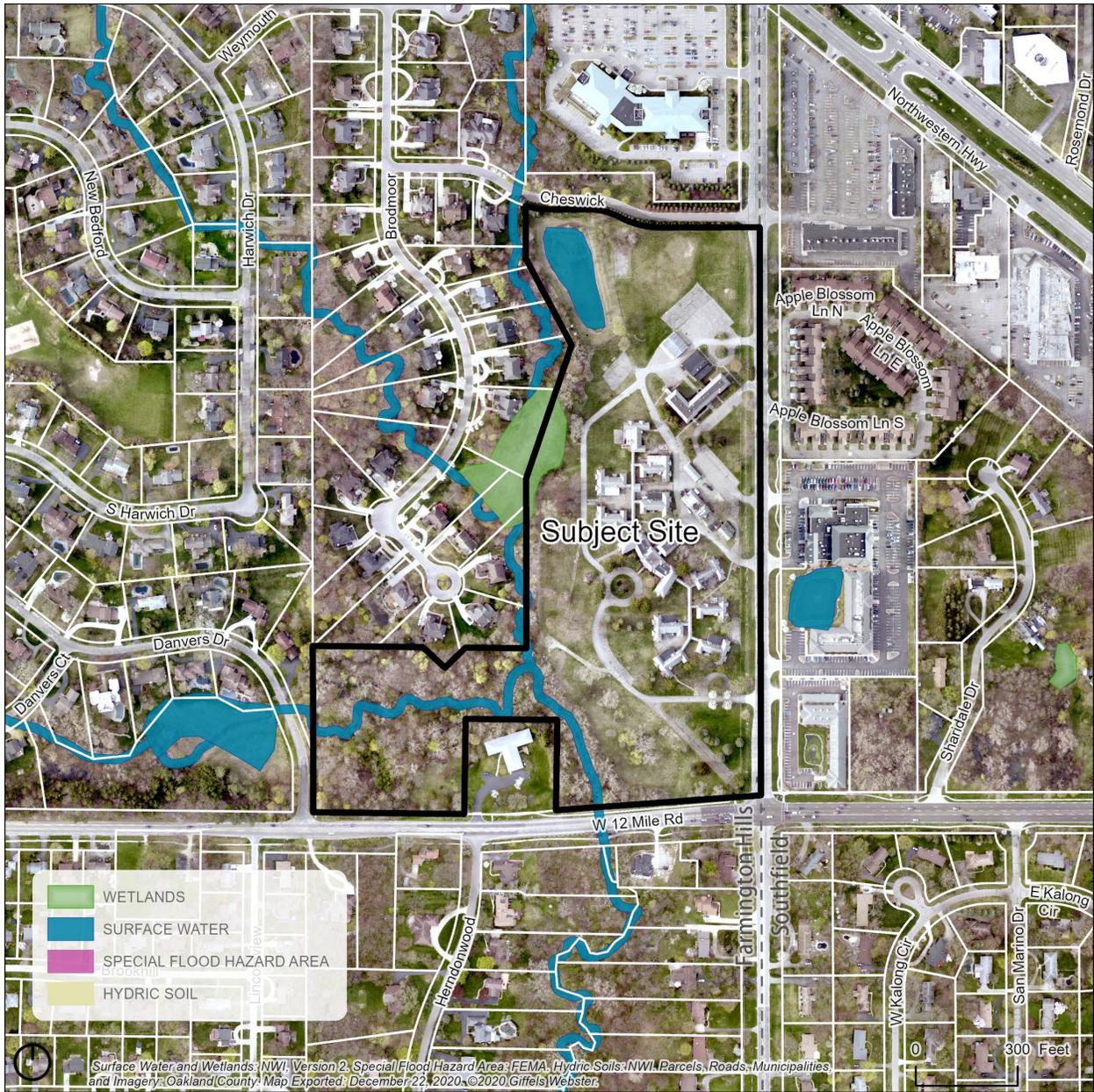
Joe Tangari, AICP
Principal Planner



Current zoning



Master Plan designations for this area.



Wetlands & surface water



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 9/22/2025

DEPT: CENTRAL SERVICES

RE: AWARD OF FIREWORKS DISPLAY FOR USA 250TH CELEBRATION

ADMINISTRATIVE SUMMARY

- Requests for Proposal were advertised, available on the MITN e-procurement site, and after a postponement to try to get additional responses, publicly opened and read aloud on Wednesday, September 10, 2025, for a fireworks display at Founder's Sports Park, in celebration of the USA's 250th anniversary scheduled for Thursday, June 25, 2026. Notification was sent to eighty-nine (89) vendors (including one thirty-two (32) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled), with two (2) responding.
- The specifications required contractors to design a program, provide fireworks and furnish licensed pyrotechnician to electronically set off the display based on budgets of \$40,000 and \$50,000. The recommended contractor was chosen based on references, style and quantity as well as size of display shells proposed choreography of the show.
- The recommended contractor, American Fireworks Company has been in business for 123 years and safely performed this service for cities around the county as well as several Michigan communities including Dearborn, Rochester Hills and St. Clair Shores. Staff have reviewed all proposals, checked references and are comfortable with the contractor's ability to exceed standards in safety and showmanship. In fact, their show design includes coordination with an individualized music set-list. American Fireworks Company has met all insurance requirements suggested by our representative from MMRMA and will conduct the show in accordance with the latest NFPA 1123 standard as required by the Fire Marshall.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- Funding this project is proposed in the 2025/2026 Public Relations budget.

TABULATION - BASED ON A \$50,000 PROGRAM

Company Name	City, State	3" Shells	4" Shells	5" Shells	6" Shells	8" Shells	Total
American Fireworks Company	Hudson, OH	1200	480	258	204	30	2,172
Pyrotecnico Fireworks	New Castle, PA	900	360	210	75	32	1,577

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the City Manager to issue a purchase order to American Fireworks Company for the June 25, 2026, celebration for \$50,000. American Fireworks Company also hold the status of a disabled vendor.

###

Prepared by: Michelle Aranowski, Director of Central Services
Reviewed by: Brian Moran, Deputy Director of Special Services
Reviewed by: Jason Baloga, Fire Marshall
Reviewed by: Jon Unruh, Fire Chief
Approved by: Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 09/09/2025

DEPT: Department of Public Services

RE: Consideration of Award of Contract for the Biddestone Subdivision
Culverts Replacement Project

ADMINISTRATIVE SUMMARY

- The road system in Biddestone is planned for gravel road conversion in 2026. As part of best practices, the City hired a consultant to perform a condition assessment of the culvert before road reconstruction.
- The culvert assessment recommended a stream crossing replacement for Biddestone Drive.
- Over the last several years the City and our consultant worked with the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) and obtained the necessary state permits for the large culvert replacements.
- The Capital Improvements Plan budget authorized the necessary funding for this drain work last year and once the EGLE permits were issued the project was advertised and competitively bid using the Michigan Intergovernmental Trade Network (MITN).
- Seven (7) bids were received on August 26, 2025 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Miller LS Bridge Construction of Portland, Michigan.
- The low bid is competitive with current market unit prices. Miller LS Bridge Construction has completed similar large culvert work for South Lyon, Kent County Road Commission, and other agencies. The City's engineering consultant, Hubbell Roth & Clark, has also worked with Miller on a successful project. After reference checking, HRC recommends awarding the contract to Miller LS Bridge Construction LLC. It is our opinion that they can adequately perform the work involved with this contract.



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

- Construction is estimated to commence in October 2025 and be completed by Spring 2026.
- Finally, note that the City strives to assure that the residents are as informed as possible. Staff will contact the homeowner’s association and individual letters will be sent to all abutting property owners, as well as those directly impacted, with contact information with the City Engineering representative name, phone number, and e-mail address as our project coordinator is identified. The letter will also offer the property owners the opportunity to sign up for a listserv on this project and schedule one-on-one meetings to discuss their questions. A City representative will be available during business hours for the duration of the project to address questions and concerns.

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Miller LS Bridge Construction LLC. Portland, Michigan	\$1,303,364.83
Z Contractors, Inc. Shelby Township, Michigan	\$1,351,864.50
Dans Excavating Shelby Township, Michigan	\$1,519,087.50
Erie Construction Woodhaven, Michigan	\$1,559,495.00
L’D’Agostini and Sons Macomb Township, Michigan	\$1,846,429.00*
Anglin Civil Livonia, Michigan	\$2,065,313.13
M-K Construction Brownstown, Michigan	\$2,191,542.23

*Table Description: Summary of bid results for the Biddestone Culvert Replacement Project. * Indicates corrected total.*



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

- IT IS RESOLVED, the Biddestone Culvert Replacement Project be awarded to the lowest competent bidder, Miller LS Bridge Construction of Portland, Michigan in the amount of \$1,303,364.83, and

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

Prepared by: Mirandi Alexander, P.E., Civil Engineer II

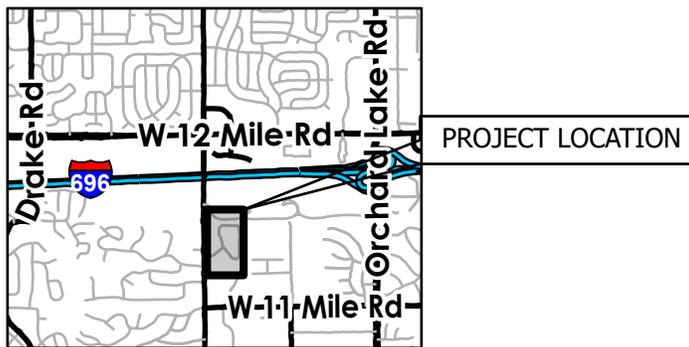
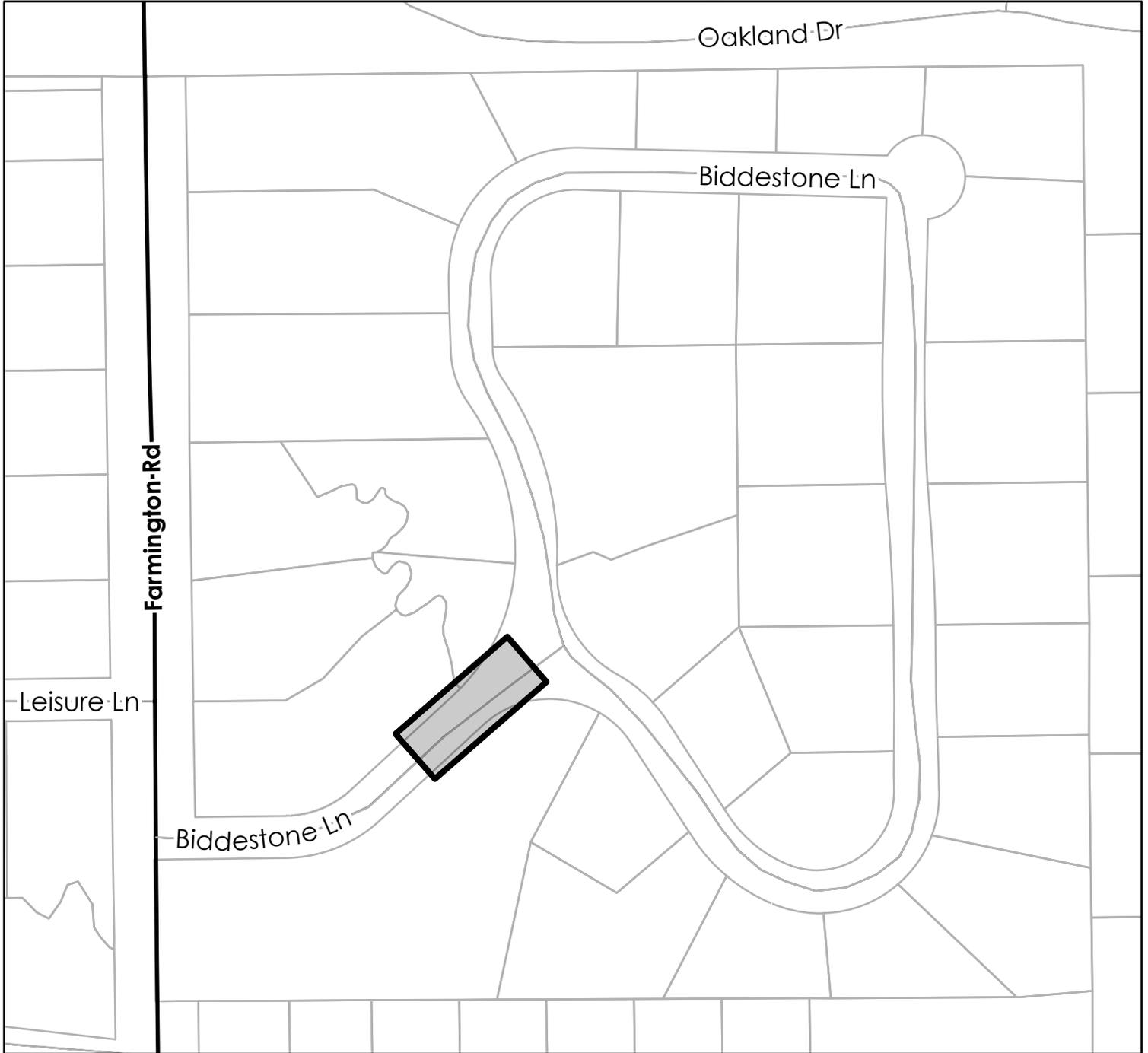
Reviewed by: Mark Saksewski, P.E., City Engineer

Department Authorization: Jacob Rushlow, P.E., Director of Public Services

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



City of Farmington Hills Biddestone Culvert Replacement



Legend

-  Culvert Replacement



September 10, 2025

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

Attn: Ms. Mirandi Alexander, P.E., Civil Engineer II

Re: Recommendation for Award and Bid Tabulation
Biddestone Woods Culvert Replacement

HRC Job No. 20240420

Dear Ms. Alexander:

HRC has reviewed the bids received by the City on Tuesday, August 26, 2025, for the Biddestone Woods Culvert Replacement Project and have found them to be in order. There were seven (7) bids received, and the low bidder was Miller LS Bridge Construction, LLC of Portland, Michigan. Please see below for the list of final amounts received from each bidder for this project along with engineering estimate.

Bid Summary List:

1. Miller LS Bridge Construction	Portland, MI	\$1,303,364.83
2. Z Contractors	Shelby Twp, MI	\$1,351,864.50
3. Engineer's Estimate		\$1,507,185.50
4. Dans Excavating	Shelby Twp, MI	\$1,519,087.50
5. Erie Construction	Woodhaven, MI	\$1,559,495.00
6. L.D'Agostini & Sons, Inc.	Macomb Twp, MI	\$1,846,429.00
7. Anglin Civil	Livonia, MI	\$2,065,313.13
8. M-K Construction	Brownstown, MI	\$2,191,542.23

Miller LS Bridge Construction Bid Summary:

1. Total Base Low Bid was for the amount of **\$1,303,364.83**
2. Miller LS Bridge Construction's Bid was approximately 13.5% lower than the Engineer's Estimate of \$1,507,185.50.

The Biddestone Woods Culvert Replacement project consists of removal of the existing 120"X67" culvert under Biddestone Lane at the entrance to the Biddestone Woods Subdivision. The project will provide replacement with a 28' hyspan bridge. Our office has worked with Miller LS Bridge Construction on past projects and references have been acceptable.

Miller LS Bridge Construction Subcontractor Summary List:

1. Driesenga & Associates, Inc. – Concrete Testing
2. Finishing Touch Photo & Video – Audio and Video Services
3. Natural Environmental Reclamation Concepts, Inc. – Slope Restoration and Landscaping
4. Spartan Barricading & Traffic Control, Inc. – Traffic Control
5. Nationwide Construction Group - Guardrail

HRC has prior experience with the key subcontractors on previous projects for which they performed similar work to the scope they have been identified for on the Biddestone Woods Culvert Replacement project.

Based on HRC's research into past performance, HRC does not object the awarding of the Biddestone Woods Culvert Replacement project to Miller LS Bridge Construction of Portland, Michigan as the prime contractor. Consideration for award is subject to the submission of the necessary bonds and insurance, which comply with the contract specifications.

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

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Jacob Darnall, P.E.
Manager

Attachment: Bid Tabulation

pc: City of Farmington Hills; M. Saksewski
HRC; C. Hart, A. Pike, J. Lobsinger, File

City of Farmington Hills																	
Bid tabulation																	
Bid #itb-fh-25-26-2487																	
Biddestone Culvert Crossing																	
Opened 8-26-2025																	
				M-K Construction		Anglin Civil		L'D'Agostini and Sons		Eric Construction		Dans Excavating		Z Contractors		Miller LS Bridge Construction	
			EST.	Brownstown, MI		Livonia, MI		Macomb, Township, MI		Woodhaven, MI		Shelby Township, MI		Shelby Township, MI		Portland, MI	
LN	DESCRIPTION	UNIT	QTY.	Bond - Y		Bond - Y		Bond-Y		Bond - Y		Bond - Y		Bond - Y		Bond - Y	
1	Color Audio Video Route Survey	Lsum	1	\$ 50,788.00	\$ 50,788.00	\$ 2,982.00	\$ 2,982.00	\$ 1,000.00	\$ 1,000.00	\$ 8,000.00	\$ 8,000.00	\$ 685.00	\$ 685.00	\$ 750.00	\$ 750.00	\$ 685.00	\$ 685.00
2	Reimbursed Permit Fees	Dlr	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
3	Clearing	Acre	0.11	\$ 31,093.00	\$ 3,420.23	\$ 124,625.45	\$ 13,708.80	\$ 25,000.00	\$ 2,750.00	\$ 10,000.00	\$ 1,100.00	\$ 10,000.00	\$ 1,100.00	\$ 10,000.00	\$ 1,100.00	\$ 10,000.00	\$ 1,100.00
4	Tree and Stump, Rem, 18 inch to 36 inch, Special	Ea	1	\$ 4,025.00	\$ 4,025.00	\$ 4,867.20	\$ 4,867.20	\$ 3,500.00	\$ 3,500.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00
5	Tree and Stump, Rem, 6 inch to 18 inch, Special	Ea	5	\$ 2,645.00	\$ 13,225.00	\$ 1,489.92	\$ 7,449.60	\$ 1,500.00	\$ 7,500.00	\$ 300.00	\$ 1,500.00	\$ 300.00	\$ 1,500.00	\$ 300.00	\$ 1,500.00	\$ 300.00	\$ 1,500.00
6	Tree Trimming, Special	Ea	2	\$ 1,438.00	\$ 2,876.00	\$ 969.60	\$ 1,939.20	\$ 1,000.00	\$ 2,000.00	\$ 750.00	\$ 1,500.00	\$ 350.00	\$ 700.00	\$ 350.00	\$ 700.00	\$ 350.00	\$ 700.00
7	Culv, Rem, 24 inch to 48 inch	Ea	2	\$ 11,971.00	\$ 23,942.00	\$ 2,293.80	\$ 4,587.60	\$ 3,500.00	\$ 7,000.00	\$ 3,400.00	\$ 6,800.00	\$ 3,650.00	\$ 7,300.00	\$ 1,200.00	\$ 2,400.00	\$ 942.50	\$ 1,885.00
8	Sewer, Rem, Less than 24 nch	Ft	149	\$ 69.00	\$ 10,281.00	\$ 152.01	\$ 22,649.49	\$ 40.00	\$ 5,960.00	\$ 44.00	\$ 6,556.00	\$ 25.00	\$ 3,725.00	\$ 28.00	\$ 4,172.00	\$ 25.29	\$ 3,768.21
9	Guardrail, Rem	Ft	111	\$ 15.00	\$ 1,665.00	\$ 41.16	\$ 4,568.76	\$ 10.00	\$ 1,110.00	\$ 3.00	\$ 333.00	\$ 3.00	\$ 333.00	\$ 3.00	\$ 333.00	\$ 3.00	\$ 333.00
10	Structures, Rem	Lsum	1	\$ 318,405.00	\$ 318,405.00	\$ 39,336.00	\$ 39,336.00	\$ 40,000.00	\$ 40,000.00	\$ 125,000.00	\$ 125,000.00	\$ 34,208.00	\$ 34,208.00	\$425,000.00	\$ 425,000.00	\$275,575.00	\$ 275,575.00
11	Exploratory Investigation, Vertical	Ft	100	\$ 178.00	\$ 17,800.00	\$ 15.87	\$ 1,587.00	\$ 100.00	\$ 10,000.00	\$ 69.00	\$ 6,900.00	\$ 43.00	\$ 4,300.00	\$ 20.00	\$ 2,000.00	\$ 47.38	\$ 4,738.00
12	Embankment, CIP	Cyd	250	\$ 70.00	\$ 17,500.00	\$ 52.65	\$ 13,162.50	\$ 20.00	\$ 5,000.00	\$ 66.00	\$ 16,500.00	\$ 18.00	\$ 4,500.00	\$ 35.00	\$ 8,750.00	\$ 7.12	\$ 1,780.00
13	Excavation, Channel	Cyd	45	\$ 76.00	\$ 3,420.00	\$ 308.34	\$ 13,875.30	\$ 110.00	\$ 4,950.00	\$ 48.00	\$ 2,160.00	\$ 23.00	\$ 1,035.00	\$ 30.00	\$ 1,350.00	\$ 33.11	\$ 1,489.95
14	Excavation, Earth	Cyd	250	\$ 65.00	\$ 16,250.00	\$ 18.27	\$ 4,567.50	\$ 25.00	\$ 6,250.00	\$ 39.00	\$ 9,750.00	\$ 54.00	\$ 13,500.00	\$ 32.00	\$ 8,000.00	\$ 16.59	\$ 4,147.50
15	Subgrade Undercutting, 6A, Special	Cyd	20	\$ 112.00	\$ 2,240.00	\$ 104.76	\$ 2,095.20	\$ 125.00	\$ 2,500.00	\$ 145.00	\$ 2,900.00	\$ 82.00	\$ 1,640.00	\$ 100.00	\$ 2,000.00	\$ 108.00	\$ 2,160.00
16	Subgrade Undercutting, 21AA, Special	Cyd	20	\$ 195.00	\$ 3,900.00	\$ 93.23	\$ 1,864.60	\$ 85.00	\$ 1,700.00	\$ 100.00	\$ 2,000.00	\$ 71.00	\$ 1,420.00	\$ 92.00	\$ 1,840.00	\$ 101.00	\$ 2,020.00
17	Subgrade Undercutting, 3 x 1, Special	Cyd	20	\$ 232.00	\$ 4,640.00	\$ 95.22	\$ 1,904.40	\$ 115.00	\$ 2,300.00	\$ 110.00	\$ 2,200.00	\$ 83.00	\$ 1,660.00	\$ 111.00	\$ 2,220.00	\$ 97.00	\$ 1,940.00
18	Backfill, Structure, CIP	Cyd	1,930	\$ 47.00	\$ 90,710.00	\$ 65.35	\$ 126,125.50	\$ 70.00	\$ 135,100.00	\$ 44.00	\$ 84,920.00	\$ 44.00	\$ 84,920.00	\$ 35.00	\$ 67,550.00	\$ 37.20	\$ 71,796.00
19	Excavation, Fdn	Cyd	1,790	\$ 47.00	\$ 84,130.00	\$ 31.66	\$ 56,671.40	\$ 40.00	\$ 71,600.00	\$ 22.00	\$ 39,380.00	\$ 31.00	\$ 55,490.00	\$ 24.00	\$ 42,960.00	\$ 25.65	\$ 45,913.50
20	Erosion Control, Filter Bag	Ea	2	\$ 518.00	\$ 1,036.00	\$ 445.32	\$ 890.64	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 500.00	\$ 326.00	\$ 652.00	\$ 150.00	\$ 300.00	\$ 350.00	\$ 700.00
21	Erosion Control, Silt Fence	Ft	500	\$ 4.00	\$ 2,000.00	\$ 4.51	\$ 2,255.00	\$ 5.00	\$ 2,500.00	\$ 6.00	\$ 3,000.00	\$ 4.00	\$ 2,000.00	\$ 2.85	\$ 1,425.00	\$ 2.75	\$ 1,375.00
22	Erosion Control, Turbidity Curtain, Deep	Ft	50	\$ 21.00	\$ 1,050.00	\$ 60.61	\$ 3,030.50	\$ 75.00	\$ 3,750.00	\$ 18.00	\$ 900.00	\$ 27.00	\$ 1,350.00	\$ 15.00	\$ 750.00	\$ 0.01	\$ 0.50
23	Project Cleanup, Spec	Lsum	1	\$ 17,736.00	\$ 17,736.00	\$ 5,169.60	\$ 5,169.60	\$ 50,000.00	\$ 50,000.00	\$ 15,000.00	\$ 15,000.00	\$ 550.00	\$ 550.00	\$ 150.00	\$ 150.00	\$ 5,000.00	\$ 5,000.00
24	Aggregate Base, 6 inch, Special	Syd	657	\$ 25.00	\$ 16,425.00	\$ 35.18	\$ 23,113.26	\$ 20.00	\$ 13,140.00	\$ 16.00	\$ 10,512.00	\$ 13.00	\$ 8,541.00	\$ 15.00	\$ 9,855.00	\$ 12.25	\$ 8,048.25
25	Aggregate Base, 8 inch, Special	Syd	1,009	\$ 32.00	\$ 32,288.00	\$ 37.45	\$ 37,787.05	\$ 25.00	\$ 25,225.00	\$ 18.00	\$ 18,162.00	\$ 15.00	\$ 15,135.00	\$ 18.00	\$ 18,162.00	\$ 16.23	\$ 16,376.07
26	Aggregate Surface, Cse	Ton	537	\$ 43.00	\$ 23,091.00	\$ 66.50	\$ 35,710.50	\$ 70.00	\$ 37,590.00	\$ 66.00	\$ 35,442.00	\$ 40.00	\$ 21,480.00	\$ 40.00	\$ 21,480.00	\$ 38.48	\$ 20,663.76
27	Maintenance Gravel	Ton	250	\$ 41.00	\$ 10,250.00	\$ 48.37	\$ 12,092.50	\$ 45.00	\$ 11,250.00	\$ 64.00	\$ 16,000.00	\$ 40.00	\$ 10,000.00	\$ 40.00	\$ 10,000.00	\$ 39.14	\$ 9,785.00
28	Sewer Tap, 8 inch	Ea	1	\$ 8,005.00	\$ 8,005.00	\$ 9,719.57	\$ 9,719.57	\$ 3,000.00	\$ 3,000.00	\$ 1,120.00	\$ 1,120.00	\$ 1,100.00	\$ 1,100.00	\$ 350.00	\$ 350.00	\$ 600.00	\$ 600.00
29	DPW Structure Cover, Adj, Case 2	Ea	2	\$ 1,969.00	\$ 3,938.00	\$ 3,799.44	\$ 7,598.88	\$ 850.00	\$ 1,700.00	\$ 1,350.00	\$ 2,700.00	\$ 1,300.00	\$ 2,600.00	\$ 1,100.00	\$ 2,200.00	\$ 650.00	\$ 1,300.00
30	DPW Structure Cover	Ea	2	\$ 745.00	\$ 1,490.00	\$ 3,605.06	\$ 7,210.12	\$ 1,350.00	\$ 2,700.00	\$ 1,200.00	\$ 2,400.00	\$ 700.00	\$ 1,400.00	\$ 1,000.00	\$ 2,000.00	\$ 870.00	\$ 1,740.00
31	Underdrain, Fdn, 6 inch, Special	Ft	150	\$ 16.00	\$ 2,400.00	\$ 31.08	\$ 4,662.00	\$ 40.00	\$ 6,000.00	\$ 26.00	\$ 3,900.00	\$ 41.00	\$ 6,150.00	\$ 28.00	\$ 4,200.00	\$ 10.00	\$ 1,500.00
32	Culv, Precast Three-Sided, 28 Foot by 7 Foot, Special	Ft	40	\$ 4,713.00	\$ 188,520.00	\$ 10,129.74	\$ 405,189.60	\$ 7,600.00	\$ 304,000.00	\$ 6,200.00	\$ 248,000.00	\$ 12,800.00	\$ 512,000.00	\$ 4,050.00	\$ 162,000.00	\$ 3,760.36	\$ 150,414.40
33	Steel Sheet Piling, Permanent, Special	Sft	3,200	\$ 64.00	\$ 204,800.00	\$ 151.88	\$ 486,016.00	\$ 80.00	\$ 256,000.00	\$ 61.00	\$ 195,200.00	\$ 65.00	\$ 208,000.00	\$ 0.01	\$ 32.00	\$ 52.38	\$ 167,616.00
34	Temp Bridge, Fdn	Ea	2	\$ 7,718.00	\$ 15,436.00	\$ 20,459.76	\$ 40,919.52	\$ 52,000.00	\$ 104,000.00	\$ 22,000.00	\$ 44,000.00	\$ 42,000.00	\$ 84,000.00	\$ 50,000.00	\$ 100,000.00	\$ 30,384.00	\$ 60,768.00
35	Temp Bridge, Furn	Lsum	1	\$ 170,262.00	\$ 170,262.00	\$ 39,278.40	\$ 39,278.40	\$ 50,000.00	\$ 50,000.00	\$ 43,000.00	\$ 43,000.00	\$ 35,000.00	\$ 35,000.00	\$ 75,000.00	\$ 75,000.00	\$ 33,456.00	\$ 33,456.00
36	Reinforcement, Steel, Epoxy Coated	LB	13,788	\$ 6.00	\$ 82,728.00	\$ 2.75	\$ 37,917.00	\$ 3.50	\$ 48,258.00	\$ 2.50	\$ 34,470.00	\$ 2.50	\$ 34,470.00	\$ 2.25	\$ 31,023.00	\$ 2.00	\$ 27,576.00
37	Conc, Grade 3500, Subfooting	Cyd	8	\$ 1,441.00	\$ 11,528.00	\$ 1,464.15	\$ 11,713.20	\$ 1,100.00	\$ 8,800.00	\$ 860.00	\$ 6,880.00	\$ 1,600.00	\$ 12,800.00	\$ 750.00	\$ 6,000.00	\$ 0.01	\$ 0.08
38	Substructure Conc, Special	Cyd	70	\$ 566.00	\$ 39,620.00	\$ 1,672.28	\$ 117,059.60	\$ 1,450.00	\$ 101,500.00	\$ 855.00	\$ 59,850.00	\$ 800.00	\$ 56,000.00	\$ 500.00	\$ 35,000.00	\$ 526.68	\$ 36,867.60
39	Membrane, Preformed Waterproofing	Sft	1,850	\$ 2.00	\$ 3,700.00	\$ 7.83	\$ 14,485.50	\$ 10.00	\$ 18,500.00	\$ 6.00	\$ 11,100.00	\$ 5.00	\$ 9,250.00	\$ 3.50	\$ 6,475.00	\$ 5.00	\$ 9,250.00
40	Bridge Railing, Aesthetic Parapet Tube, Special	Ft	60	\$ 1,704.00	\$ 102,240.00	\$ 399.37	\$ 23,962.20	\$ 1,800.00	\$ 108,000.00	\$ 1,200.00	\$ 72,000.00	\$ 150.00	\$ 9,000.00	\$ 365.00	\$ 21,900.00	\$ 474.86	\$ 28,491.60
41	Guardrail, Reflector	Ea	8	\$ 82.00	\$ 656.00	\$ 9.90	\$ 79.20	\$ 30.00	\$ 240.00	\$ 10.00	\$ 80.00	\$ 9.00	\$ 72.00	\$ 9.00	\$ 72.00	\$ 11.00	\$ 88.00
42	Guardrail Departing Terminal, Type MGS	Ea	4	\$ 1,811.00	\$ 7,244.00	\$ 1,457.50	\$ 5,830.00	\$ 2,950.00	\$ 11,800.00	\$ 1,500.00	\$ 6,000.00	\$ 1,325.00	\$ 5,300.00	\$ 1,325.00	\$ 5,300.00	\$ 1,100.00	\$ 4,400.00
43	Guardrail Anch, Bridge, Det M1	Ea	4	\$ 4,428.00	\$ 17,712.00	\$ 4,647.50	\$ 18,590.00	\$ 7,200.00	\$ 28,800.00	\$ 4,000.00	\$ 16,000.00	\$ 3,600.00	\$ 14,400.00	\$ 3,600.00	\$ 14,400.00	\$ 4,300.00	\$ 17,200.00
44	Temp Bridge, Monthly	Mo	4	\$ 22,762.00	\$ 91,048.00	\$ 4,950.00	\$ 19,800.00	\$ 10,000.00	\$ 40,000.00	\$ 5,000.00	\$ 20,000.00	\$ 2,500.00	\$ 10,000.00	\$ 2,400.00	\$ 9,600.00	\$ 2,250.00	\$ 9,000.00
45	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	Ea	5	\$ 156.00	\$ 780.00	\$ 93.50	\$ 467.50	\$ 150.00	\$ 750.00	\$ 120.00	\$ 600.00	\$ 85.00	\$ 425.00	\$ 85.00	\$ 425.00	\$ 85.00	\$ 425.00
46	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	Ea	5	\$ 35.00	\$ 175.00	\$ 0.01	\$ 0.05	\$ 1.00	\$ 5.00	\$ 9.00	\$ 45.00	\$ 0.01	\$ 0.05	\$ 0.01	\$ 0.05	\$ 0.01	\$ 0.05
47	Dust Palliative, Applied	Ton	10	\$ 518.00	\$ 5,180.00	\$ 443.74	\$ 4,437.40	\$ 165.00	\$ 1,650.00	\$ 220.00	\$ 2,200.00	\$ 250.00	\$ 2,500.00	\$ 100.00	\$ 1,000.00	\$ 95.40	\$ 954.00
48	Minor Traf Devices	Lsum	1	\$ 6,325.00	\$ 6,325.00	\$ 1,650.00	\$ 1,650.00	\$ 6,000.00	\$ 6,000.00	\$ 150,000.00	\$ 150,000.00	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	\$ 54,696.00	\$ 54,696.00
49	Sign, Type B, Temp, Prismatic, Furn	Sft	333	\$ 5.00	\$ 1,665.00	\$ 6.60	\$ 2,197.80	\$ 5.00	\$ 1,665.00	\$ 5.00	\$ 1,665.00	\$ 6.00	\$ 1,998.00	\$ 6.00	\$ 1,998.00	\$ 6.00	\$ 1,998.00
50	Sign, Type B, Temp, Prismatic, Oper	Sft	333	\$ 2.00	\$ 666.00	\$ 0.01	\$ 3.33	\$ 1.00	\$ 333.00	\$ 1.00	\$ 333.00	\$ 0.01	\$ 3.33	\$ 0.01	\$ 3.33	\$ 0.01	\$ 3.33
51	Sign, Type B, Temp, Prismatic, Special, Furn	Sft	60	\$ 9.00	\$ 540.00	\$ 6.60	\$ 396.00	\$ 9.00	\$ 540.00	\$ 5.20	\$ 312.00	\$ 6.00	\$ 360.00	\$ 6.00	\$ 360.00	\$ 6.00	\$ 360.00
52	Sign, Type B, Temp, Prismatic, Special, Oper	Sft	60	\$ 2.00	\$ 120.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 0.01	\$ 0.60	\$ 0.01	\$ 0.60
53	Traf Regulator Control	Lsum	1	\$ 7,475.00	\$ 7,475.00	\$ 17,600.00	\$ 17,600.00	\$ 3,600.00	\$ 3,600.00	\$ 7,000.00	\$ 7,000.00	\$ 12,500.00	\$ 12,500.00	\$ 250.00	\$ 250.00	\$ 0.01	\$ 0.01
54	Plastic Drum, Fluorescent, Furn	Ea	50	\$ 173.00	\$ 8,650.00	\$ 27.50	\$ 1,375.00	\$ 65.00	\$ 3,250.00	\$ 40.00	\$ 2,000.0						

City of Farmington Hills
 Bid tabulation
 Bid #itb-fh-25-26-2487
 Biddestone Culvert Crossing
 Opened 8-26-2025

				M-K Construction		Anglin Civil		L'D'Agostini and Sons		Eric Construction		Dans Excavating		Z Contractors		Miller LS Bridge Construction	
			EST.	Brownstown, MI		Livonia, MI		Macomb, Township, MI		Woodhaven, MI		Shelby Township, MI		Shelby Township, MI		Portland, MI	
LN	DESCRIPTION	UNIT	QTY.	Bond - Y		Bond - Y		Bond-Y		Bond - Y		Bond - Y		Bond - Y		Bond - Y	
66	Turf Establishment, Hydroseeding	Syd	1343	\$ 16.00	\$ 21,488.00	\$ 9.53	\$ 12,798.79	\$ 6.00	\$ 8,058.00	\$ 4.00	\$ 5,372.00	\$ 10.00	\$ 13,430.00	\$ 8.00	\$ 10,744.00	\$ 10.26	\$ 13,779.18
67	Sanitary Structure, Rem	Ea	1	\$ 4,788.00	\$ 4,788.00	\$ 6,795.07	\$ 6,795.07	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
68	Sanitary Structure, Add Depth of 48 inch dia, 8 foot to 15 foot	Ft	4	\$ 3,500.00	\$ 14,000.00	\$ 851.04	\$ 3,404.16	\$ 300.00	\$ 1,200.00	\$ 1,200.00	\$ 4,800.00	\$ 130.00	\$ 520.00	\$ 1.00	\$ 4.00	\$ 200.00	\$ 800.00
69	Sanitary Structure, Tap, 8 inch	Ea	1	\$ 5,714.00	\$ 5,714.00	\$ 10,007.57	\$ 10,007.57	\$ 3,000.00	\$ 3,000.00	\$ 1,190.00	\$ 1,190.00	\$ 3,500.00	\$ 3,500.00	\$ 500.00	\$ 500.00	\$ 800.00	\$ 800.00
70	8 inch Sanitary Sewer, PVC Truss, Tr Det B	Ft	152	\$ 177.00	\$ 26,904.00	\$ 402.89	\$ 61,239.28	\$ 200.00	\$ 30,400.00	\$ 112.00	\$ 17,024.00	\$ 175.00	\$ 26,600.00	\$ 260.00	\$ 39,520.00	\$ 121.86	\$ 18,522.72
71	Sanitary Sewer Structure, 48 inch dia	Ea	2	\$ 8,122.00	\$ 16,244.00	\$ 6,561.12	\$ 13,122.24	\$ 7,500.00	\$ 15,000.00	\$ 7,000.00	\$ 14,000.00	\$ 5,000.00	\$ 10,000.00	\$ 6,000.00	\$ 12,000.00	\$ 9,735.00	\$ 19,470.00
72	Sanitary Sewer Casting & Cover	Ea	2	\$ 1,668.00	\$ 3,336.00	\$ 2,649.38	\$ 5,298.76	\$ 1,350.00	\$ 2,700.00	\$ 1,000.00	\$ 2,000.00	\$ 800.00	\$ 1,600.00	\$ 1,000.00	\$ 2,000.00	\$ 1,120.00	\$ 2,240.00
73	Inspection Crew Days	Wday	1,100/DA	\$ 140.00	\$ 154,000.00	\$ 90.00	\$ 99,000.00	\$ 80.00	\$ 88,000.00	\$ 65.00	\$ 71,500.00	\$ 70.00	\$ 77,000.00	\$ 70.00	\$ 77,000.00	\$ 80.00	\$ 88,000.00
PROJECT TOTAL (Items 1-73):					\$ 2,191,542.23		\$ 2,065,313.13		\$ 1,846,429.00		\$ 1,559,495.00		\$ 1,519,087.50		\$ 1,351,864.50		\$ 1,303,364.83

Bid notification was sent to over 426 contractors. We received zero "No Bids."



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 09/22/2025

DEPT: SPECIAL SERVICES - PARKS AND GOLF DIVISION

RE: AWARD OF AGREEMENT FOR SPICER STABLES ROOF REPLACEMENT

ADMINISTRATIVE SUMMARY

- Sealed bids for the Spicer Stables roof replacement were publicly advertised and posted on the MITN e-procurement system. Bid notification was sent to four hundred twenty-three (423) vendors (including one hundred thirty-seven (137) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three (3) responding. Bids were opened and read aloud on September 9, 2025.
- Utilizing the U.S. Communities cooperative contract, The Garland Company Inc., was hired to assess the conditions of several roofs within the City of Farmington Hills, including the Spicer Stables.
- The Spicer Stables building consists of a wood structure with trusses and a shingle roof. The asphalt-based shingles appear to be 20+ years old based upon conditions noted. The roof does not appear to be ventilated due to the historical construction of the structure itself. It doesn't appear to have been originally designed as a temperature-controlled space. There are no gutters/downspouts on the structure. the structure is over 100 years old and as such, the trusses and/or the substrate beneath the shingles is "wavy" and possibly deteriorated.
- Funding for this equipment package is budgeted through the City-Wide Facility Improvements Fund.

RECOMMENDATION

- IT IS RESOLVED that the City Council authorizes the City Manager to issue a purchase order for the Spicer Stables roof replacement to Sterling Construction & Roofing in the amount of \$44,565.48 (\$29,565.48 plus a substantial contingency cost of \$15,000 for unforeseen and anticipated cost due to the age of the building for replacement). Sterling Construction is categorized as a minority owned company.

Prepared by: Brian Moran, Deputy Director

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Ellen Schnackel, Director of Special Services

Approved by: Gary Mekjian, City Manager



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

		Renova One	Sterling Construction & Roofing
		Troy, MI	Livonia, MI
BASE PROPOSAL – FIRE STATION #1 ROOF PROJECT – REMOVAL & REPLACEMENT			
Spicer Stables Roof - Labor			
Demolition and Disposal		\$1,200.00	\$1,000.00
All New Roofing		\$34,535.00	\$14,750.00
Base Bid Labor		\$35,735.00	\$15,750.00
Estimated Shipping Cost of Materials		\$1,200.00	\$1,200.00
OMNIA/Garland Roofing Materials		\$12,418.00	\$12,615.00
Total Project		\$49,353.00	\$29,565.00
Additional Material			
Replacement of Wood Decking	per 4x8' sheet	\$80.00	\$75.00
Replacement of Wood FASCIA Boards	lf ft.	\$9.50	\$10.00
Replacement of Metal Fascia	ea.	\$10.50	\$35.00
Proposed Start Date:		1-2 weeks post award	10/1/2025
Project Duration:		2 weeks	3 Days

Bid notification was sent to 423 vendors. We received 0 "No Bid."
Armstrong Enterprises - Submission Invalid - Bid Bond Not Provided



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: September 16, 2025

DEPT: POLICE DEPARTMENT

RE: Approval of Status Change due to Marriage

SUBJECT: Approval of status change for officers Bradley Lavin and Emily Meyers, who will marry on September 20, 2025.

ADMINISTRATIVE SUMMARY

- The Police Department and the City have historically approved status change requests for employee marriage.
- The Police Department has informed both employees and their bargaining unit that the following stipulations must be agreed to, consistent with past practice, for the Police Department to endorse this request:
 - Officers SHALL NOT work selected, regularly scheduled shifts together.
 - Officers SHALL NOT be selected or assigned to specific-special assignments together.
 - Shift selection shall be based by Department seniority regardless of assignment or rank
 - Direct supervision (of either party, by the other party) is strictly prohibited.
 - Any deviations of this agreement shall be approved by City Council.
- Both parties have agreed to the above stipulations
- Based on these agreements, the Police Department currently has no objection to the status change.
- Both officers are valued employees in good standing.

RECOMMENDATION

IT IS RESOLVED THAT the City Council approve the status change of Officers Lavin and Meyer, pursuant to the City Charter, Article X, Section 10.01A.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Prepared by: John Piggott, Chief of Police
Reviewed by: Lori Brown, Human Resources Director
Approved by: Gary Mekjian, City Manager



City of Farmington Hills

Marriage Acknowledgment and Policy Compliance Form

Employee Acknowledgment of The Charter of the City of Farmington Hills, Article X, Section 10.01 (A) and Related Policy

Employee Information

- Employee Name (Party 1): Emily Meyers
 - Department/Position: Police Department
 - Employee Name (Party 2): Brady Lavin
 - Department/Position: Police Department
 - Date of Marriage (or intended marriage): 09/20/2025
-

Policy Statement

Pursuant to **The Charter of the City of Farmington Hills, Article X, Section 10.01 (A)** and related City regulations, the following applies:

1. The appointment or employment of relatives by blood or marriage within the second degree of consanguinity or affinity requires the approval of the City Council.
2. If the status of relationship between any two employees changes due to marriage, the City Council must review the employment status of the affected employees.
3. The City Council may **approve the current employment status, transfer, reassignment, or termination of one of the affected employees, or take any other action deemed appropriate.**
4. In cases where an actual or potential conflict of interest arises, the City may separate the employees by **reassignment or other means, up to and including termination.**

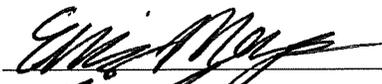
5. A written report must be submitted through the Department Head to the City Manager for Council review.

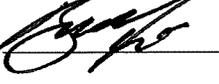
Employee Acknowledgment

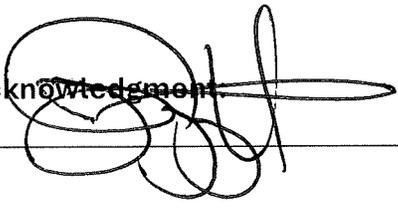
By signing below, we acknowledge that:

- We have read and understand the provisions of The Charter of the City of Farmington Hills, Article X, Section 10.01 (A), related regulations, and the City's policy on employment of relatives.
- We understand that our marriage establishes a relationship subject to City Council review.
- We agree to comply with any determination made by the City Council, including but not limited to transfer, reassignment, or termination, if deemed necessary.
- We understand that failure to disclose this relationship may result in disciplinary action, up to and including termination.

Signatures

Employee 1 Signature:  Date: 9/8/25

Employee 2 Signature:  Date: 9/8/25

Department Head Acknowledgment
Name/Signature:  Date: 9-8-25

City Manager Review:

Name/Signature: _____ Date: _____

City Council Action:

Approved Denied Other Action: _____

Council Meeting Date: _____



FARMINGTON HILLS POLICE

DEPARTMENT OF POLICE
JOHN PIGGOTT, CHIEF

This is NOT an endorsement or authorization of your requested status change.

Based on the prospect of approval of your requested status change by City Council, I am addressing the following concerns and provisions to fully inform, clarify and avoid potential Operational and Departmental issues associated with the Council's review and tentative approval of your request and the subsequent Departmental implementation.

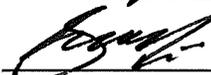
These operational concerns and provisions are supported and governed by the Employee Handbook—Employment of Relatives, 3.02 of the Standard Practice Guide, City Charter 10.01A and your current POAM-CBA-Article III, Scope of Contract- "Matters not specifically included with this contract shall be governed by the provisions of the Municipal Code and the Rules and Regulations which are promulgated thereunder, as well as the Laws of the State of Michigan".

Consistent with past practice, we (Chief Piggott, POAM, Officers Emily Meyers and Bradley Lavin) have discussed, fully understand and agree to the following, in support of Officer Meyers' and Lavin's requested status change:

- 1. Officers shall not work selected, regularly scheduled shifts together.***
- 2. Officers shall not be selected or assigned to specific-special assignments together.***
- 3. Shift selection shall be by Department seniority, regardless of assignment or rank.***
- 4. Direct supervision (of either party, by the other party) is strictly prohibited.***
- 5. Any deviations of this agreement shall be approved by City Council.***

Officer Emily Meyers: 

Date: 9/8/25

Officer Bradley Lavin: 

Date: 9/8/25

FOP / Witness: 

Date: 09/08/25

Chief Piggott: 

Date: 9-8-25



INTEROFFICE CORRESPONDENCE

TO: Chief John Piggott
FROM: Detective Bradley Lavin **BL**
DATE: August 11, 2025
SUBJECT: **Status Change**

This interoffice correspondence is formal notice to the City of Farmington Hills that I, Detective Bradley Lavin, and Officer Emily Meyers are getting married on September 20, 2025.

I am requesting to maintain my current position and employment with the City of Farmington Hills Police Department.

RECEIVED

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

CHIEF OF POLICE

8.15.25



FARMINGTON HILLS POLICE

DEPARTMENT OF POLICE
JOHN PIGGOTT, CHIEF

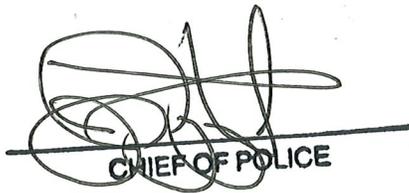
INTEROFFICE CORRESPONDENCE

To: Chief John Piggott
From: Officer Emily Meyers *EM*
Date: August 14, 2025
Subject: Status Change

This interoffice correspondence is formal notice to the City of Farmington Hills that I, Officer Emily Meyers, and Detective Bradley Lavin are getting married on September 20, 2025.

I am requesting to maintain my current position and employment with the City of Farmington Hills Police Department.

RECEIVED


CHIEF OF POLICE

8.15.25



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: September 22, 2025

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the North Farmington High School Homecoming Parade to be held September 26, 2025

ADMINISTRATIVE SUMMARY

- The City received an application from Farmington Hills Police Detective Kevin Clark, representing North Farmington High School, for a Special Event Permit to hold the North Farmington High School Homecoming Parade on Friday, September 26, 2025, from 6:00pm to 6:50pm.
- The parade route will begin at Forest Elementary School located at 34545 Old Timber Road and end at North Farmington High School located at 32900 West 13 Mile Road. The route map is attached.
- The application was reviewed by all appropriate Departments. There were no objections to the event, subject to the following conditions and details as verified by the applicant:
 - The parade will begin at Forest Elementary and proceed through the subdivision
 - Once the parade reaches Walnut Lane and Farmington Road, it will pause briefly until all participants have reached Farmington Road. Farmington Road will be closed just north of Walnut Lane and just north of 13 Mile Road
 - The applicant has requested six police officers to help with the road closure and has requested this be done via an overtime posting that will be paid for by the school

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the North Farmington High School Homecoming Parade to be held on September 26, 2025, from 6:00pm to 6:50pm, subject to the terms and conditions outlined in the City Clerk report dated September 22, 2025.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: \$50 Application Review Fee (fee is waived for non profit companies) Carnivals are \$150

A Clean Up Deposit of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

An Indemnification Agreement signed by the applicant, in which the applicant agrees to indemnify and hold harmless the City and its officers, employees, agents, and representatives from any and all damages, injuries, liability, claims, actions, losses, demands and/or law suits, including attorney fees and costs, that arise out of or relate to the event is required.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business)
Temporary Outdoor Sales are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

North Farmington High School (NFHS) - Detective Kevin Clark (FHPS)

APPLICANT'S RESIDENTIAL ADDRESS:

32900 W. 13 Mile Farmington Hills, MI 48334
CITY ST ZIP

APPLICANT'S PHONE: Office: 248.871.2788 Cell: [REDACTED]

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

34545 Old Timber, Forest Elementary to 32900 W. 13 Mile, NFHS

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN (7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

NFHS Homecoming Parade from Forest Elementary to NFHS

DATE OF THE EVENT: 09/26/2025 TIME OF YOUR EVENT: 6pm - 6:50pm

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING? YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 500 - 600

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

_____ YES NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION – INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE NOT ALLOWED TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? _____ YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: _____

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: _____

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? _____ YES NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

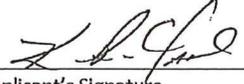
WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? _____ YES NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

IS ANY SIGNAGE PROPOSED? _____ YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

IS THE EVENT FOR PROFIT? _____ NON-PROFIT

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK _____ YES NO

IF YES, DO YOU AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? _____ YES _____ NO ANY DEVIATIONS REQUESTED? _____



Applicant's Signature

DATE: 09/11/2025

KEVIN R. CLARK

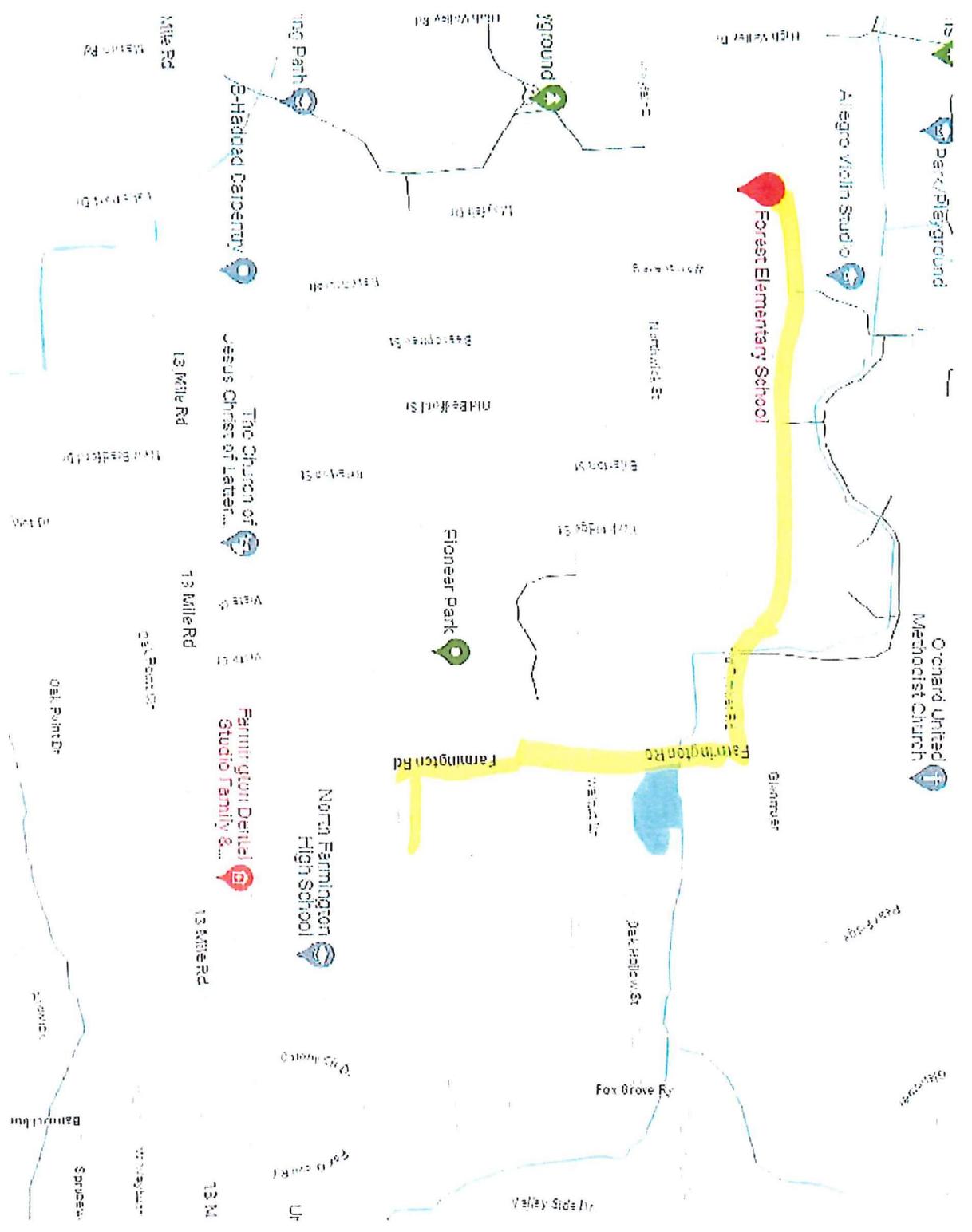
Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections MAY be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

- FOR OFFICE USE ONLY:**
 Application and fee
 Complete Site Plan/Map

- APPROVALS:**
 Police
 Fire
 Planning/Bld/Zoning
 Engineering

- IF APPLICABLE:**
 Indemnification Agreement
 Clean Up Deposit (if required by city)
 Tent Certificate of Flame Resistance-not required for tents smaller than 12' X 12'
 Tent Co. Information (see above)
 Names/Addresses of Corporation N/A
 Property owner letter if applicable
 Neighborhood Signatures (block parties closing a road)
 Carnivals Only (State of MI Certificate)



**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
SEPTEMBER 8, 2025 – 6:00PM**

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

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

Councilmembers Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Aranowski and Rushlow, and City Attorney Joppich

UPDATE ON FOOD WASTE ELIMINATION PILOT PROGRAM

Director of Public Services Rushlow introduced this topic, and Council heard a presentation by Danielle Todd, Make Food Not Waste. Consultant Stephanie Osborne, Giffels Webster, was also present. The purpose of the presentation was to overview the blueprint for Farmington Hills’ Zero Food Waste program and summarize public input received.

The initiative builds on state and local goals to cut food waste in half by 2030. The project was funded by the U.S. Climate Alliance with support from EGLE and plans have been developed concurrently with neighboring communities including Canton, Westland, Dearborn, Livonia, and Southfield. The plan emphasizes food waste prevention, food rescue, donations, and composting, incorporating behavior change strategies across residents, businesses, schools, and institutions.

Public input was gathered through a survey that drew 783 responses. Results indicated strong support for food scrap diversion, with 61% expressing interest in drop-off programs and 89% favoring curbside collection. Respondents cited environmental benefits as the leading motivation.

Further points included:

- Farmington Hills generates ~24 million pounds of food waste annually, equivalent to 6,600 tons of Co2 emissions, with \$66 million in resident costs
- Plan proposes 3-year phased implementation with grant funding. Curbside collection (if utilized) will not be included in grant funding and will cost an estimated \$2/month per household
- Potential \$250,000 EGLE grant may support a drop-off pilot program, modeled after Southfield’s program, which is currently underway.
- City involvement would primarily include promoting the program through official communications; demonstrating leadership by incorporating food scrap collection at city events and facilities; clarifying backyard composting rules for residents; and considering either a drop-off or curbside food scrap collection program. Drop-off could serve as an effective first step before curbside implementation, which requires contractual changes with haulers and extensive resident education.

Next steps include council adoption of the plan, pursuing grant funding for implementation, and determining interest in supporting an application to the upcoming EGLE grant for a drop-off pilot program.

Council discussion:

Discussion focused on:

- **Costs:** Implementation over three years is estimated at \$4.6 million, covering outreach, education, and startup materials. The costs would be covered by grants and other funding sources; there would be no cost to the city for the pilot. However, the estimate does not include carts. The \$4.6 million figure covers one-time costs designed to establish education and cultural change components, while ongoing costs for collection would be separate. Management of resident complaints is built into the program. All food types can be included.
- **Importance of education and cultural change in reducing food waste:** The cost, while substantial, reflects the need for immersive, citywide engagement to achieve meaningful behavior change and deliver a strong return on investment through reduced financial, environmental, and social costs.
- **Of the communities mentioned, only Southfield has actually begun a program.** The Southfield pilot is structured as a 15-month effort, including two months of resident recruitment followed by 12 months of food scrap collection. The program features four drop-off sites using sealed, locked Bigbelly bins, accessible only with a QR code. Participating residents receive startup kits including countertop caddies and educational materials. The pilot is supported by \$190,000 in grant funding, covering management, bins, and resident materials.
- **Concern about relying on grant funding.** Programs dependent on temporary grants can frustrate residents if discontinued after funding expires.
- **Concern about the accuracy of survey enthusiasm translating into actual participation.**
- **Concern about potential for rodent issues if food waste were left at the curb, even in sealed containers.**

Council members indicated general support for the pilot if there was no cost to the city. However, Council remained concerned about ongoing costs after grant funding completed. There was consensus to observe Southfield's pilot program before moving forward.

Mayor Rich recommended asking the Innovation, Energy, and Environmental Sustainability Commission to monitor Southfield's pilot and lead initial education efforts, which could include what residents can do in the meantime (purchasing less, home composting).

DISCUSSION ON PLACING RIBBONS AND OTHER MATERIALS ON CITY PROPERTIES

City Manager Mekjian introduced the topic, explaining that the matter originated with a request from an organization supporting ovarian cancer awareness. In the past, a local resident survivor had informally placed purple ribbons on city property with support from the City via proclamations, but that individual has since moved away. The current request came from a statewide group seeking official participation. City Manager Mekjian noted the challenges posed by First Amendment considerations and referred to a legal opinion issued by City Attorney Joppich on August 8.

Attorney Joppich outlined both legal and practical implications relative to this issue. He noted that city ordinances and facility use policies currently prohibit the attachment of objects, signs, or posters to public property. He referenced Section 18-106 of the city code and related provisions, which protect public welfare by preventing clutter. Attorney Joppich also cited recent Supreme Court case law in which

a city was found to have violated free speech rights by allowing certain flags but excluding others, highlighting the risks of selective enforcement.

Attorney Joppich emphasized that although ovarian cancer awareness is a well-supported cause in Farmington Hills, once the city allows one group to place materials on public property, it may be required to allow others, including groups that might not be responsible regarding cleanup or whose messages may be controversial. He stressed that current ordinances do not permit such postings and that policy revisions would be required to accommodate them, including the need to carefully define locations if a permitting system were created.

City Manager Mekjian added that from a maintenance standpoint, if groups failed to remove materials, city staff from Parks or Public Works would be left with the burden of cleanup. He also raised concerns about potentially offensive or inappropriate displays, as well as the need to carefully define locations if a permitting system were created.

Councilmember Boleware recalled that purple ribbons had been displayed on city campus property in recent years and questioned why the practice had been discontinued without council discussion. She believed the primary issue was the messaging printed on the ribbons rather than the ribbons themselves. Attorney Joppich responded that while the wording made the ribbons more clearly fall under signage restrictions, the act of attaching any material to city property could also be considered a violation of ordinance provisions. He reiterated that even absent written messages, ribbons or materials affixed to public facilities may constitute defacement under existing law.

Councilmember Boleware pointed out that many ribbon displays traditionally represent health causes or memorials, such as pink ribbons for breast cancer, purple for ovarian cancer, or black for fallen officers. There was value in reminding residents of important public health concerns and community solidarity. She supported allowing ribbons without words, provided parameters are established, but acknowledged council should collectively decide policy direction.

Attorney Joppich clarified the distinction between private groups placing ribbons on city property and the city itself engaging in “government speech.” If the city chooses to display ribbons under its own authority—for example, to promote public health, safety, or welfare—it is constitutionally permissible. However, permitting outside groups to place ribbons creates legal risks and potential inequities in determining which groups are allowed.

Councilmember Dwyer recommended maintaining the status quo by denying outside requests and supporting the city attorney and manager’s position.

Councilmember Boleware was interested in developing a controlled policy allowing limited ribbon use for health-related causes. City Attorney Joppich warned that once parameters are set, groups may attempt to broaden the interpretation, and crafting an ordinance narrow enough to avoid constitutional challenges would be very difficult. Regulations cannot discriminate based on the content or viewpoint of speech.

Councilmember Bridges asked whether the city’s current ordinances are sufficient under Supreme Court precedent. Attorney Joppich confirmed they are, since the city does not permit displays by outside groups. Councilmember Bridges asked whether the city itself could display ribbons on city property in

the event of tragedies or to honor fallen officers. Joppich confirmed this is permissible as government speech.

Mayor Rich summarized that proclamations combined with city-controlled ribbon displays could be an option. While the city may display such items under its authority, allowing organizations to do so independently would risk a slippery slope of conflicting or inappropriate requests. Attorney Joppich affirmed this distinction.

City Manager Mekjian outlined the challenge of crafting a narrow policy limited to specific health observances (e.g., breast, ovarian, or colon cancer awareness). He cautioned that once such a list exists, other organizations—including those linked to divisive issues—would likely seek inclusion. As a potential alternative, he suggested using existing city digital smart signs to promote public-health messages (e.g., reminders for screenings) in tandem with proclamations. Councilmember Knol questioned whether promoting causes on city smart signs would create similar equity and consistency issues.

Councilmember Aldred agreed that distinguishing between government speech and third-party messaging is complex, especially because proclamations themselves are often initiated by outside requests. He favored caution given the difficulty of drawing clear lines.

Councilmember Boleware maintained that many council actions involve some degree of risk and supported proceeding where appropriate to advance public health messaging. Fear of potential litigation should not automatically preclude city action when serving residents' welfare.

Mayor Rich proposed that administration develop a draft policy allowing the City to engage in government speech on health matters. This could include ribbon displays or limited use of smart signs, with the draft to be brought back to council for discussion.

Councilmembers agreed to consider further conversation on this topic, and asked staff to research how other communities handle similar requests.

DISCUSSION ON RESPONSIBLE CONTRACTING

Mayor Rich opened the discussion on responsible contracting, noting the importance of ensuring safety, high-quality work, and cost efficiency in upcoming major city projects. She emphasized the need to prevent unsafe practices and to safeguard the city's investment by requiring skilled and trained workers. She referenced other municipalities, such as Royal Oak and Lansing, that have adopted responsible contracting ordinances.

City Manager Mekjian explained that many of the requirements found in responsible contracting ordinances are already present in the city's contracts, including Davis-Bacon wage compliance, insurance, and OSHA training. He suggested conducting a side-by-side review of Royal Oak's ordinance to determine if additional safeguards could be useful, with assistance from legal counsel.

Mayor Rich noted pre-qualifying vendors was one potential approach. However, there were concerns that pre-qualification processes could disadvantage small or minority-owned businesses unable to navigate the requirements, potentially limiting competition and increasing costs. Could contract language be strengthened without requiring pre-qualification?

Director of Central Services Aranowski reported on her outreach to benchmark cities regarding this issue. Royal Oak's ordinance has resulted in larger firms dominating bids while smaller firms abstain. The process requires significant administrative resources, including staff from engineering and finance. Other cities, such as Troy and Livonia, expressed opposition to adopting similar ordinances, citing resource demands and the risk of excluding long-standing local contractors. Southfield uses contractual checks and balances without a formal ordinance, and Rochester Hills did not have such an ordinance.

Councilmembers discussed administrative impacts. New requirements should not overburden staff. City Manager Mekjian described the city's current practices, including quality-based selection for engineering consultants, detailed bid reviews, bonding requirements, and insurance verification. He also pointed out that staff, because of their long-standing experience, was aware of contractor performance. Director Aranowski added that her department was updating its boilerplates for purchasing for construction projects.

The consensus of the council was to direct administration to perform a side-by-side review of the city's current contracting practices with Royal Oak's ordinance and report back with recommendations for potential improvements.

ADJOURNMENT

The Study Session meeting was adjourned at 7:21pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
SEPTEMBER 8, 2025 – 7:30 PM**

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

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

Councilmembers Absent: None

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

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by members of the Cultural Arts Commission.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

PROCLAMATION HONORING THE 25TH ANNIVERSARY OF THE FARMINGTON HILLS SPECIAL SERVICES DEPARTMENT CULTURAL ARTS DIVISION

The following proclamation was read by Councilmember Boleware and accepted by Rachel Timlin:

**PROCLAMATION
Honoring the 25th Anniversary of the Farmington Hills
Special Services Department Cultural Arts Division
September 2025**

WHEREAS, the City of Farmington Hills has one of the nation’s largest municipal cultural arts divisions, which has played a vital role in shaping a vibrant community through awarding-winning programs; and,

WHEREAS, the Cultural Arts Division began in 2000, building on decades of community commitment to the arts through the Farmington Arts Council and the Farmington Area Arts Commission; and,

WHEREAS, the Cultural Arts Division has offered high-quality programs, including classes, concerts, exhibits, summer camps, youth theatre productions, festivals, the Public Art Program and more, engaging participants of all ages, interests, abilities and backgrounds; and,

- WHEREAS,** signature events such as Art on the Grand and the Free Summer Concert Series have attracted tens of thousands of visitors annually, fostering cultural enrichment and civic pride; and,
- WHEREAS,** the Cultural Arts Division’s partnerships with esteemed institutions, including the Detroit Symphony Orchestra and Detroit Institute of Arts, strengthening its impact on the community and region; and,
- WHEREAS,** in venues like The Hawk Theatre and The Hawk Makerspace, the Cultural Arts Division has provided platforms for local artists, performers and creators to connect with the community; and,
- WHEREAS,** the City will celebrate the Division’s 25th anniversary at the Farmington Area Art Awards at 6:30 p.m. on Saturday, Oct. 4 at The Hawk, an event that is free and open to all.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize all former and current staff of the Cultural Arts Division and thank the community members who have participated in the City’s arts programs. As we acknowledge the **25th anniversary of the Cultural Arts** Division, I encourage community members to find an arts opportunity to take part in.

Cultural Arts Division Head Rachel Timlin reflected on the division’s growth since its founding in 2000 and emphasized that arts and culture are essential services that inspire creativity, foster belonging, and unite communities. She shared stories of residents whose lives were changed by the city’s arts programs, from teenagers finding purpose in theater to families choosing to move to Farmington Hills because of its cultural offerings. The city’s Cultural Arts Division is the largest and most comprehensive in Michigan, setting an example nationally for what other cities are only beginning to pursue. Division Head Timlin thanked city leaders, commissioners, staff, and volunteers for their dedication to the program.

Nancy Coumoundouros, the first head of the Cultural Arts Division, reflected on its beginnings in 2000, when strong community demand for the arts inspired her to envision creating the best cultural arts division in Michigan. She recalled the early challenges of limited spaces and improvised advertising, and credited the City Council, staff, volunteers, and residents for helping the division thrive. Ms. Coumoundouros praised the leadership of current Division Head Timlin, who built The Hawk into a premier cultural facility that now attracts tens of thousands of people each year, and thanked City Council for continuing to advocate for the power of the arts in civic life.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

There were no announcements/presentations.

CORRESPONDENCE

Councilmember Aldred noted that council members have received numerous emails from residents regarding the future of the Costick Activity Center and Senior Services. The issue remains a high priority,

and a study session is scheduled for September 22 at 3:00pm to discuss funding for the Special Services Department, including the Costick Center. Council is committed to sustained progress and transparent communication regarding this issue.

CONSENT AGENDA

MOTION by Boleware, support by Bridges, to approve the consent agenda items 6 through 16 and as read by Mayor Pro Tem Dwyer.

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 Bridges, to approve the consent agenda item 17 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges reported that he recently attended the Oakland Community College Board meeting at the Auburn Hills campus, where the OCC Board approved a pre-development agreement for a proposed partnership with Little Caesars to construct an ice arena on OCC's Farmington Hills campus. The project, expected to materialize in approximately 18 months, will strengthen Farmington Hills' position as a regional destination for ice hockey. Councilmember Bridges noted that he addressed the OCC Board in his personal capacity and expressed strong support for the project's potential.

Mayor Rich announced that "Walk the Hawk" is tomorrow at 7:00pm and encouraged residents to attend. She acknowledged numerous emails about the Costick Center's future and invited residents to meet with her at the Costick Center at lunchtime tomorrow and Wednesday (September 9 and 10) to discuss their concerns.

CITY MANAGER UPDATE

There will be a Patriots Day ceremony in remembrance of the 9/11/2001 attacks on September 11, 6:00pm, in downtown Farmington at the Riley Pavilion.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 5.0, "SITE STANDARDS," TO ADD A NEW SECTION 34-5.20, "DESIGN STANDARDS;" ZONING TEXT AMENDMENT 5, 2024. CMR 9-25-117

Planning and Community Development Director Kettler-Schmult introduced Zoning Text Amendment 5, 2024 Design Standards for first reading and public hearing. The amendment is part of a comprehensive zoning ordinance update intended to implement the Master Plan's vision for future land use by establishing baseline quality and durability standards for non-residential buildings. She noted that two items previously identified in August discussions were added and highlighted in the draft for Council's convenience.

Planning Consultant Tangari (Giffels Webster) summarized the proposed Design Standards. Farmington Hills historically lacked general zoning standards on materials or appearance for non-residential buildings, aside from limited sections (e.g., recently adopted gas station standards, Freeway and Grand River overlay districts). The proposed text amendment establishes purpose and applicability; allowances for existing development; and a framework intended to promote entrepreneurship and improve city appearance while balancing costs with aesthetic needs.

Materials Standards

- Permitted principal materials: brick and stone; fiber-cement siding; decorative CMU (concrete masonry unit) block; timber and dimensional wood; glass; decorative masonry veneers.
- Permitted accent materials: plain/painted CMU block; glass block; polymer/plastic; stucco; metal; EIFS (Exterior Insulation and Finish System); mirrored glass; vinyl.
- Emphasis on durability; easily damaged materials are restricted in high-traffic areas; certain materials are prohibited; waiver/modification provisions are included.

Architectural and Design Elements

- Menu-based architectural scaling standards, to avoid monolithic or featureless façades and monotonous repetition.
- Roof standards to avoid artificially tall buildings; provisions for rooftop terraces with setbacks.
- Fenestration standards to limit blank or opaque façades, with flexibility and potential waivers for specific uses.
- Entrance standards to highlight public entrances, support accessibility/convenience, and encourage provision of amenities.

Public hearing

Mayor Rich opened the public hearing. As there were no speaker cards for this item, Mayor Rich closed the public hearing. Noting that this text amendment had been discussed at a joint meeting with the Planning Commission, Mayor Rich brought the matter back to Council.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 5.0, "Site Standards," to add a new Section 34-5.20, "Design Standards" in order to establish standards regarding building materials, architectural scaling, and roofing, window, and building entrance design requirements for new construction and for certain expansions, additions, and changes in use.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF A REQUEST TO RECONSIDER CITY COUNCIL'S MOTION TO DENY PLANNED UNIT DEVELOPMENT 2, 2024, INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD. CMR 9-25-118

Introduction

Mayor Rich introduced this agenda item, which is a request to reconsider Council's August 9, 2025 motion to deny Planned Unit Development 2, 2024, including Site Plan 56-8-2024 Mulberry Park and the Tabernacle Multifamily Housing. This request is based on new and additional information provided by the applicant regarding the proposal.

Planning and Community Development Director Kettler-Schmult referenced the packet materials provided by her office, including minutes from prior Planning Commission and Council meetings relative to this application and documents submitted by the applicant.

Mayor Rich noted substantial email correspondence regarding the reconsideration request and asked Councilmember Bruce to read the names of those who submitted comments.

Councilmember Bruce clarified remarks he had made from the last meeting regarding this project. His intent had been to express concern that, without timely and complete information that he had requested for months, any vote would lack a full and accurate basis and risk being a sham. His comments were not directed at the two property owners identified in the agenda materials. He recognized the work of the Chaldean Community Foundation and acknowledged Baptist Manor's decades of affordable, quality housing and personal care for senior citizens.

Commissioner Bruce read names from email/letter submissions regarding this request.

- Those who opposed the request to reconsider were: Aubrey and Janice Lee; Eric Schmidt; Roby Tuner; Valerie Watson; Beverly Mihalko; Charlie and Christy Luna; Guido and Eileen Campagna; Kate Johnson; Lindsey Maytych; Courtney Agrusa (attorney for Lindsey Maytych); Roman Golshten; Roger Matuz; Craig LaPointe; Ray Moran.
- Vicki Barnett had written in support of the request.

Mayor Rich acknowledged receipt of a video submission from Craig LaPointe, and noted additional correspondence received since the list was printed: Ray Moran, opposed. Nancy Jennings, in support.

Applicant presentation

Aaron Schafer, Schafer Development, outlined a three-part presentation: (1) basis for reconsideration and consistency with the Master Plan's Flex Residential guidance (referencing page 52); (2) a comprehensive public benefits package that he believed exceeds that of comparable PUDs approved in the past three years; and (3) responses to health, safety, and welfare objections cited at the August hearing—noting that those objections are addressed by letters from staff/

Mr. Schafer made the following points:

- The request was for Council to reconsider the August 9 motion of denial, and schedule a revised PUD request for a date certain, with a revised submittal featuring:
 - a. Full compliance with the Flex Residential criteria, as described on p. 52 of the Master Plan, including increases to RC-1 densities—specifically, preserving at least one-third of the site and providing 100-foot or greater setbacks to adjacent neighborhoods. These criteria were first raised by a councilmember at the August hearing and had not previously been highlighted by staff, Planning Commission, or consultants.
 - The 63-unit plan reflects 51.3% open space (~18% above Master Plan minimum).
 - Current setbacks along the southern property line adjacent to Holly Hill Farms range from approximately 73 to 84 feet. To achieve a consistent 100-foot buffer, the applicant proposed: (1) removing certain east-west internal sidewalks; and (2) reducing rear-yard setbacks for interior units nearer 13 Mile Road. Council has discretion to approve or waive sidewalks.
 - b. A reduction in overall density tied to a land price reduction agreed to by the owners following the August hearing. Regarding statements that the landowners were poor community partners, the applicant noted a March 2025 violation notice (facade and gutter repairs; minor blight clean-up) and Schafer Developments hired contractors and completed the cited work.
 - c. A multigenerational concept emphasizing new senior housing that aligns with Council priorities. Approximately 62% of units are designed for seniors (Baptist Manor ranch units and ranch duplexes along the south side of Mulberry Park).
- Public benefit overview. The plan supports Orchard Lake Market Study recommendations for walkability and appropriately located higher-density housing along the 13-Mile corridor between Middlebelt and Orchard Lake.
 1. Deep Buffering. Commitment to a uniform 100-foot setback along the entire southern boundary adjacent to Holly Hill Farms.
 2. Traffic and Access Enhancements: Coordination with Baptist Manor to improve the internal connection to the existing signalized intersection at 13 Mile serving Baptist Manor. Beautification of 13 Mile corridor.
 3. Walkability Enhancements: Replacement of the current sidewalk located within one foot of traffic with a landscaped, safer walkway set roughly 40 feet south (internal to the site), landscaped with a public art feature and linked to an interior pedestrian spine and the redesigned 13-Mile connection, and including benches, pollinator gardens, and native plantings.
 4. Reduced density: From the original 76 units to 63 units (approximately an 18% reduction), with willingness to reduce further tied to the land price adjustment.
 5. Visual Impact: All units along the southern edge would be single-story ranches to transition to the adjacent single-family neighborhood; expanded tree preservation areas and retention of several landmark trees. There is a current deficiency of approximately 49 trees that cannot be

accommodated on-site under existing spacing and layout constraints. Options under consideration include installing larger DBH (diameter at breast height) trees and more mature evergreen screening along the southern property line, or enhance the Baptist Manor Frontage, which currently has two trees.

6. Landscape and Public Art:

- Voluntary installation of a public art feature within the internal pedestrian network leading to the new 13-Mile sidewalk connection.
- A three foot knee wall along 13 Mile to help limit light and noise spill.
- Native landscaping at the main entry.

7. Stormwater management

The project will include an on-site detention basin designed to manage two consecutive 100-year storm events, capturing nearly all runoff from the developed area and reducing flows that currently affect the nine Holly Hill Farms properties to the south. Post-construction, all runoff north of the 100-foot preservation area will be intercepted by engineered infrastructure (swales, road drainage) and routed to the basin and ultimately to the 13 Mile system, leaving only the natural drainage within the 100-foot buffer. Oakland County standards prohibit a project from worsening existing drainage conditions.

8. Multi-generational living opportunity: Missing middle housing. Age-restricted (55+) ranch apartment homes. For sale townhomes. For-sale ranch duplexes. 39 of 63 units (62%) designed for the senior demographic.

- Responses to stated bases for denial (Health, Safety, Welfare)
 1. Inadequate southern Setback: The revised plan will provide a uniform 100-foot setback along the southern boundary.
 2. Inadequate open space: 51.3% open space, approximately 18% above Master Plan minimum.
 3. Traffic Safety: Primary connection to the existing signalized intersection at 13 Mile/Detroit Baptist, per City engineering reviews dated October 8 and November 12; a secondary access is provided to satisfy the City's interpretation of the International Fire Code. Independent review by Fleis & VandenBrink, noting the 63-unit development falls below thresholds that would require a full traffic impact study, though one was voluntarily prepared. No City department or consultant requested additional traffic improvements beyond a deceleration taper on 13 Mile.
 4. Increased stormwater runoff: They were complying with Oakland County standards, and stormwater improvements were as described above. Detailed engineering will follow.
 5. Reduced property values: The City's Assessing Department confirmed that nearby property values are not reduced by a PUD adjacent to existing neighborhoods. The project is projected to bring over \$25 million in new investment and generate substantially more tax revenue than the current vacant/underutilized RA-1 home sites.
- Responses to Councilmember Bruce's three objections:
 1. Marketing feasibility for RA-1 development (Proof of Marketing): Per documents presented this evening, between 2020 and 2023 the properties were broadly marketed for RA-1 single family development, with 82 inquiries, with interest primarily coming from national/regional builders, senior operators, and group home investors seeking higher-density products such as condos, townhomes, and senior living. No offers materialized for RA-1 redevelopment, which Mr. Schafer attributed to restrictive zoning, low-density allowances, high parcel-assembly costs, and the functional obsolescence of existing homes that rely on wells and lack modern features.

Market evidence favors higher-density housing consistent with Flex Residential and that retaining RA-1 zoning would perpetuate stagnation and underutilization.

2. Alleged misuse of the PUD process: Regarding Flex Residential Zoning, page 52 of the Master Plan allows density increases to RC-1 where at least one-third of the site is preserved and 100-foot setbacks to adjacent neighborhoods are provided. Page 238 of the Master Plan states there is no equivalent zoning district for Flex Residential, and future districts should focus on form. On that basis, a PUD is the only appropriate mechanism to evaluate proposals under Flex Residential and calling its use a “misuse” would shift the rules mid-process.
3. Precedent for other vacant properties: The City Attorney stated at the August 11 meeting that approval would not set a precedent, noting the site’s Flex Residential designation and the lack of a direct zoning counterpart; each PUD would be evaluated case-by-case.

Mayor Rich invited the underlying property owners to comment. Representatives from MOBI Investments, Chaldean Community Foundation and Baptist Manor were present.

Sharkey Haddad, Chaldean Community Foundation/Chaldean American Chamber, made comments in support for the development. He emphasized regional needs related to affordability (housing, healthcare, education, childcare). He urged local action to expand affordable housing opportunities in Farmington Hills and referenced recent statewide efforts to increase housing supply. Mr. Haddad believed some remarks by councilmembers were divisive, and submitted a letter for the record regarding political campaign sign placement, requesting that candidates obtain written permission from property owners before placing signs on private property.

Jabron “Jim” Manna, MOBI Investments, summarized his background in public service and real estate. He asserted that the project has complied with the City’s planning framework and noted the Planning Commission’s prior unanimous approval. He further stated that the owners are considering legal remedies in response to prior denials. Mr. Manna directed personal remarks toward Councilmember Bruce, and reiterated the request that candidates secure written property-owner permission before placing campaign signs.

Ryan Goleski, Detroit Baptist Manor, gave a brief history of the 70-year-old Baptist Manor as a nonprofit, faith-based provider of senior housing, and also gave a history of the parcels under consideration this evening. Baptist Manor is not a developer, and they viewed partnering on this proposal as a viable path to add senior units on largely undeveloped, contiguous parcels.

Council discussion

Councilmember Bridges objected to personal remarks by Mr. Haddad and Mr. Manna regarding Councilmember Bruce. He asked that personal remarks be avoided, and focus be maintained on the process before City Council.

Councilmember Knol also emphasized due process, open dialogue, and civility. Her evaluation has focused on planning considerations—primarily setbacks and density, along with stormwater concerns – and not on personal or discriminatory issues. She asked participants to remain professional and respectful as discussion proceeds.

Public Comment

The following people opposed this request for reconsideration:

Dr. Stacy Nuar, Woodbrook Court
Isaac Dunn, W 13 Mile Road
Thomas Bader, Northbrook Street
Angie Smith
Louise Lieberman, Southbrook Street
Adele Letterman, Richmond Hill
Adam Peploski, Richmond Hill
Melanie Peploski, Richmond Hill
Craig LaPointe, Woodbrook (provided a video submission)
Lindsey Matych, Woodbrook
Michelle Nagoda, Richmond Hill
John Nagoda, Richmond Hill
Eric Schmidt, Woodbrook Court
Katherine Leik, Richmond Hill
Wanda J. Whalen, Woodbrook
Amy Broglin-Peterson, Northbrook Street

Issues cited included:

- Concern regarding perceived personal attacks against councilmembers, particularly Councilmember Bruce, made by two of the underlying property owners.
- Concern that a proposal that was denied is now being brought back for reconsideration.
- Increased traffic congestion, with specific concerns regarding nearby schools, as well as the Westgate subdivision access, which will not benefit from the traffic mitigations being offered. Poor level-of-service ratings were noted.
- 63-unit concept remains too dense for the 12.5 acre parcel; 30-35 units would be acceptable.
- Residential property owner to the east was concerned about the proposed retention basin, specifically mosquito issues, noting a severe family health sensitivity, and the absence of a substantial buffer to the east.
- Desire to preserve neighborhood's R-1 single-family character.
- Concerns for adjacent properties (resale value/impacts)
- Over time the subject parcels with existing homes had been allowed to deteriorate and become blighted.
- Objections to exceptions to RA-1 standards (height/density).
- Concerns about tree loss and loss of privacy. Insufficient tree replacement.
- Continued concern about stormwater issues.
- Insufficient setbacks.
- Sought clarity on developer responsiveness and accountability.
- Will the mini parks be open to everyone in the City?
- Concern that there are multiple PUD compliance deficiencies, citing Section 34-3.20, subsections B., C., D., E., and F.
- PUD benefits chiefly accrue to private interests.
- Long-time residents will be the ones most impacted by this development, including by construction disruption (noise/dust).

- There is no material change in this proposal since the previous denial.

Nancy Jennings, Millbrook Road, supported the request to reconsider, and she supported the proposal generally. She highlighted the city's diversity of housing types and the need for additional affordable and senior-friendly options (e.g., one-floor living). She encouraged consideration of benefits to future residents.

Steven Schafer, Schafer Development, described his long-standing ties to the community and apologized for certain earlier remarks made by others. He contrasted the proposed plan with by-right cluster development scenarios that could place homes approximately 35 feet from neighboring rear yards with greater tree removal. He emphasized a desire to "lower the temperature" and asked Council to approve the reconsideration request.

Mayor Rich outlined procedure: only a Councilmember on the prevailing side of the prior vote may move to reconsider. If the motion to reconsider fails, the matter is closed. If it passes, Council resumes deliberations on Councilmember Bruce's August 11, 2025 motion to deny, and may also consider an applicant request to postpone.

City Attorney Joppich explained that Council operates under its adopted rules and Robert's Rules, which allow reconsideration of a motion at the subsequent meeting. The applicant/owner, as an aggrieved party, may request reconsideration pursuant to those rules. Council retains discretion to entertain and act on such a motion, which is why a motion to reconsider is being put on the table this evening.

Councilmember Aldred stated that a substantive change (the 100-foot setback) addressed his prior main concern. Despite reservations about the tenor of the evening, he favored re-opening discussion and would make a motion to do so.

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby approves a motion to reconsider its decision at the August 11, 2025, meeting to deny Planned Unit Development Plan 2, 2024, including Site Plan 56-8-2024.

Motion discussion:

Councilmember Knol said the 100-foot setback is positive but emphasized density remains her primary concern and is the primary concern of the neighbors. She would be a "no" if the plan returns unchanged, but supports giving the applicant time to reduce density before reconsideration is decided on the merits.

Councilmember Bridges opposed reconsideration, noting the matter has been before Council for approximately 16 months and that Council has been patient and thorough. He stated the proposal is out of character for this RA-1 area and would allow RC-1-type development that is incompatible with neighborhood preservation goals; he would not vote to reconsider.

Councilmember Boleware agreed with Councilmember Knol's remarks. She stated she would vote to allow reconsideration. She noted that the 100-foot setback requirement was raised for the first time at the prior meeting and fairness warranted allowing the applicant time to respond. She framed her

decision within broader housing-supply needs, citing limited available land in Farmington Hills (approximately 98% built-out), ongoing discussions about mixed-use housing opportunities along the 12-Mile corridor, and state, national, and municipal resources focused on the housing shortage. This project would provide housing for new residents at affordable price points. She acknowledged traffic is a known issue on 13 Mile Road, but the applicants had addressed this issue. She supported this request for reconsideration, which would grant time to allow the applicant to reduce density.

Councilmember Aldred stated he supported reconsideration due to a substantive change since the prior meeting—the proposed 100-foot rear setback—which addressed his principal concern on August 11. He emphasized that support for reconsideration does not indicate support for the project.

Mayor Pro Tem Dwyer reiterated his prior support for the development and indicated he would vote to reconsider. He felt this is an excellent development for the community, and that the developer’s responses have addressed concerns raised by Council and residents.

Mayor Rich emphasized that tonight’s vote was only to reconsider the August 11 motion.

Roll Call Vote:

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

MOTION CARRIED 6-1.

In order to give the applicants time to revise their plans, and staff time to review them, the following motion was offered:

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby postpones the reconsideration of its decision at the August 11, 2025, meeting to deny Planned Unit Development Plan 2, 2024, including Site Plan 56-8-2024, to the January 12, 2026 City Council meeting.

Roll Call Vote:

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

MOTION CARRIED 5-2.

CONSIDERATION OF APPOINTMENT TO THE INNOVATION, ENERGY AND ENVIRONMENTAL SUSTAINABILITY COMMITTEE.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor’s recommendation to appoint the following individual to the following committee:

Innovation, Energy, and Environmental Sustainability Committee

	Length of Term:	Term ending:
Dr. Robin Cash	3 years	February 1, 2029

Dr. Cash will fill the regular vacancy left by Elliot Zeltzer.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF EXTENSION OF AGREEMENT FOR RESURFACING THE FARMINGTON HILLS GOLF CLUB CART PATH TO BSI PAVING IN THE ESTIMATED AMOUNT, NOT TO EXCEED, \$275,000.00. CMR 9-25-119

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the extension of the agreement with BSI Paving for the resurfacing of the Farmington Hills Golf Course Cart Path in the estimated amount, not to exceed, \$275,000.00.

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 JOHN DEERE EQUIPMENT PACKAGE FOR THE PARKS AND GOLF DIVISION TO DEERE & COMPANY IN THE AMOUNT OF \$168,619.12. CMR 9-25-120

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order in the amount of \$168,619.12 for the John Deere Equipment Package, to Deere & Company 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 AN AGREEMENT FOR PAYROLL COORDINATION FUNCTIONS WITH MANOR COSTERISAN, LLC IN AN AMOUNT NOT TO EXCEED \$50,000. CMR 9-25-121

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to enter into an agreement for Payroll Coordination functions with Manor Costerisan, LLC in an amount not to exceed \$50,000.

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 10-YARD AND ONE 5-YARD DUMP TRUCK CHASSIS TO WOLVERINE FREIGHTLINER IN THE AMOUNT OF \$282,264.00. CMR 9-25-122

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Wolverine Freightliner located in Mt. Clemens, Michigan, in the amount of \$282,264.00 for the purchase of one (1) 10-yard dump truck chassis and one (1) 5-yard dump truck chassis.

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 FLEET VEHICLES TO LUNGHAMER FORD FOR SEVEN VEHICLES IN THE AMOUNT OF \$341,065, TODD WENZEL BUICK GMC FOR ELEVEN VEHICLES IN THE AMOUNT OF \$535,665 AND BERGER CHEVROLET FOR TWO VEHICLES IN THE AMOUNT OF \$79,768.00. CMR 9-25-123

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase order(s) as follows:

- 1) To Lunghamer Ford for seven (7) vehicles in the amount of \$341,065.
- 2) To Todd Wenzel Buick GMC for eleven (11) vehicles in the amount of \$535,665.
- 3) To Berger Chevrolet for two (2) vehicles in the amount of \$79,768.

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 A SEWER CRAWLER, CAMERA AND RELATED ACCESSORIES TO MACQUEEN EQUIPMENT IN THE AMOUNT OF \$109,671.00. CMR 9-25-124

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to MacQueen Equipment, located in Lake Orion, Michigan in the amount of \$109,671.00 for the purchase of a sewer crawler, camera and related accessories.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF BYLAWS AND RULES OF PROCEDURE FOR THE INNOVATION, ENERGY, AND ENVIRONMENTAL SUSTAINABILITY COMMISSION. CMR 9-25-125

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby approves the Bylaws and Rules of Procedure for the Innovation, Energy, and Environmental Sustainability Commission.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A POLICY TO WAIVE THE COLLECTION OF PENALTIES FOR FAILURE TO FILE PROPERTY TRANSFER AFFIDAVITS AS ALLOWED BY MCL 211.27B. CMR 9-25-126

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby approves and adopts the waiving of the collection of Property Transfer Affidavit penalties as allowed by MCL 211.27b(5) for all transfers of ownership occurring on or after January 1, 2025.

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 AN AGREEMENT WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE AND OPERATION OF GATEWAY SIGN, MDOT CONTRACT #25-5460. CMR 9-25-127

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign and enter into agreement No. 24-5460 with

MDOT to address the rights and obligations of the parties agreeing to the maintenance and operation of gateway signs by the City.

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 MINUTES OF AUGUST 11, 2025.

MOTION by Boleware support by Bridges, that the City Council of Farmington Hills hereby approves the City Council study session minutes of August 11, 2025.

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 MINUTES OF AUGUST 11, 2025.

MOTION by Knol support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of August 11, 2025.

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 - WORKSHOP MINUTES OF AUGUST 13, 2025.

MOTION by Knol support by Bridges, that the City Council of Farmington Hills hereby approves the special meeting – workshop minutes of August 13, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Angie Smith thanked City Clerk Lindahl for her work and addressed misinformation circulating via email regarding absentee ballots, which are scheduled to be mailed on September 25. She reported receiving multiple calls from residents confused by claims that ballots had already been sent and noted the emails also solicited donations, which added to public confusion. She urged accuracy in public communications and commended Council for its steady governance.

Tracey Lee, representing Word of Faith Christian Center Church, Southfield asked about the status and potential sale of the Costick Center, indicating her client's interest in purchasing the facility and, if necessary, leasing it back until relocation could occur. City Manager Mekjian directed Ms. Lee to Assistant City Manager Mondora for follow-up.

Patricia Hansen, Farmington, was concerned about the lack of resolution regarding the future of the Costick Center. While most councilmembers indicated they favored building a new senior facility on the front portion of the Costick site, the City Manager recently discussed a senior gym and pool at the Hawk without mention of a kitchen. She asked how programs such as Meals on Wheels, Dine & Discover, and special events would be accommodated if the senior center was moved to The Hawk, and raised questions about senior parking, registration logistics, elevator capacity, and emergency evacuation of multiple people in wheelchairs. She urged Council to set clear parameters and direction for the Costick Center, following the two-and-a-half years of discussion and consultant engagement. Seniors need a dedicated, safe facility and a clear, consistent plan.

Teresa Wyss, Randall Street, addressed issues regarding the adjacent D'Angelo site. Ms. Wyss reported frequent startling impact noises. Today there were 140 M-80 type bangs, including about 60 bangs in 15 minutes. Bangs occurred as early as 6:30 a.m. and as late as 10:00 p.m. She described heavy dust from large soil stockpiles – estimated up to about 30 feet high – blowing onto her property, affecting her husband who has COPD and who has to wear noise-cancelling headphones when he works in the garden. Current D'Angelo activities involve heavy equipment (20-ton excavators; 20–40-yard dump trucks) inconsistent with "light industrial." She referenced a planned screen/wall, questioning its effectiveness. She asked the City to deliver residents' concerns in the upcoming meeting with D'Angelo. She also pointed out that the ordinance requires separation from residential uses of 300-feet or a thoroughfare, which D'Angelo did not have. She asked for relief, noting severe quality-of-life impacts resulting from this use.

Robert Wyss, Farmington Hills, read a statement from his father, also Robert Wyss, Randall Street. Mr. Wyss described his 90-year family tenure on the property, which historically had been a quiet use, and his current need for ear protection due to tailgate slams, pipe drops, backup alarms, and heavy-vehicle horns. He stated that dust events have at times obscured visibility and reiterated health concerns due to his COPD. He asked for enforcement of the City's zoning code, and the restoration of peace and quiet for his property.

Mr. Wyss (son) said his parents' health has declined amid constant noise and dust. Additionally, proximity to operations limits the home's marketability.

City Manager Mekjian said the City was doing everything it could within its power to mitigate this situation. The City and representatives from D'Angelo would be meeting this Friday. The City is working within the zoning ordinance and legal framework to address the issues and provide relief. Council asked for a follow up report after the Friday meeting.

Jeff Matejin, 30249 Shiawasse, reported recurring vehicle-related noise issues in his subdivision, including rapid acceleration of performance cars with modified or absent exhausts, minibikes without exhaust, and loud subwoofer use that can rattle windows. Police must witness violations to act, which makes enforcement very difficult. Mr. Matejin asked for guidance as to what to do next. City Manager Mekjian asked Mr. Matejin to meet with Assistant City Manager Mondora in the hallway.

CITY ATTORNEY REPORT

Written report submitted to Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 10:34PM.

Respectfully submitted,

Carly Lindahl, City Clerk