AGENDA
CITY COUNCIL
STUDY SESSION WITH CLOSED SESSION
JANUARY 12, 2026 – 5:30PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order

2. Roll Call

CLOSED SESSION ITEM:

3. Consideration of approval to enter into a closed session to discuss collective bargaining negotiations with Michigan Fraternal Order of Police Labor Council – Dispatch and International Association of Firefighters under Section 8(1)(c) of the Michigan Open Meetings Act. (Note: Council will return to open session immediately following the closed session).

4. Presentation of Fire and EMS Strategic Plan

5. Public Services 2025/2026 Construction Update

6. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting 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.

Fire and EMS Strategic Plan

Farmington Hills, MI Fire Department

CPSM®
Center for Public Safety Management, LLC

January 12, 2026

Center for Public Safety Management

The Exclusive Provider of Public Safety Technical Assistance to the International City/County Management Association

ICMA

- Strategic and Public Safety Master Planning.
- Technical analysis for Police, Fire, EMS, and 911 Centers.
- Public Safety Chief Selection.
- Conducted more than 500 studies in 46 states and Canada.
- Fire and EMS team with hundreds of years experience as practitioners, middle managers and senior administrators.

Key Components of the FHFD Strategic Plan

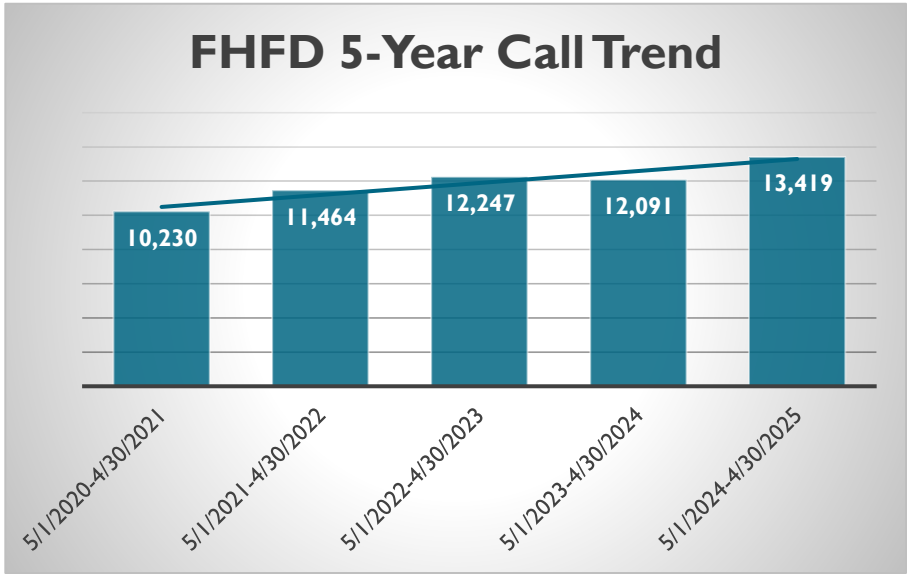
- Strategic Planning Process and Outcomes
- Strategic Plan Gap Analysis
  - Community Growth and Risk Analysis
  - Organizational Analysis
  - Operational Analysis
- Updated Mission, Vision, Values Statements
- Strategic Plan Initiatives





Gap Analysis Key Findings

- The overall fire and life safety risk is shaped by incident demand, demographics, building composition, and service delivery capacity.



Overall, over the five-year period FHFD calls have increased 31percent as outlined in the figure to the left.

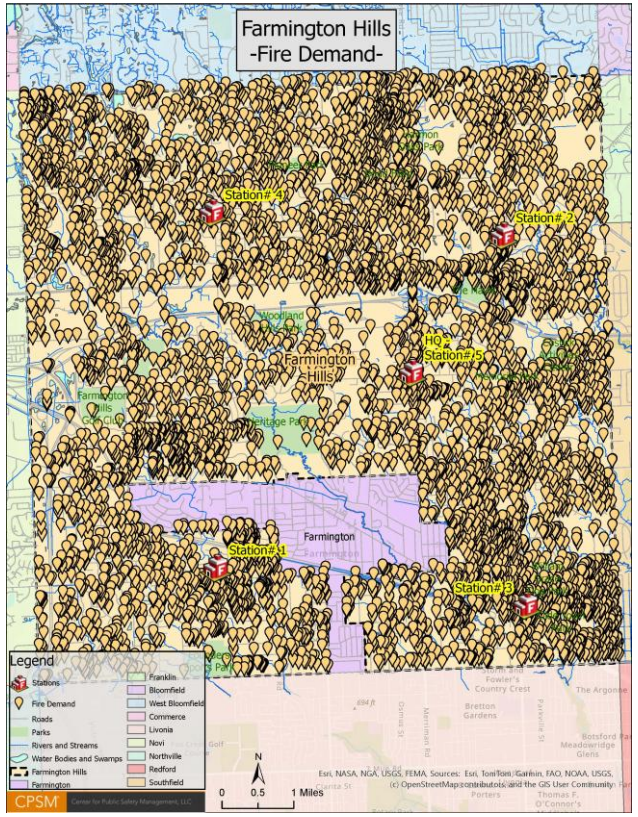
For the one-year period May 1, 2024, to April 30, 2025. Between May 1, 2024, and April 30, 2025:

The FHFD responded to 13,419 calls

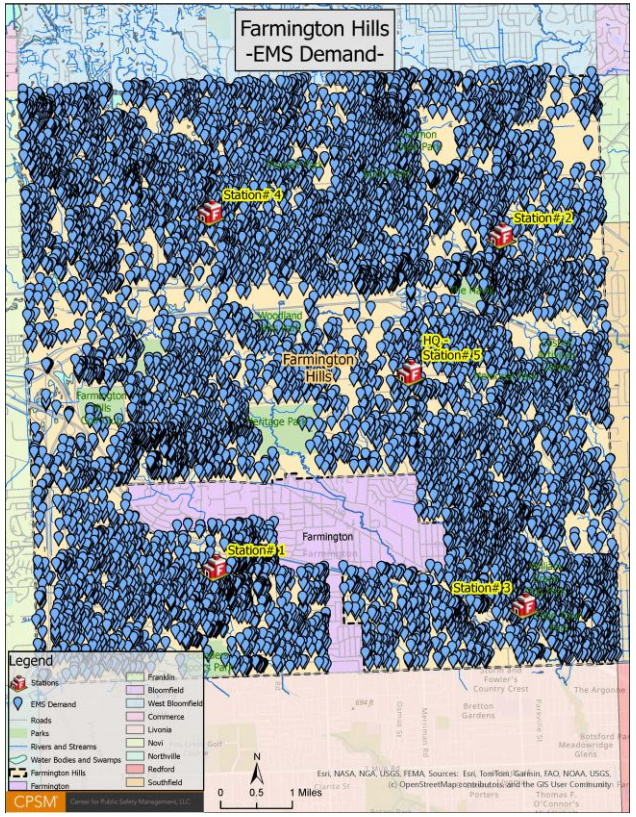
- ✓ 68 percent were EMS calls
- ✓ 28 percent were fire-related calls
- ✓ 4 percent were canceled or aid given calls.

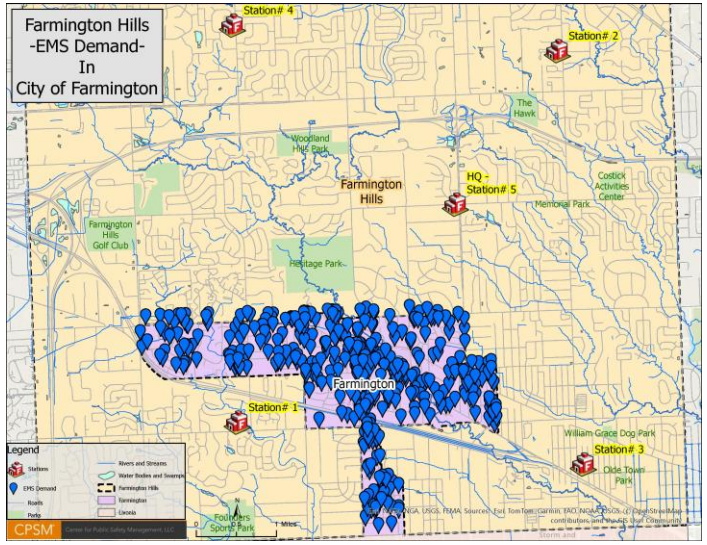
Gap Analysis Key Findings – Demand Analysis

Fire Demand



EMS Demand





In the May 1, 2024, to April 30, 2025, workload analysis year, the FHFD was dispatched 880 times to the City of Farmington for ALS-EMS ground transport service.

Gap Analysis Key Findings

- The city's evolving risk profile, driven by demographics and social determinants of health, requires ongoing adaptation.

  - Farmington Hills is generally characterized as a low- to moderate-risk community.
  - The presence of vulnerable populations including older adults, children, residents with disabilities, and those facing socioeconomic barriers introduces localized areas of elevated risk.

These conditions necessitate tailored outreach, proactive EMS planning, and targeted fire prevention initiatives.

Gap Analysis Key Findings

- From a building risk standpoint, Farmington Hills is predominantly composed of low-hazard single-family dwellings.
- A significant number of higher-risk occupancies exist, including:
  - Multifamily residential buildings.
  - Educational institutions.
  - Medical and assisted-living facilities, and other properties housing vulnerable populations.

These occupancies present increased life safety challenges that warrant enhanced pre-incident planning and risk-specific response strategies.

Gap Analysis Key Findings

- FHFD's Community Risk Reduction (CRR) program operates at times more reactively than proactively.
  - Transitioning toward a formalized, data-driven CRR framework would strengthen prevention, education, and risk mitigation while improving overall community resilience.
- FHFD demonstrates high levels of professionalism and training, delivering over 22,000 hours of training in 2024.
  - Dedicated Fire and EMS training officers ensure compliance with state and national standards.
  - The absence of an FHFD training facility limits hands-on practical – live fire training.

Gap Analysis Key Findings

- Analysis of Fire & EMS system performance reveals significant challenges related to overlapping calls, staffing, and resiliency.
- Approximately 68 percent of all calls occur concurrently with another incident.
- 72 percent of the time there is at least one active call within an hour.
- Stations 3 and 4, which operate single units, face the greatest resiliency impacts.

Single-source deployment models, where stations house only one crew such as is the case at Stations 3 and 4 further stress coverage, particularly during simultaneous incidents, which contributes to extended travel times and reduced response reliability.

Gap Analysis Key Findings

- The FHFD's EMS transport workload also presents resiliency challenges.
  - The FHFD averages 25 EMS calls per day and transport 19.5 times per day.
  - Total deployed transport time is on average 57.6 minutes.
  - On average a FHFD ambulance was on scene 27.6 minutes when calls did not require a transport.
- EMS Unit Hour Utilization (UHU) rates for Squads 2 and 3 are at or exceed accepted fire service benchmarks (.25-.30). *Squad 2: .32 Squad 3: .30*

To address this, over the near term the FHFD should consider implementing a peak-time Squad to improve ambulance availability during high-demand periods (2 FTEs – 42-hour workweek).

Gap Analysis Key Findings

- The FHFD relies on a combination of career and POC firefighters.
- Declining POC availability, a direct result to increasing requirements, shifting demographics and a desire for greater work-life balance have reduced the reliability of POC availability.

This amplifies operational impacts and limits the department's ability to maintain consistent and enhanced coverage, particularly during peak periods.

- The FHFD's ability to assemble an Effective Response Force (ERF) consistent with national standards is adequate for single-family dwelling fires under optimal staffing conditions but limited for larger or higher-risk occupancies.

This constraint highlights the need for expanded staffing, strengthening mutual aid collaboration, and continued reliance on the availability of Paid-On-Call (POC) members for surge capacity.

Gap Analysis Key Findings

- Based on the current workload, resiliency impacts, and overall capabilities for initial companies arriving at structure fires and other complex incidents, *CPSM assesses the FHFD should begin a phased transition toward additional full-time staffing and a career fire and EMS department.*

A phased transition should include prioritizing Stations 1, 3, and 4 to enhance the staffing of one fire suppression and one Squad at these stations (20 FTEs).

Transitioning to a career department should be done strategically over the mid-long terms while balancing fiscal realities.

Gap Analysis Key Findings

- The FHFD maintains a modern, standardized fleet of engines, ladder trucks, and EMS Squads that support safe and efficient operations.
  - Current life-cycle replacement aligns with national best practices.

  A more formalized fleet management framework and heavy fleet replacement plans will ensure reliable fleet service over the long run.

- FHFD's five stations were built between 1980 and 2007 and remain functional.
  - *Facility age underscores the importance of ongoing facility evaluation to ensure compliance with modern standards for safety, health, and operational efficiency.*

  Many facilities have been updated to include contemporary features supporting firefighter wellness, decontamination, and response readiness.

Strategic Initiative 1

Strategic Initiative 1: Ensuring a Resilient Community

Goal 1.1: Enhance Community Resilience to Fire, Medical, and All-Hazard Emergencies through Regular and Continuous Community Education focused on Strengthening Community Preparedness and Prevention.

Goal 1.2: Monitor Growth and Development and Sustaining ISO-PPC Community Rating.

Goal 1.3: Promote Community Wellness through Collaborative Efforts that Align with the Principles of Mobile Integrated Health, focusing on Prevention, Education, and Connection to Care and Resources.

Goal 1.4: Enhance Community Risk Reduction Programs.

Goal 1.5: Ensure the FHFD maintains effective service delivery within Farmington Hills while providing EMS support to the City of Farmington by systematically monitoring call volume, unit availability impacts, and ensuring full and equitable cost reimbursement.

Strategic Initiative 2

Strategic Initiative 2: Organizational Resiliency

Goal 2.1: Promote a Culture of Health, Safety, and Resilience.

Goal 2.2: Sustain Current Training Programs while Strengthening Professional Development Opportunities to Enhance Workforce Competency, Operational Readiness, and Career Growth.

Goal 2.3: Continuously Evaluate and Optimize Paid-On-Call and use of Part-Time Staffing to Ensure Adequate Coverage, Operational Efficiency, and Sustainability.

Goal 2.4: Strategically Plan and Prepare for the Transition to a Career Fire and EMS Model, focusing on Staffing, Funding, and Phased Implementation Strategies.

Strategic Initiative 3

Strategic Initiative 3: Resource Optimization and Resiliency

Goal 3.1: Continuously Assess and Strategically Enhance Fire and EMS Deployment Capacity to Ensure Optimal Resource Allocation, Operational Readiness, and Effective Emergency Response.

Goal 3.2: Establish a Peak Time Squad to Optimize Staffing Efficiency and Ensure Adequate Coverage During Incident Peak Periods.

Goal 3.3: Strengthen Mutual Aid Coordination and Collaboration with Neighboring Jurisdictions to Enhance Emergency Response Effectiveness and Community Resilience.

Goal 3.4: Continuously Assess and Optimize Turnout, and Travel Times to Maximize Efficiency.

Strategic Initiative 4

Strategic Initiative 4: Infrastructure

Goal 4.1: Ensure Ongoing Sustainability of FHFD Facilities for Long Term Use.

Goal 4.2: Maintain a Reliable and Ready Operational Fleet.

Thank You !



FARMINGTON HILLS
Michigan

CPSM®
Center for Public Safety Management, LLC

January 12, 2026

Draft Report

STRATEGIC PLAN

FARMINGTON HILLS FIRE DEPARTMENT
FARMINGTON HILLS, MI



CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC
CPSM®

International City/County Management Association (ICMA)

The International City/County Management Association (ICMA) is a 110-year-old, non-profit professional association of local government administrators and managers, with approximately 13,000 members located in 32 countries.

Since its inception in 1914, ICMA has been dedicated to assisting local governments and their managers in providing services to their citizens in an efficient and effective manner. ICMA advances the knowledge of local government best practices with its website, www.icma.org, publications, research, professional development, and membership.

Center for Public Safety Management

The ICMA Center for Public Safety Management (ICMA/CPSM) was launched by ICMA to provide support to local governments in the areas of law enforcement, fire, Emergency Medical Services (EMS), emergency management, and 911-Communication Centers. CPSM also represents local governments at the federal level and has been involved in numerous projects with the Department of Justice and the Department of Homeland Security. Further, CPSM provides training and research for ICMA members and represents ICMA in its dealings with public safety professional associations such as CALEA, PERF, IACP, IAFC, PSHRA, DOJ, BJA, COPS, and NFPA.

In 2014 as part of a restructuring at ICMA, CPSM spun out of ICMA as a separate company and is now the exclusive provider of public safety technical assistance for ICMA. The *Center for Public Safety Management, LLC,* maintains the same team of individuals performing the same level of service that it had as an ICMA internal program.

As an organization, CPSM has more than 15 years of experience performing fire, EMS, law enforcement, and 911 Communication Center agencies nationwide using our unique methodology of aligning our comprehensive workload and response analysis with industry standards and best practices, and our client's issues and challenges. Our overall experience includes more than 500 such public safety studies in 46 states and provinces and 450+ communities ranging in population size from 269 (Bald Head, NC) to 4.4 million (Maricopa County, AZ).

The CPSM project teams offer years of practitioner, first line supervisory, middle management, and senior leadership experience in the fire, rescue, EMS, emergency management, law enforcement, and 911-Center disciplines; and a record of research, academic, teaching and training. Our team comprises true industry subject matter experts, not research assistants, interns, or generic management consultants.

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Center for Public Safety Management, LLC

www.cpsm.us

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SECTION 1. INTRODUCTION

The City of Farmington Hills and the Farmington Hills Fire Department (FHFD) engaged the Center for Public Safety Management (CPSM) to evaluate the current state of the city's Fire and EMS services and to develop a comprehensive five-year Strategic Plan for the fire department. As an all-hazards response agency, the FHFD provides fire suppression, technical rescue, hazardous materials, and EMS services (first responder and ground transport) to the City of Farmington Hills, Michigan, operating from five strategically located stations.

Strategic planning is a critical process that provides organizations with a clear and actionable roadmap for the future. It requires an honest self-assessment, data-driven gap analysis, and a commitment to continuous improvement. The FHFD undertook this process to strengthen operational performance, enhance service delivery, and ensure alignment with community needs. This plan builds upon existing departmental goals established through the annual budget process, with each FY 25/26 goal aligned to a broader City goal, reinforcing collaboration among the department, city leadership, and the community.

Throughout the strategic planning process, the Fire Chief, command staff, and department members demonstrated a shared commitment to advancing FHFD's mission and vision. Their candid participation and dedication to professional excellence were instrumental in shaping this plan.

The 2025 Farmington Hills Fire Department Strategic Plan serves as a guiding document for the delivery of Fire and EMS services (both first responder and transport) and department administrative and support programs. Central to this plan is a Strategic Plan Gap Analysis, which provides a comprehensive evaluation of community risks, projected growth, and FHFD's current response capabilities. This analysis examines workload, service demand, and resource deployment across the city's five fire stations to measure the department's ability to meet operational and community needs effectively.

The Strategic Plan and Gap Analysis encompass citywide and departmental considerations, focusing on strategic initiatives related to Fire and EMS service delivery, training and education, community risk assessment, fleet and facility infrastructure, and operational effectiveness. The operational analysis incorporates Standards of Cover components, including assessment of response times, station distribution, mutual and automatic aid, staffing levels, and the ability to assemble an Effective Response Force for Fire and EMS incidents. The FHFD's current operations were benchmarked against national standards and best practices, including those established by the National Fire Protection Association (NFPA), the Insurance Services Office (ISO), the Commission on Fire Accreditation International (CFAI), and prehospital emergency medical care best practices.

The primary objective of the Strategic Plan and Gap Analysis is to provide city leaders, department members, and community stakeholders with a comprehensive framework containing measurable and achievable goals. These initiatives are designed to enhance every aspect of Fire and EMS service delivery. Consistent with CPSM's mission, this plan equips City Leadership and the FHFD with the data and analysis needed to make informed decisions regarding service levels, infrastructure investments, and support programs that sustain a safe and resilient community.

§§§

Gap Analysis Key Elements

CPSM has developed a universal approach to public safety operational, administrative, and Standards of Cover analyses and reports. Our project work plan begins with a thorough review of the client's scope of work and is followed up with a project kick off meeting with our client to discuss the purpose of the project, ensure a mutual understanding of the scope of work, and discuss the desired outcomes. Through this dialogue CPSM's and the client's expectations are managed throughout the analysis process. More specifically, for this project, CPSM utilized the following Gap Analysis methodology:

Data Analysis and Document Review

The CPSM Fire and EMS Team utilized a wide range of data sources to inform its conclusions, recommendations, and strategic initiatives for the FHFD. Information was gathered from both the City and the Fire Department, supplemented by materials provided through CPSM's document and information request process. Key internal data sources included computer-aided dispatch (CAD) records for response time and workload analysis, the National Fire Incident Reporting System (NFIRS) for call-for-service data, and city documents detailing current and projected growth, population trends, departmental budgets, and community risk factors. Additional information provided by the FHFD included details about department staffing and deployment of resources; mutual aid; policies and procedures; community risk; fleet and facilities; and distribution of resources.

Stakeholder Interviews

This study drew heavily on interviews and engagement with the fire department, select city staff, and members of the community. CPSM conducted a series of on-site, in-person, and virtual interviews with senior leadership, middle management, and field personnel to gather insights into the department's administration and operations. In addition, a community survey was administered to incorporate the perspectives of community stakeholders into the assessment.

Operational/Administrative Assessment

Throughout the evaluation period, CPSM conducted a series of comprehensive assessments and observations. These included assessments of emergency operations, community risk, administrative functions, apparatus deployment, and coverage in comparison to national standards, and operational staffing levels related to assembling an Effective Response Force. The CPSM Fire and EMS Team examined all aspects of FHFD operations, gaining insight from both frontline personnel and management perspectives.

Deployment Analysis

In virtually all CPSM Fire and EMS studies, we are asked to identify appropriate staffing and resource deployment levels to include proper distribution of operational assets, response times, and workload as it relates to resiliency and levels of service. This is the case with the Gap Analysis as well. In this document we discuss operational workload; critical tasking; assembling an Effective Response Force; operational deployment, station distribution, and the feasibility of enhancing deployable assets in different locations to improve current response coverage and posture, and as future growth may occur; and other factors to be considered in establishing appropriate deployment levels. Staffing and deployment recommendations are based upon our comprehensive evaluation of all relevant factors and are benchmarked against national standards.

Where applicable in this report CPSM utilizes national benchmarking as follows:

Insurance Services Office: The Insurance Services Office (ISO), a subsidiary of Verisk Analytics is a national, not-for-profit organization that collects and evaluates information from communities across the United States regarding their capabilities to combat building fires. The Verisk hazard mitigation team collects and evaluates information regarding the community's capabilities to provide municipal fire protection. This information is analyzed further utilizing the Fire Suppression Rating System from which individual section credits and points are tabulated and a Public Protection Classification for the community is assigned. Classifications range from 1 through 10, with one being the highest rating a community can achieve.[1]

NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Career Fire Departments, 2020 edition (National Fire Protection Association, Quincy, MA): NFPA 1710 outlines the organization and deployment of operations by career, and primarily career fire and rescue organizations.[2]

According to NFPA 1710 *A fire department that utilizes full-time or full-time-equivalent (FTE) station-based personnel immediately available to comprise at least 50 percent of an initial alarm assignment* aligns with this standard (NFPA 1710). This standard serves as a benchmark to measure staffing and deployment of resources to certain building types and emergencies. Specific components of NFPA 1710 that are germane to staffing and deployment of resources include the assembling of an Effective Response Force (ERF -staffing to perform Critical Tasks on the fireground) for certain building risks, and response times (call processing or dispatch time; turnout time; and travel time to the scene).

Quality Improvement for the Fire and Emergency Services,10th edition, Center for Public Safety Excellence: This manual details the process for conducting a community risk assessment, developing a Standards of Cover, establishing a community-driven strategic plan, and self-assessing all segments of the fire department.[3]

For a fire department to achieve accreditation through the Center for Public Safety Excellence (CPSE), several key components must be satisfied. One of the most essential requirements is the development and implementation of a comprehensive Strategic Plan.

Completing a Strategic Plan provides significant benefits to both the department and the community it serves. It establishes a clear roadmap for the future, defining organizational priorities, performance objectives, and measurable outcomes. The process promotes transparency, accountability, and stakeholder engagement ensuring that decisions are data-driven and aligned with community expectations.

The development of a Strategic Plan reflects the principles of contemporary fire administration and leadership. It emphasizes proactive planning, continuous improvement, and adaptive management, which are hallmarks of modern public safety organizations. Through strategic

1. Verisk's Community Hazard Mitigation Services (isomitigation.com).
2. NFPA 1710 is a nationally recognized standard, but it has not been adopted as a mandatory regulation by the federal government or the State of Michigan. It is a valuable resource for establishing and measuring performance objectives for the FHFD but should not be the only determining factor when making local decisions about the city's Fire and EMS services.
3. Center for Public Safety Excellence, Chantilly, VA.

planning, fire department leaders demonstrate a commitment to organizational excellence, effective resource management, and service delivery that meets the evolving risks and needs of the community.

A Gap Analysis also serves to assess the current state of Fire and EMS services within a community and the organization to identify gaps or areas for improvement from which recommendations can be made, and strategic initiatives developed.

Key concepts involved in conducting such an analysis include:

- ✓ Evaluation of Service Coverage: This component examines the geographic coverage of Fire and EMS services to confirm that all areas within the jurisdiction receive adequate protection. It includes the evaluation of response times, resource availability, and identification of any underserved or high-risk zones.
- ✓ Resource Allocation Analysis: This assessment reviews the distribution of personnel, equipment, and funding to ensure resources are allocated effectively and efficiently. It focuses on identifying imbalances or deficiencies that may limit the department's ability to respond promptly and effectively.
- ✓ Emergency Response Capability Assessment: This analysis evaluates the department's ability to manage a wide range of emergencies, including fires, medical incidents, hazardous materials situations, and natural disasters. It also examines the adequacy of training programs, equipment, and response protocols to ensure readiness and resilience.
- ✓ Regulatory Compliance Review: This step analyzes the department's adherence to applicable regulations, standards, and guidelines governing Fire and EMS operations. It includes compliance with state and local requirements and benchmarking against national standards and accreditation best practices.
- ✓ Interagency Coordination Analysis: This component evaluates collaboration between Fire, EMS, and other emergency response agencies, focusing on the effectiveness of mutual and automatic aid agreements and the efficiency of multi-agency operations.
- ✓ Infrastructure Assessment: This gap analysis examines the facilities, apparatus, and equipment that support Fire and EMS operations. It identifies areas where infrastructure investments or upgrades are needed to maintain or improve service delivery and facility livability.
- ✓ Performance Metrics Development: This step establishes key performance indicators (KPIs) to measure the effectiveness, efficiency, and resilience of Fire and EMS services. Metrics may include response times, workload distribution, and resource utilization rates.
- ✓ Strategic Planning Initiatives: Findings from the gap analysis inform the development of actionable strategic initiatives designed to close identified gaps and enhance overall service delivery. This includes setting measurable goals, defining implementation timelines, and allocating necessary financial and human resources.

In summary, the Gap Analysis process provides a comprehensive, data-driven framework that helps Fire and EMS departments identify operational gaps, address challenges, and capitalize on opportunities. It supports modern leadership, informed decision-making, and the delivery of effective, timely, and sustainable emergency services.

Summary of Gap Analysis

The Farmington Hills Fire Department (FHFD) serves a diverse and dynamic community whose overall fire and life safety risk is shaped by incident demand, demographics, building composition, and service delivery capacity. Between May 1, 2024, and April 30, 2025, FHFD responded to 13,419 calls for service, a 31 percent increase over the CPSM five-year workload and response time analysis of which 68 percent were EMS incidents, 28 percent were fire-related, and 4 percent were aid or canceled calls. This growth reflects both increasing community demand and the department's expanding operational scope.

Farmington Hills' strong operational and water distribution system performance is underscored by its Insurance Services Office (ISO) - Public Protection Classification (PPC) rating of Class 02/2Y, placing it among the top-performing fire departments in Michigan and well above national averages. This high rating reflects excellence in fire suppression capability, emergency communications, and water supply, along with credit for community risk reduction (CRR) efforts. However, the city's evolving risk profile, driven by demographics and social determinants of health, requires ongoing adaptation. While Farmington Hills is generally characterized as a low- to moderate-risk community, the presence of vulnerable populations including older adults, children, residents with disabilities, and those facing socioeconomic barriers introduces localized areas of elevated risk. These conditions necessitate tailored outreach, proactive EMS planning, and targeted fire prevention initiatives.

From a structural risk standpoint, Farmington Hills is predominantly composed of low-hazard single-family dwellings; however, a significant number of higher-risk occupancies exist, including multifamily residential buildings, educational institutions, medical and assisted-living facilities, and other properties housing vulnerable populations. These occupancies present increased life safety challenges that warrant enhanced pre-incident planning and risk-specific response strategies. FHFD's current Community Risk Reduction (CRR) program operates at times more reactively than proactively, and transitioning toward a formalized, data-driven CRR framework would strengthen prevention, education, and risk mitigation while improving overall community resilience.

Operationally, FHFD demonstrates high levels of professionalism and training, delivering over 22,000 hours of training in 2024. Dedicated fire and EMS training officers ensure compliance with state and national standards; however, frequent assignment to emergency responses impacts time available for more structured training, development, and skills performance evaluation. The absence of a FHFD training facility limits hands-on practical – live fire training. Regionally there are such sites, however, there are operational impacts when scheduling companies for this training.

Analysis of system performance reveals significant challenges related to overlapping calls, staffing, and resiliency. Approximately 68 percent of all calls occur concurrently with another incident, and 72 percent of the time there is at least one active call within an hour. Stations 3 and 4, which operate single units, face the greatest impact. Single-source deployment models, where stations house only one crew such as is the case at Stations 3 and 4 further stress coverage, particularly during simultaneous incidents, which contributes to extended travel times and reduced response reliability.

The FHFD's ability to assemble an Effective Response Force (ERF) consistent with NFPA 1710 standards is adequate for single-family dwelling fires under optimal staffing conditions but limited for larger or higher-risk occupancies. This constraint highlights the need for expanded staffing, strengthening mutual aid collaboration, and continued reliance on the availability of Paid-On-Call (POC) members for surge capacity.

The FHFD's EMS transport workload also presents resiliency challenges, as unit hour utilization (UHU) rates for Squads 2 and 3 exceed accepted fire service benchmarks. To address this, FHFD should consider implementing a peak-time Squad to improve ambulance availability during high-demand periods.

Staffing and workforce composition remain central to system performance. The department relies on a combination of career and POC firefighters; however, declining POC availability, a direct result to increasing requirements, shifting demographics and a desire for greater work-life balance have reduced the reliability of POC availability. This condition amplifies operational impacts and limits the department's ability to maintain consistent and enhanced coverage, particularly during peak periods. Based on the current workload, resiliency impacts, and overall capabilities for initial companies arriving at structure fires and other complex incidents, CPSM assesses the FHFD should begin a phased transition toward additional full-time staffing and a career fire and EMS department. A phased transition should include prioritizing Stations 1, 3, and 4 to enhance the staffing of one fire suppression and one Squad at these stations. Transitioning to a career department should be done strategically over the mid-long terms while balancing fiscal realities.

From a performance standpoint, FHFD's 90th percentile structure fire travel time of seven minutes (420 seconds) exceeds NFPA 1710's 240-second benchmark. Given community layout and traffic patterns, adopting a locally attainable benchmark of 420 seconds (7.0 minutes) at the 90th percentile for both structure fire and high-acuity EMS responses is appropriate. Similarly, turnout times currently exceed NFPA standards; FHFD is encouraged to target ≤ 80 seconds for fire and special operations incidents and ≤ 60 seconds for EMS calls -both at the 90th percentile.

The department maintains a modern, standardized fleet of engines, ladder trucks, and EMS Squads that support safe and efficient operations. Current life-cycle replacement aligns with national best practices. A more formalized fleet management framework and heavy fleet replacement plans will ensure reliable fleet service over the long run.

Finally, while FHFD's five stations, built between 1980 and 2007, remain functional, their age underscores the importance of ongoing facility evaluation to ensure compliance with modern standards for safety, health, and operational efficiency. Many facilities have been updated to include contemporary features supporting firefighter wellness, decontamination, and response readiness. The FHFD and city are encouraged to sustain these buildings as they currently are.

In summary, the Farmington Hills Fire Department is a high-performing, professional organization that provides effective fire and EMS protection to a growing and complex community. However, rising call volume, overlapping incidents, limited staffing depth, and evolving community risks challenge its long-term operational resiliency. By investing in additional staffing over the long term, formalizing Community Risk Reduction efforts, enhancing training capacity, and sustaining fleet and facility infrastructure, the FHFD can strengthen its ability to meet current and future service demands while sustaining its exemplary record of community protection and public trust.

SECTION 2. STRATEGIC PLANNING PROCESS OUTCOMES

Methodology

While "strategy" can be defined in many ways, it generally refers to the process of setting goals, identifying the actions needed to achieve them, and aligning resources to conduct those actions. In essence, strategy defines how an organization's goals (the ends) will be accomplished through the effective use of its resources (the means). A strategy may be intentional, developed through deliberate planning, or emergent, evolving over time as the organization adapts to changing conditions and external influences.

In the case of the Farmington Hills Fire Department (FHFD), it is evident that the department's strategy is in an active state of evolution. Working collaboratively with city leadership, the FHFD is focused on developing a clear and purposeful roadmap to guide its future direction and ensure continued progress and alignment with community needs.



Strategic planning is an organization's process of defining its direction and making decisions relative to the optimization of limited resources. A strategic plan also contains tools that can guide the implementation of the strategy. Strategic planning became prominent in corporations during the 1960s and remains an important aspect of organizational planning.

Strategic implementation is analytical in nature and involves identifying how to best reach a goal or desired outcome. The recommendations contained in this document form the framework for action and indicate where change is necessary.

The overall methodology for the FHFD Strategic Plan includes concepts from the Customer-Centered Strategic Planning (CCSP) process. This planning process places a strong emphasis on understanding and meeting the needs of customers. In the case of a Fire and EMS department, this includes internal department members and external customers or users of the FHFD. The process is designed to align an organization's strategies and actions with the expectations and preferences of its members and customers.

The key components of the Customer-Centered Strategic Planning process concepts CPSM utilized in our plan development methodology included:



- ✓ Understanding Internal Customer Needs through internal and external focus groups that included the FHFD members, city leadership, and the community.
- ✓ Community Survey: The community survey focused on the perceptions of services provided to the public by the FHFD, use of services provided, knowledge of services provided, and thoughts on what the public hopes to see from the FHFD.
- ✓ CPSM consultants were furnished with numerous FHFD reports and summary documents outlining department strengths, weaknesses, and deployment of emergency and internal support resources.

The strategic implementation process considers the complexities of the organizational environment and includes the following key components:

- ✓ Inputs: The data and information used to inform analysis and develop recommendations.
- ✓ Outputs: The resulting implementation plan designed to put strategies into action.
- ✓ Outcomes: The measurable results that require ongoing monitoring and evaluation to assess effectiveness and guide continuous improvement.

Inputs

Data is gathered from a variety of sources, such as interviews with key fire service personnel, reviewing community survey results, review of pertinent data and documents on the community, service demand, desired service level, standard of cover components, organizational performance, and observations gathered through field visits. Inputs are then collected to help support an understanding of the environment and its opportunities and risks. Other inputs include an understanding of the values of stakeholders. These values may be captured in an organization's mission statement, and in the observed organizational culture which provides an emergent perspective on the actual values present within an organization. The inputs gathered during the organizational analysis form the basis for each of the recommendations that have been developed.



Outputs

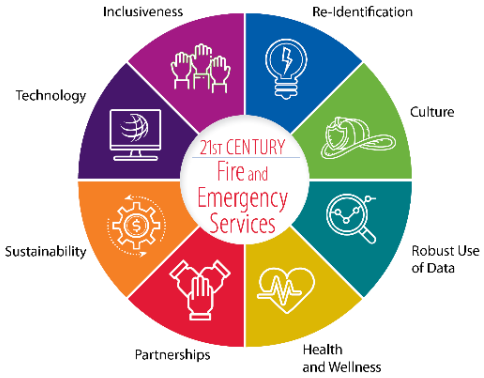
The output of strategic planning includes documentation and communication describing the organization's strategy and how it should be implemented, sometimes referred to as the strategic plan. The strategy may include a diagnosis of the competitive situation, a guiding policy for achieving the organization's goals, and specific action plans to be undertaken for the implementation of the recommendations listed. A strategic plan may cover multiple years and is a flexible document that should be updated periodically.

Outcomes

The strategic planning process produces outputs, as described above; the implementation of the strategic plan produces outcomes. Ultimately, the implementation of the recommendations contained in this report will produce significant changes and place the organization on an intended path. Change within a public sector organization typically produces some level of initial skepticism, discomfort, and places personnel in a situation that is unfamiliar. As the process of implementing change moves forward, each action often elicits a reaction. Therefore, the team working to implement desired organizational change should be ready to address unanticipated outcomes, which often manifest themselves as barriers to continued change. The process of implementing change should be considered a learning process.

This FHFD Strategic Plan encompasses both a baseline gap analysis of the organization and a "road map" to develop and achieve a planned response to specific factors which will or potentially will affect the organization's mission, or in the case of a public safety agency, service deliverables.

This Strategic Plan also identifies the purpose of the organization, what the organization will do, and how it may perform though goals and measurable objectives. It specifies baseline capabilities, real or potential constraints that may exist or be placed on the organization and delivers a set of goals and requirements to achieve identified objectives and desired outcomes.



Forces impacting the 21st Century Fire and Emergency Services

Defining clear goals and objectives for any organization through a formal strategic planning document establishes a resource that any member of the organization, or those external to the organization, can view and determine in what direction the organization is heading, and as well how the organization is planning to get there.

One of the biggest challenges is that once an organizational analysis has been completed, implementation often stalls as the Fire-EMS department is overwhelmed with the amount of change necessary for substantive implementation. The process of introducing change into a public sector organization needs to be carefully developed and monitored.

Implementing a strategy requires all stakeholders, should contain established priorities for action, and should outline a realistic pace for any change. In a modern strategic plan, it is critical to establish clear, realistic, and actionable goals and objectives for each program area and service offering. Each program should then:

- ✓ Define its goals – clearly articulate what it intends to achieve.
- ✓ Translate goals into measurable indicators – identify metrics that demonstrate progress and success.
- ✓ Collect relevant data – gather information to track performance against the indicators.
- ✓ Evaluate outcomes – compare actual results to the established goals and benchmarks to assess effectiveness and guide continuous improvement.[4]

This approach ensures accountability, data-driven decision-making, and alignment of resources with organizational priorities.

FHFD strategic initiatives and goals should continuously link back to established City strategic goals. That said, city leadership has developed mid- and long-term goals, which are outlined in the FY 25/26 city budget document. These goal guide the city's priorities, resource allocation, and long-term planning. These goals also provide a framework for enhancing community services, promoting operational efficiency, and addressing both current and future community needs.

By aligning FHFD strategic goals with city goals, the FHFD ensures that its programs, resource investments, and operational strategies directly support the broader objectives of the city, fostering coordinated growth, improving service delivery, and maximizing the impact of public safety efforts for the community.

City goals are outlined in the next figures.[5]

4. Starling, *Managing the Public Sector*, 287.
5. City of Farmington Hills, MI FY 2025/26 Annual Budget.

Figure 1: City of Farmington Hills Mid-Term Goals

1. Provide high quality dependable public services.
2. Implement programs and activities to reduce costs, increase revenues, and add efficiencies.
3. Enhance the safety of the city's residents and businesses, as well as visitors to the community.
4. Provide forums that encourage active participation in our local community and government.
5. Expand and retain the existing business base and enhance commitment to the redevelopment of the maturing sections of the city.
6. Provide a wide array of artistic, cultural, and recreation programs and activities to meet the changing leisure needs of the community.
7. Be proactive in the legislative process at the State and Federal level by representing the interests of the city.
8. Maintain an educated staff and provide a safe and positive work environment.
9. Ensure compliance with all federal, state, and local laws in addition to the rules and requirements of other governing agencies and organizations.
10. Participate in sound management practices to protect and enhance the environment.
11. Maintain a strong City identity and citizen participation by enhancing communication with the public.

Figure 2: City of Farmington Hills Long-Term Goals

1. Assure the continued vitality of Farmington Hills as a premier community by preserving the tax base, the infrastructure and quality of life.
2. Improve the livability of the city.
3. Preserve and strengthen city home rule to maintain local control of local issues.



Photo credit: City of Farmington Hills, MI FY 2025/26 Budget Document

Community Survey

The City of Farmington Hills engaged the Center for Public Safety Management, LLC (CPSM) to develop a Strategic Plan for the Farmington Hills Fire Department (FHFD). CPSM's methodology incorporates elements of the Customer-Centered Strategic Planning (CCSP) process, which emphasizes aligning organizational strategies with the needs and expectations of customers, in this case, both the residents and community served by the FHFD and its internal stakeholders.

The purpose of this section is to communicate the survey results, identify areas of community consensus, and highlight opportunities to strengthen public education, operational alignment, and strategic planning.

As part of this process, CPSM and the City launched a community survey designed to gather resident feedback on service quality, program importance, and priorities for future funding and service expansion. CPSM developed the survey instrument collaboratively with input from City leadership and FHFD staff. The survey was promoted by the City's Communications & Community Engagement Department and made available both online and in paper format at key community locations from September 2 to September 16, 2025. A total of 556 responses were received.

Most survey questions were in the form of a Yes/No/NA structure or a Likert scale which prompted respondents to provide the degree to which they agreed or disagreed with statements provided. There were also 2 open-ended questions included at the end of the survey to allow respondents the opportunity to provide opinions and feedback.

Respondents were provided with a brief description of the survey and were assured their responses would remain anonymous. No identifying information was collected beyond basic demographic information. The survey did ask for the zip code the respondent lived in, or possibly in some cases where the respondent's business is located. Zip Codes 48331 and 48336 had the highest survey responses.

Overall, the findings reflect high levels of community satisfaction and trust in the FHFD's services and personnel, while also identifying opportunities for enhanced communication and education on funding priorities. Three key themes emerged from the analysis:

Strong Trust in Core Services: Residents overwhelmingly view Emergency Medical Services (EMS) and Fire Response as "Very Important," with near-perfect ratings. Respondents expressed strong confidence and comfort in calling the FHFD for assistance.

Interest in Staffing and Equipment Investment: While 63.7% of respondents indicated they would like more information before prioritizing funding areas, those who did express preferences identified additional operational staffing (28.86%) and additional equipment and apparatus (28.86%) as top priorities.

Opportunities to expand communication and engagement: Despite high satisfaction levels, 20.14% of residents reported being unaware of FHFD public events. The preferred communication channels include the City Newsletter (48.73%), Facebook, and the FHFD website, indicating the value of a coordinated, multichannel outreach approach.

Overall, the FHFD enjoys a strong foundation of public trust and satisfaction. Moving forward, the FHFD's strategic efforts should focus on expanding public education, enhanced communication regarding budget and resource needs, and maintaining active engagement to sustain community support and readiness for the future.

Survey Findings

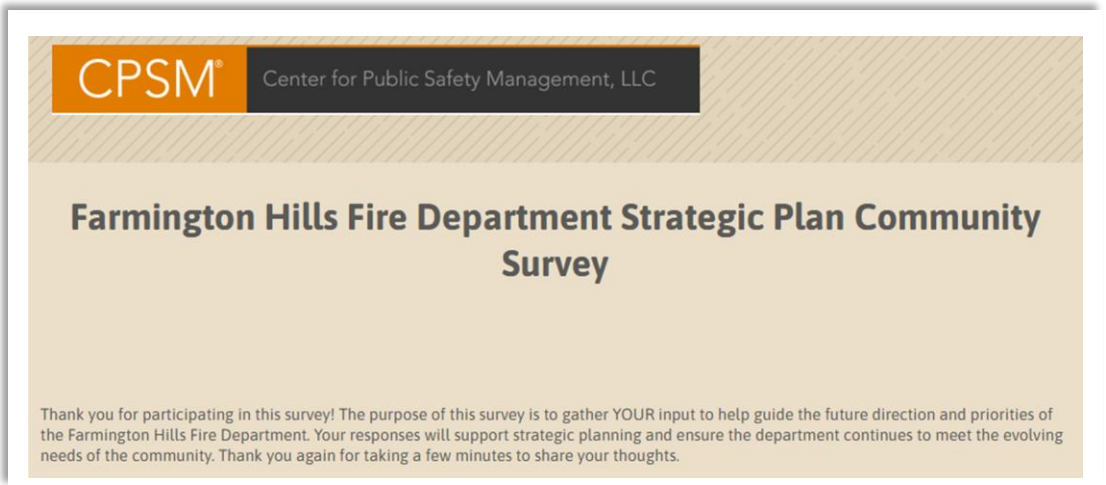
The FHFD Community Survey was organized into several topical questions. The Weighted Average (WA) is used for Likert scale questions (1-5 scale, 5 = highest satisfaction/importance).

Responses were provided to statements using a Likert scale (1 to 5), where 1 indicates "Strongly Disagree" and 5 indicates "Strongly Agree." Thus, a higher weighted average (WA) indicates a higher level of agreement, conversely, a lower weighted average (WA) represents a higher level of disapproval.

Weighted Average Translation Key (1-5 Scale)

Score Range	Sentiment Meaning
✓ 1.00 – 1.80	Overwhelming Disagreement (Critical Negative)
✓ 1.81 – 2.60	Disagreement (Negative Trend)
✓ 2.61 – 3.40	Neutral / Mixed (Area of Concern)
✓ 3.41 – 4.20	Agreement (Positive Trend)
✓ 4.21 – 5.00	Strong Agreement (Key Strength)

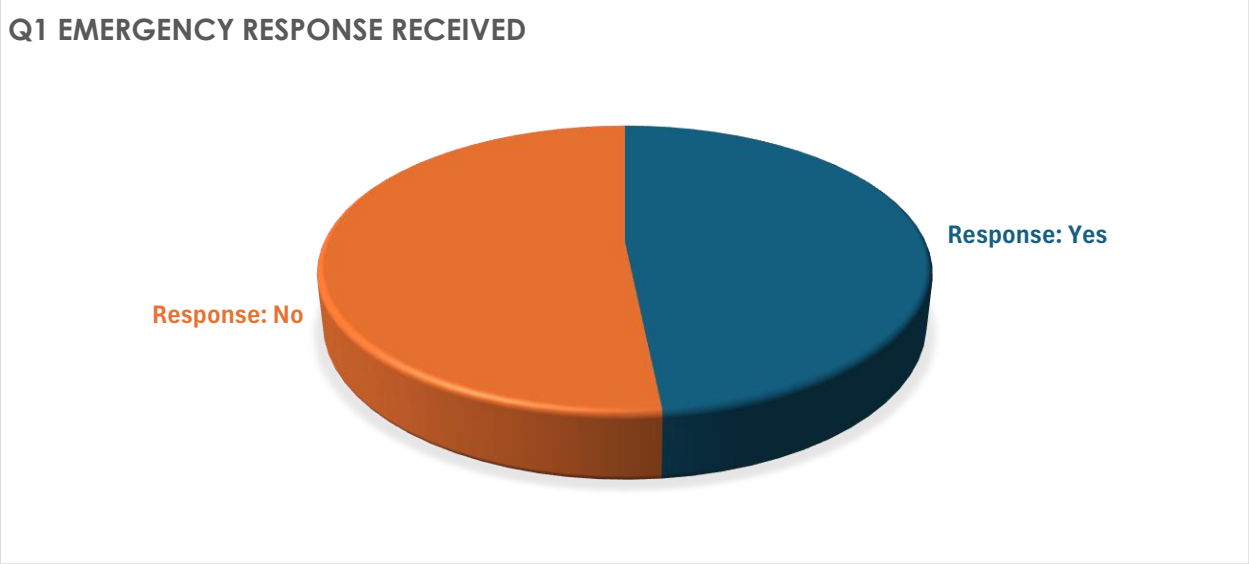
A neutral answer on a Likert scale indicates that the respondent neither agrees nor disagrees with the statement being evaluated. It represents a midpoint on the scale, often labeled as "neutral," "undecided," or "no opinion." Selecting this option suggests that the respondent does not have a strong positive or negative view about the topic, may feel indifferent, or may not have enough information or experience to form a definitive opinion. In survey analysis, neutral responses are important because they can reveal areas where respondents are uncertain, disengaged, or perceive the issue as balanced, offering valuable context for interpreting overall attitudes and trends.



Question 1. Emergency Response Experience

This question establishes how many residents have experienced an emergency response. Results show that slightly under half of respondents have been directly served by the FHFD for an emergency (e.g., medical, fire, crash). This highlights a broad base of experience within the community.

Q1. Has the Farmington Hills Fire Department ever responded to help you (e.g., car crash, house fire, medical emergency, report of a hazardous odor)?

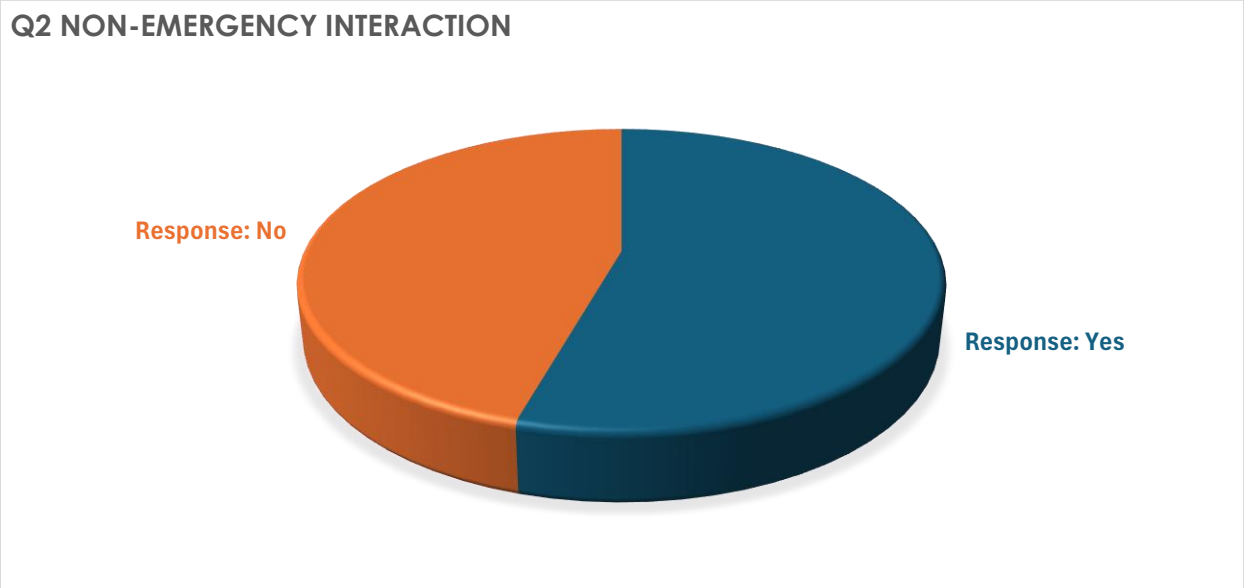


Response	Percentage	Count
Yes	48.38%	268
No	51.62%	286

The responses show that the community is almost evenly split: 51.6% of respondents (286 respondents) indicated that the Fire Department has not responded to help them, while 48.4% (268 respondents) said they have received assistance. This suggests that nearly half of the survey participants have had direct emergency interactions with the FHFD, highlighting its significant presence in the community.

Question 2. Non-Emergency Interaction

A majority of respondents reported having non-emergency interactions with the FHFD (e.g., school visit, open house). This indicates successful, broad community engagement efforts beyond emergency calls.

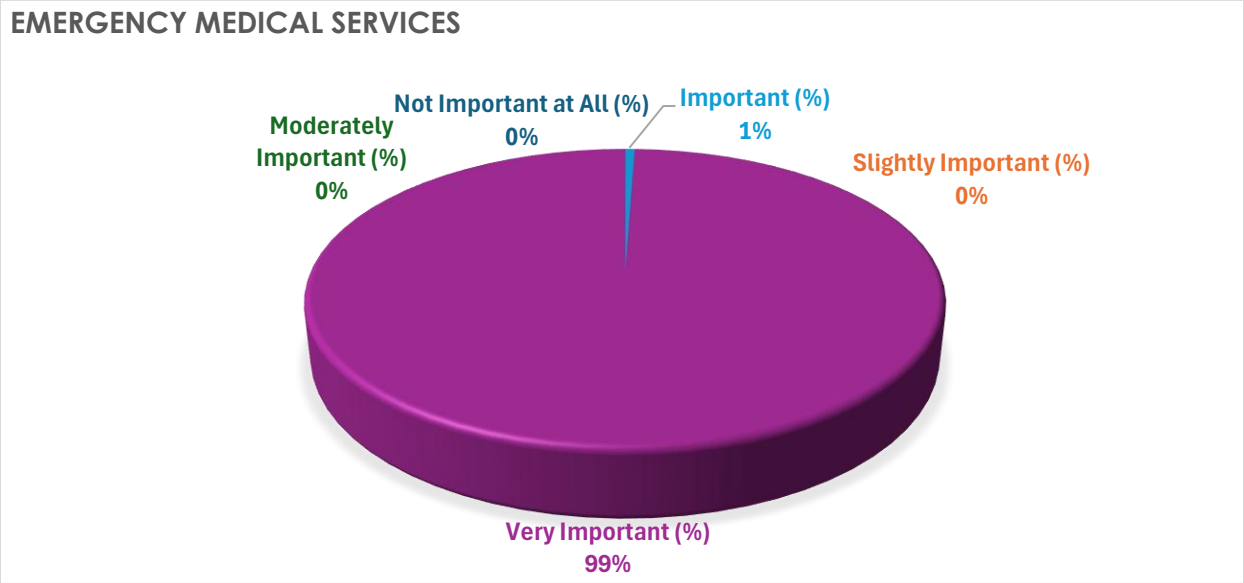


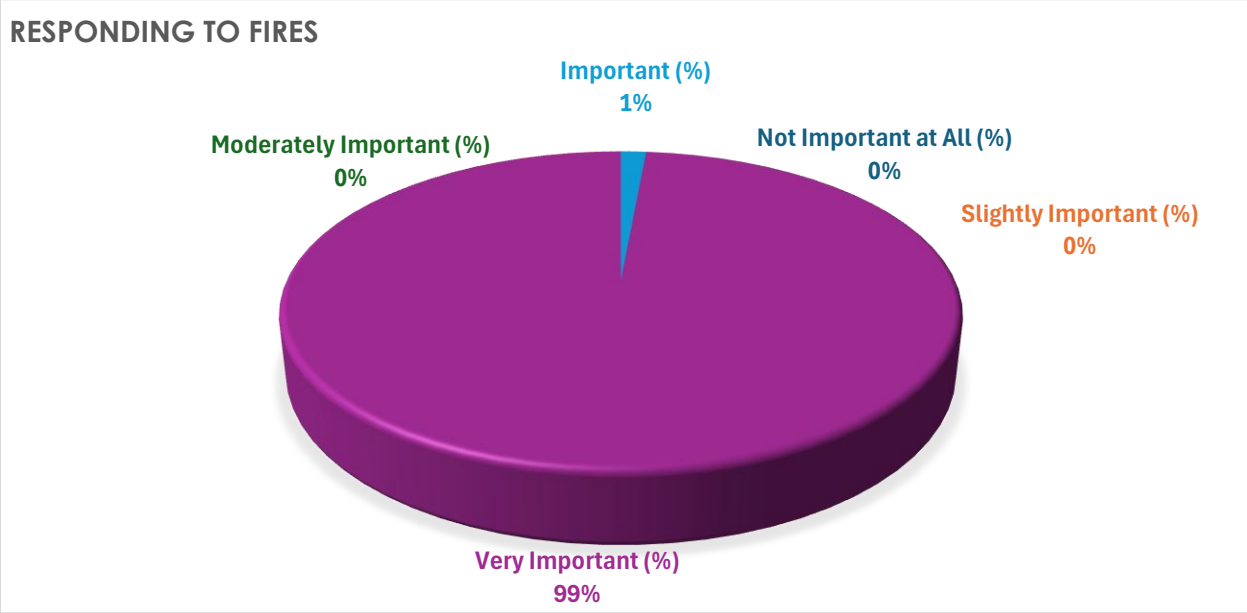
Response	Percentage	Count
Yes	54.41%	302
No	45.59%	253

The majority of respondents (54.4%, or 302 respondents) reported having non-emergency interactions with the FHFD, while 45.6% (253 respondents) have not. This indicates that more than half of the community has engaged with the FHFD outside of emergency situations, reflecting a strong level of community outreach and involvement. This also offers opportunity to engage more of the community in non-emergency interactions such as public life safety education.

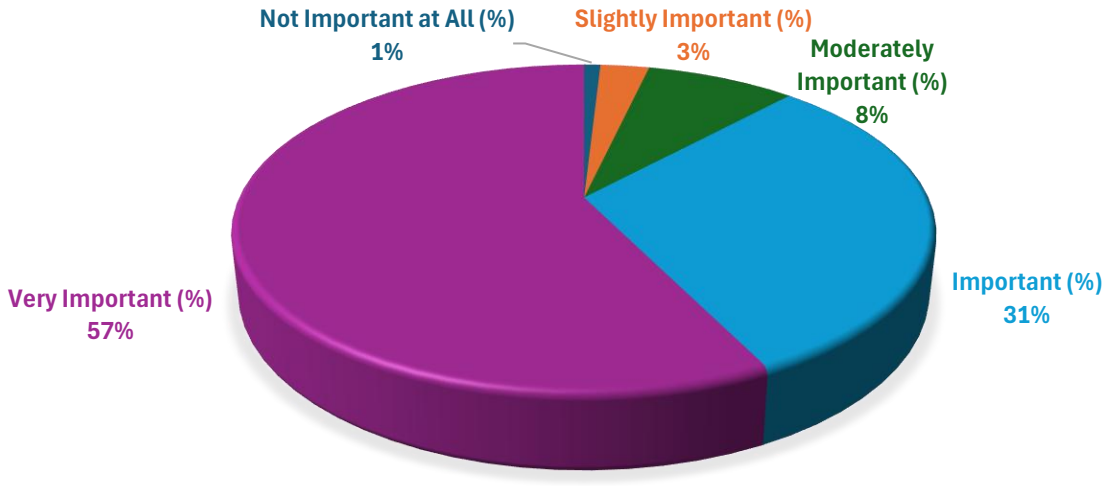
Question 3. Importance of Services

Residents overwhelmingly regard all core Fire Department services as "Very Important," demonstrating a clear understanding of the department's essential mission. EMS and Fire Response received near-perfect scores, emphasizing their foundational value.

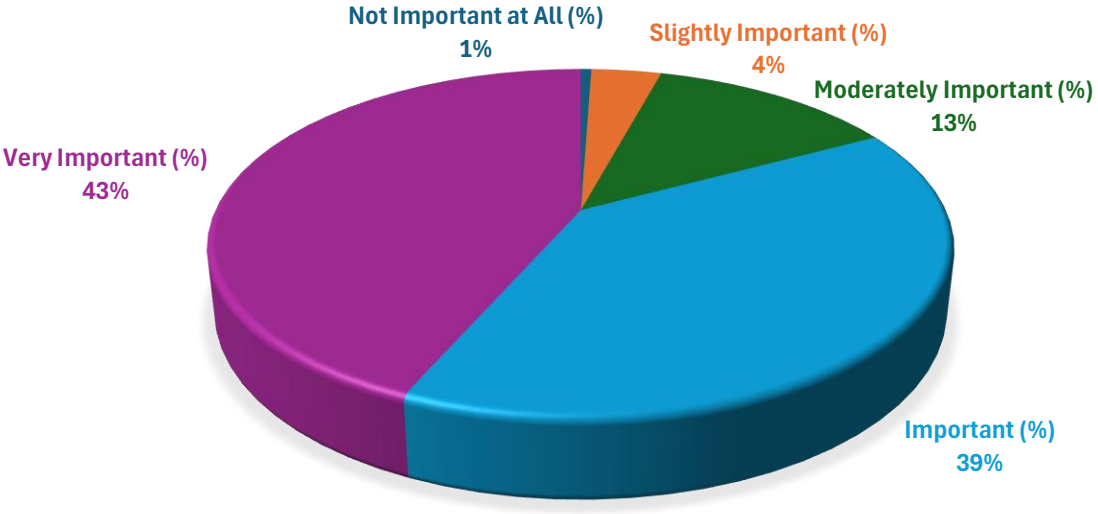




FIRE SAFETY INSPECTIONS OF ALL BUSINESSES



COMMUNITY EDUCATION (CPR, EXTINGUISHER TRAINING, ETC.)



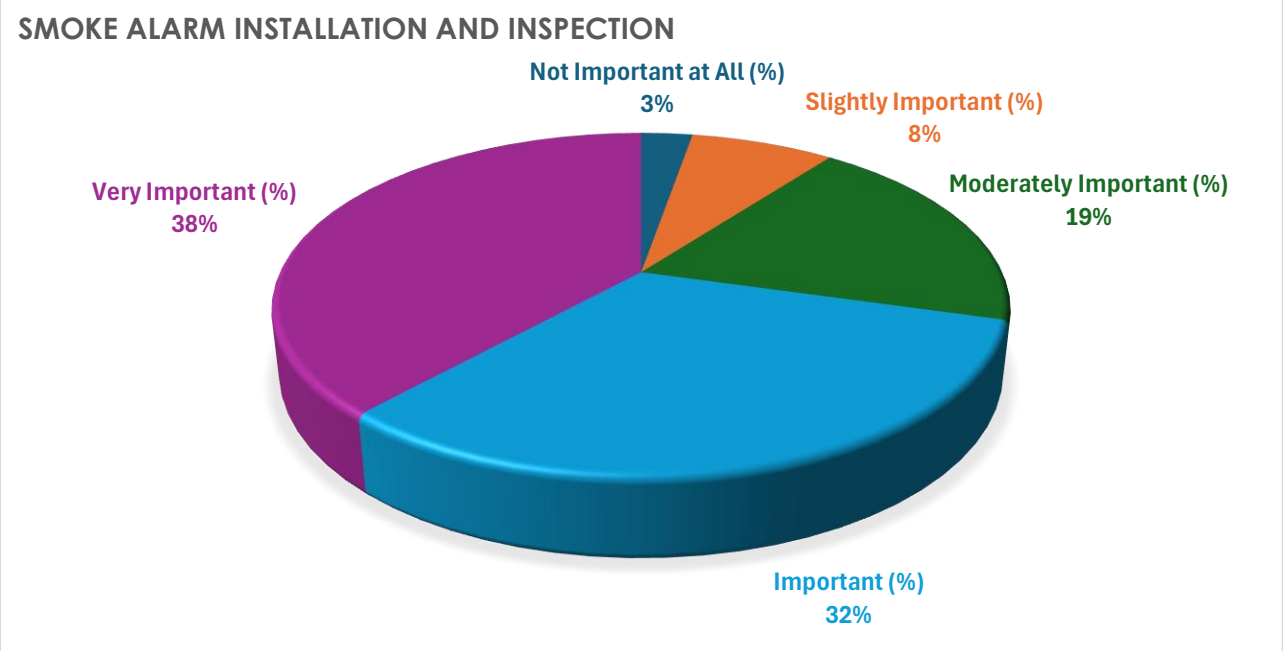




Photo Credit: CBS Detroit: 5/21/2021



Photo Credit: City of Farmington Hills Facebook Site: 10/25/2023

Response	Not Important at All (%)	Slightly Important (%)	Moderately Important (%)	Important (%)	Very Important (%)	Weighted Average (WA)
Emergency Medical Services	0.00	0.00	0.00	0.55	98.56	4.99
Responding to Fires	0.00	0.00	0.00	1.44	98.56	4.99
Fire Safety Inspections of All Businesses	0.90	2.70	8.29	30.81	57.30	4.41
Community Education (CPR, Extinguisher Training, etc.)	0.55	3.65	12.96	39.42	43.43	4.22
Smoke Alarm Installation and Inspection	2.71	7.58	19.13	32.31	38.27	3.96

The findings show that: Emergency Medical Services and Responding to Fires are considered highly important, with 96% and 99% of respondents respectively rating them as 'Very Important' or 'Important', and both services achieving weighted average scores near the maximum (4.95 and 4.99 out of 5).

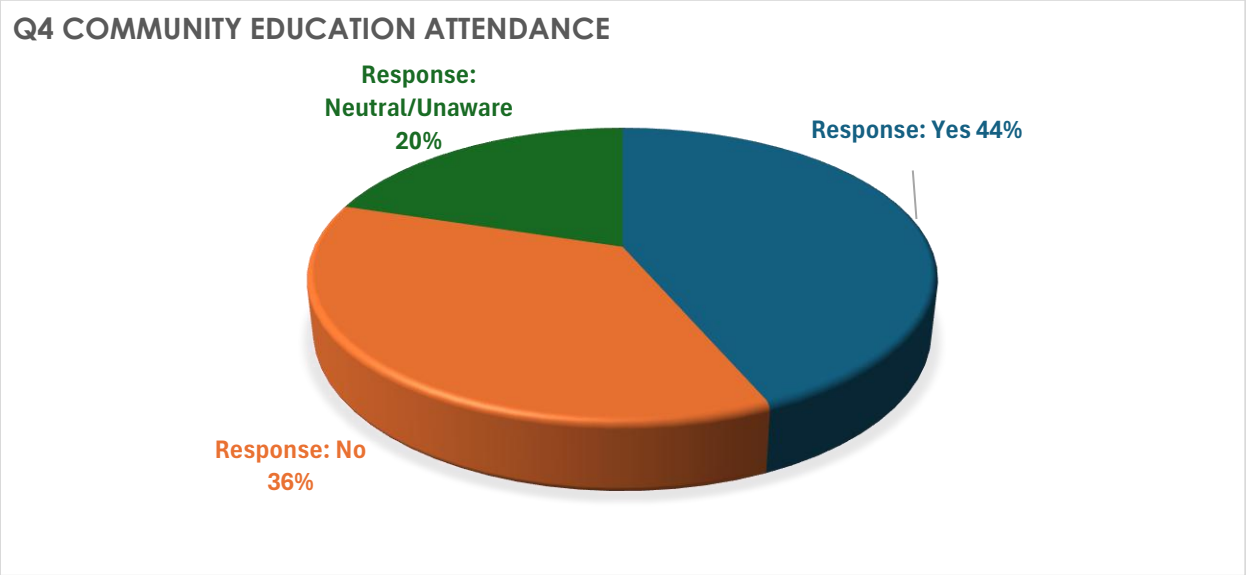
Community Education (e.g., CPR, Fire Extinguisher Training) and Smoke Alarm Installation/Inspection are also valued, but to a slightly lesser degree, with weighted average scores of 4.22 and 3.96.

Fire Safety Inspections of All Businesses is seen as important as well, with a weighted average score of 4.41.

Overall, the community places the highest importance on emergency response services but also recognizes the value of education and prevention programs.

Question 4. Community Education Attendance

While over 43% of residents have attended an event, a significant combined percentage (56.47%) either have not attended or were unaware of events held by the Fire Department. This indicates a key opportunity to improve public awareness and marketing of existing programs.



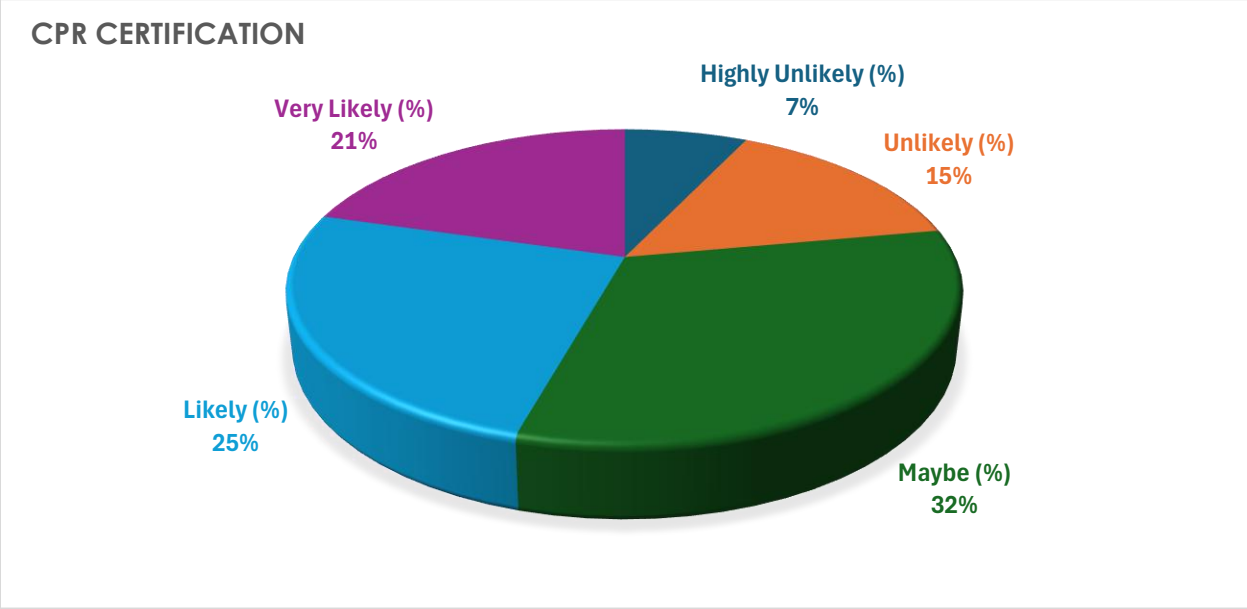
Response	Percentage	Count
Yes	43.53%	242
No	36.33%	202
I have not been aware of events held by the Fire Department	20.14%	112

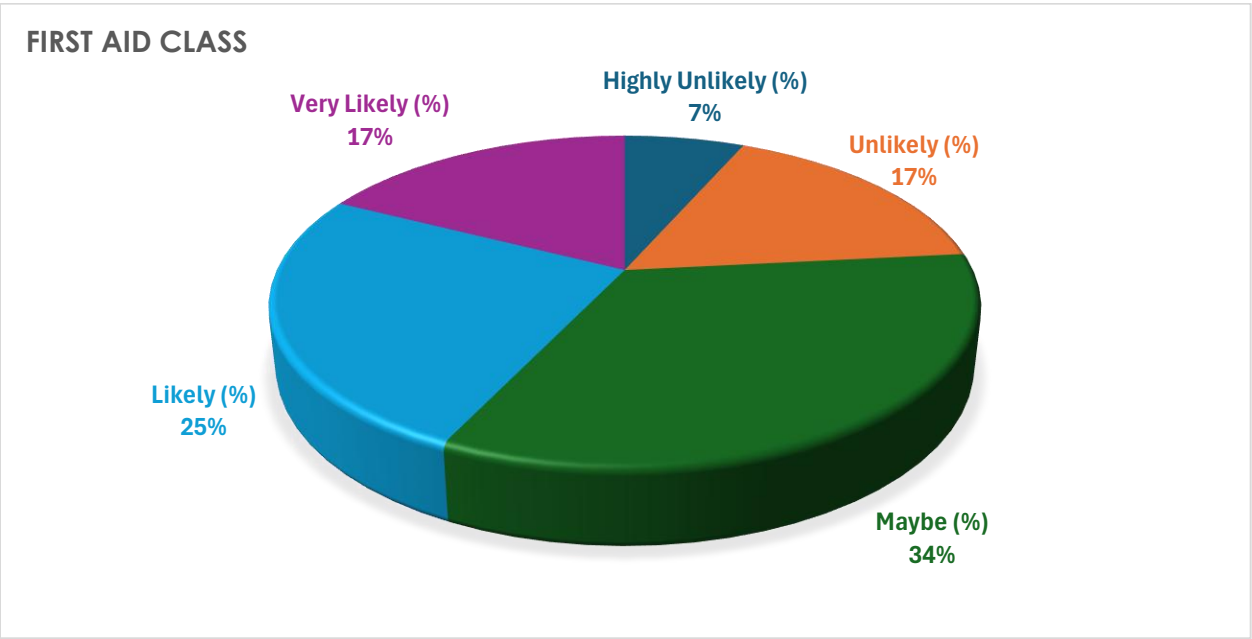
43.5% of respondents (242 respondents) said they have attended one of these types of events. 36.3% (202 respondents) have not, and 20.1% (112 respondents) were not aware of these events.

This suggests that while a significant portion of the community has participated in Fire Department educational activities, there is still a notable group that is either unaware of these opportunities or has not attended.

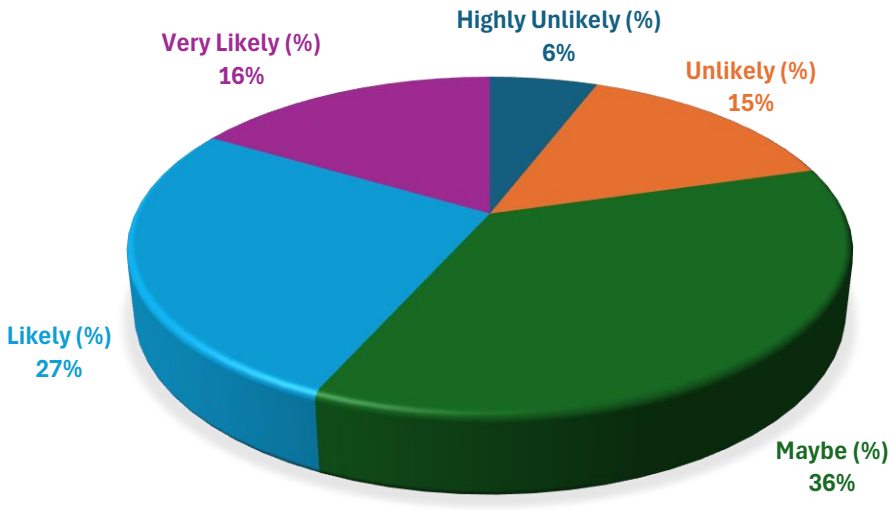
Question 5. Willingness to Participate in Programs

Residents show a high willingness to participate in medical-related training like CPR (WA 3.37), First Aid (WA 3.30), and "Stop The Bleed" (WA 3.21). Conversely, there is a clear low willingness to participate in the Youth Fire Safety Education Program (WA 2.35), suggesting this program may need significant restructuring or enhanced promotion to engage more the community.

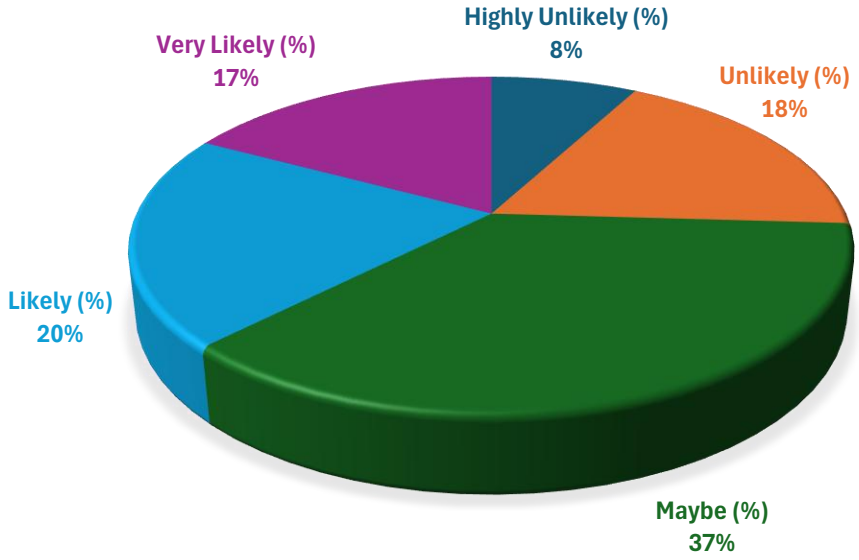




EMERGENCY PREPAREDNESS TRAINING



STOP THE BLEED" TRAINING



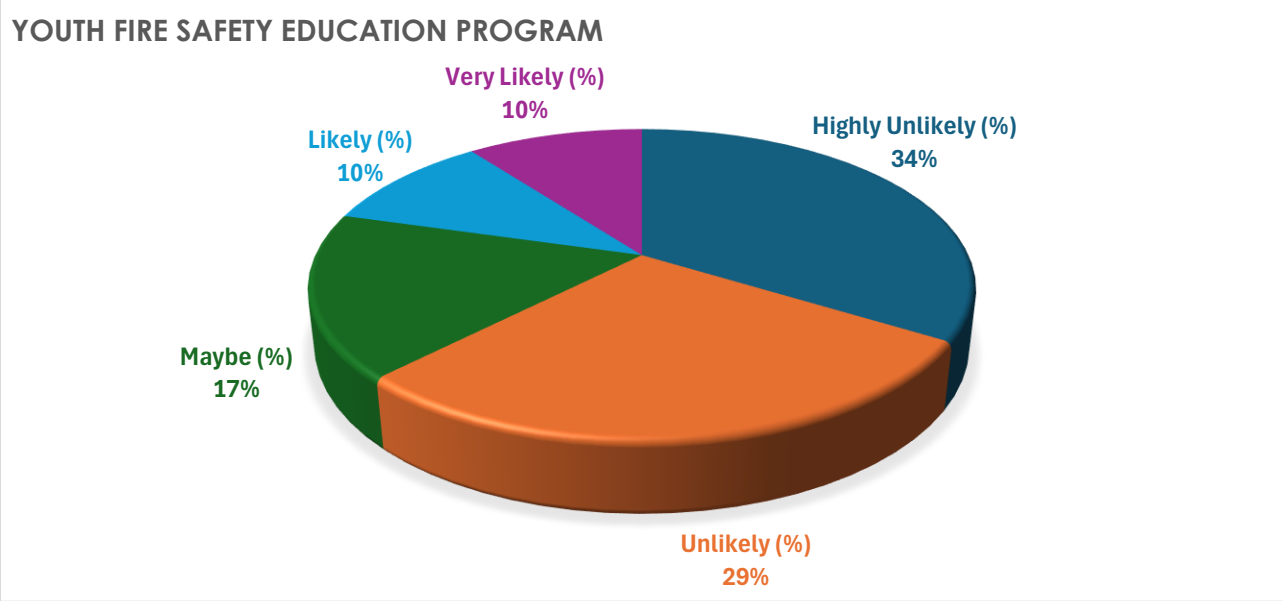




Photo Credit: City of Farmington Hills Facebook Site: 6/3/2024



Photo Credit: City of Farmington Hills Facebook Site: 1/10/2025

Response	Highly Unlikely (%)	Unlikely (%)	Maybe (%)	Likely (%)	Very Likely (%)	Weighted Average (WA)
CPR Certification	7.07	15.04	32.25	25.18	20.47	3.37
First Aid Class	6.57	16.79	33.76	25.36	17.52	3.30
Emergency Preparedness Training	5.80	14.67	36.23	26.81	16.49	3.34
"Stop The Bleed" Training	7.85	18.07	36.50	20.44	17.15	3.21
Youth Fire Safety Education Program	33.76	28.62	17.06	10.28	10.28	2.35

The results show that interest varies by program:

CPR Certification, First Aid Class, and Emergency Preparedness Training all have moderate interest, with most respondents selecting 'Maybe', 'Likely', or 'Very Likely' (weighted average scores: 3.37, 3.3, and 3.34 out of 5, respectively).

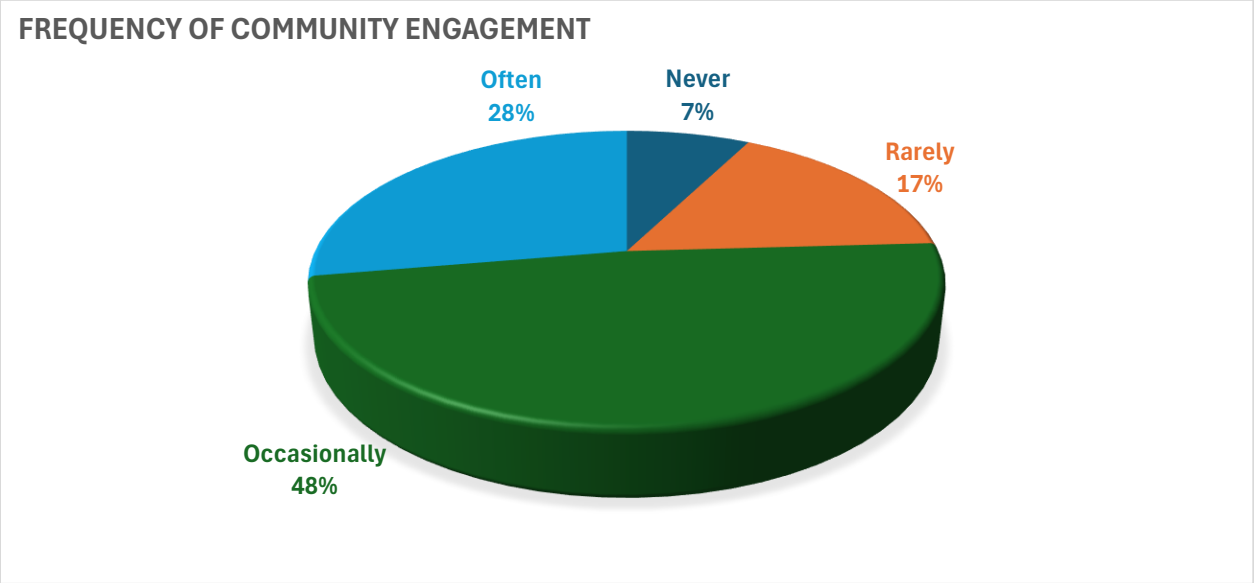
"Stop The Bleed" Training also has moderate interest (weighted average score: 3.21), with most respondents choosing 'Maybe' or 'Likely'.

Participation in the Youth Fire Safety Education Program is less likely, with a lower weighted average score of 2.35 and a majority indicating 'Highly Unlikely' or 'Unlikely'.

In summary, the community expressed the strongest interest in participating in CPR, First Aid, and Emergency Preparedness programs. While interest in youth-focused education was lower, this presents an opportunity to enhance existing youth programs and strengthen outreach efforts to increase engagement.

Question 6. Frequency of Community Engagement Observation

Nearly 76% of respondents observe the FHFD engaging with the community Occasionally or Often. This is a positive indicator of high visibility, suggesting that residents recognize the department's active presence.



Response	Percentage	Count
Never	7.55%	42
Rarely	16.55%	92
Occasionally	48.20%	268
Often	27.70%	154

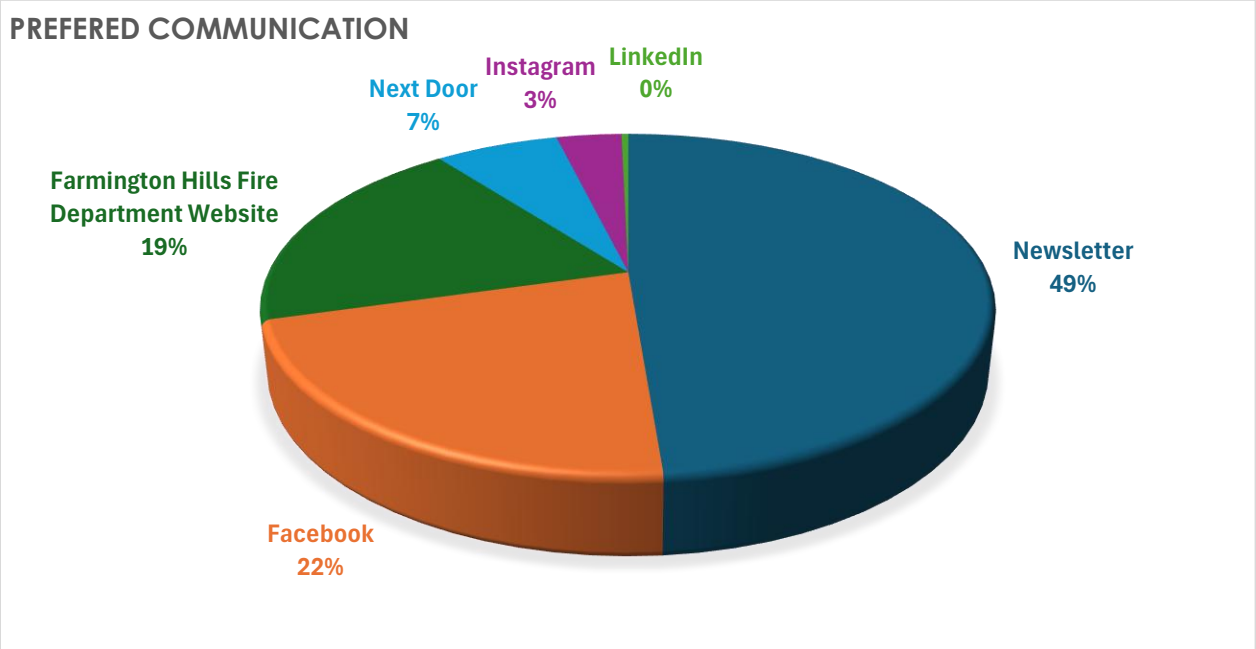
Nearly half of respondents (48.2%, or 268 respondents) said they observe such engagement 'Occasionally', while 27.7% (154 respondents) observe it 'Often'.

Fewer respondents reported seeing engagement 'Rarely' (16.6%, 92 respondents) or 'Never' (7.6%, 42 respondents).

This suggests that most community members notice the FHFD's involvement in local activities at least occasionally, indicating a visible presence in the community. More frequent or stronger outreach has the potential for increasing community engagement.

Question 7. Preferred Communication Method

The Newsletter (48.73%) is the top communication preference, followed by Facebook (21.82%), and then the Department Website (19.09%)). This calls for a diversified strategy, ensuring key information is available across these top three channels.

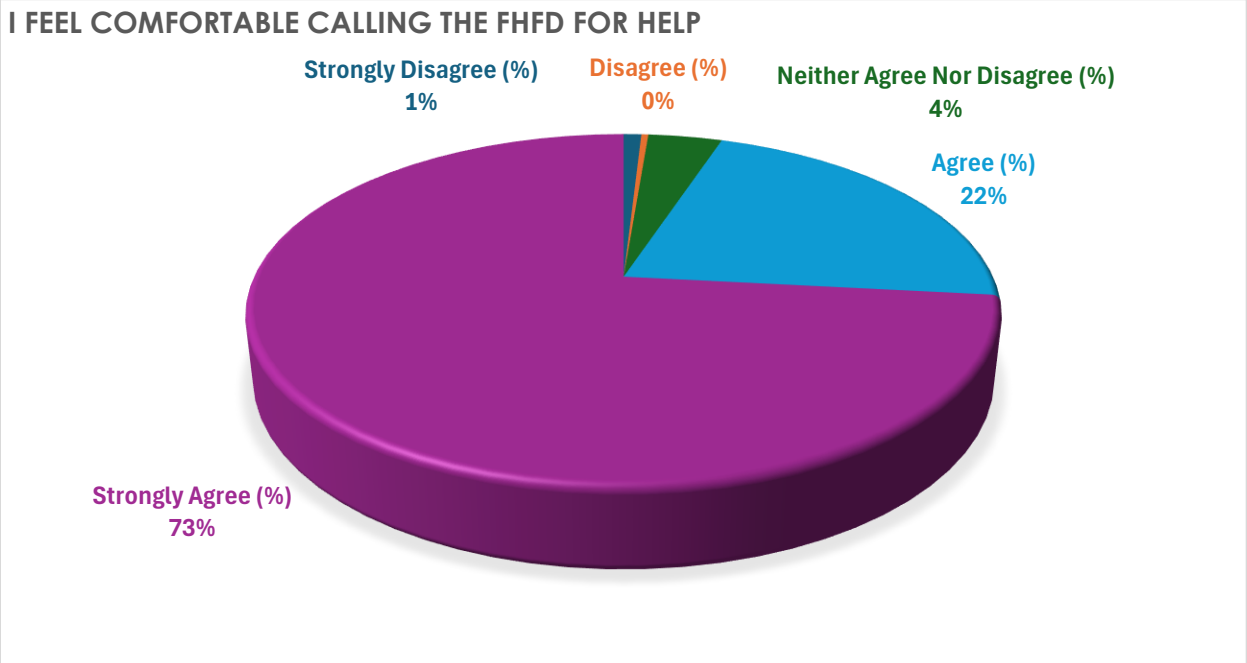


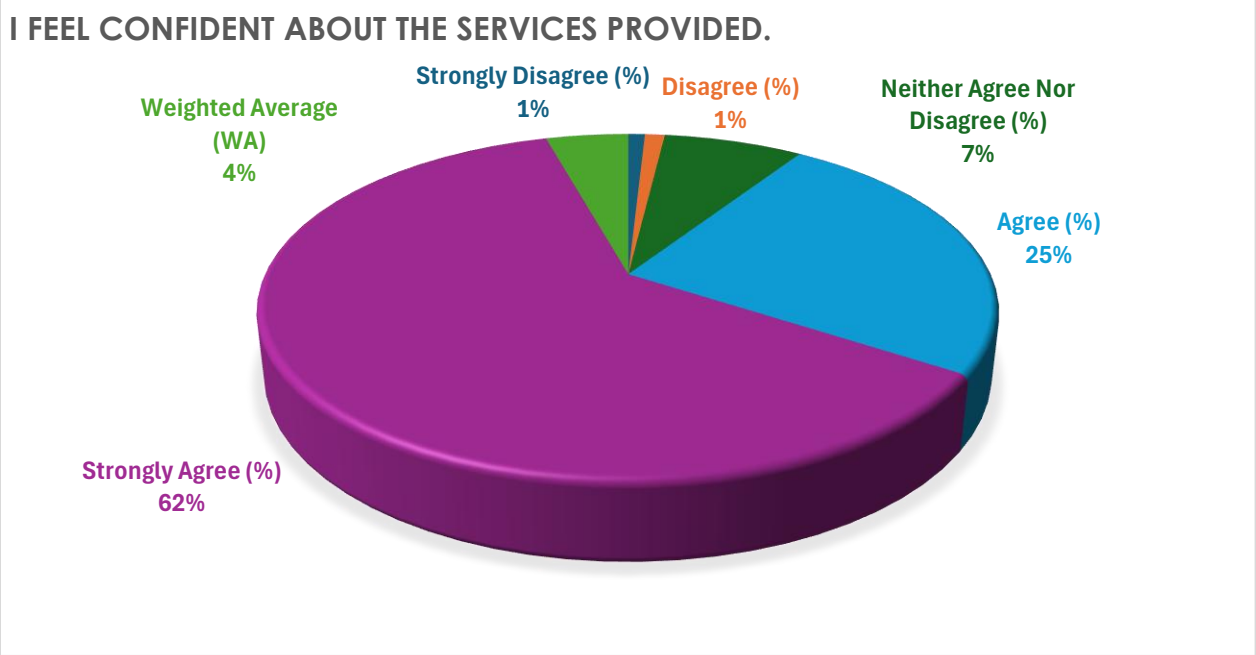
Response	Percentage	Count
Newsletter	48.73%	268
Facebook	21.82%	120
Farmington Hills Fire Department Website	19.09%	105
Next Door	6.55%	36
Instagram	3.45%	19
LinkedIn	0.36%	2

This indicates that traditional newsletters and social media, especially Facebook, are the preferred communication channels for most community members.

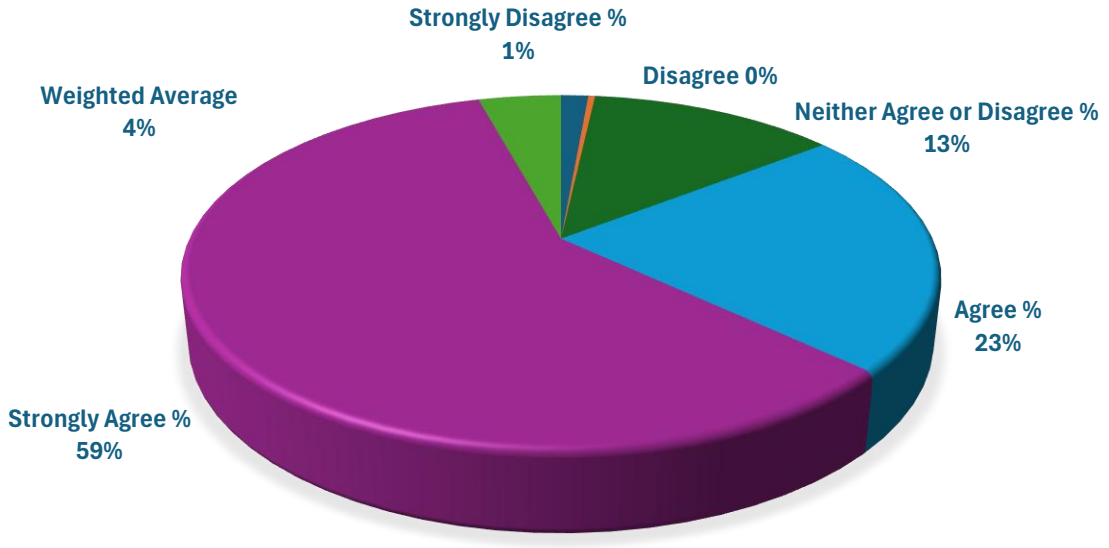
Question 8. Agreement with Service Statements

Residents report high levels of satisfaction and confidence across all service statements. The highest scores relate to feeling comfortable calling for help (WA 4.66) and having confidence in services (WA 4.52). Communication effectiveness, while still positive, is the lowest rated area (WA 3.83), suggesting the need for improvement in information clarity.

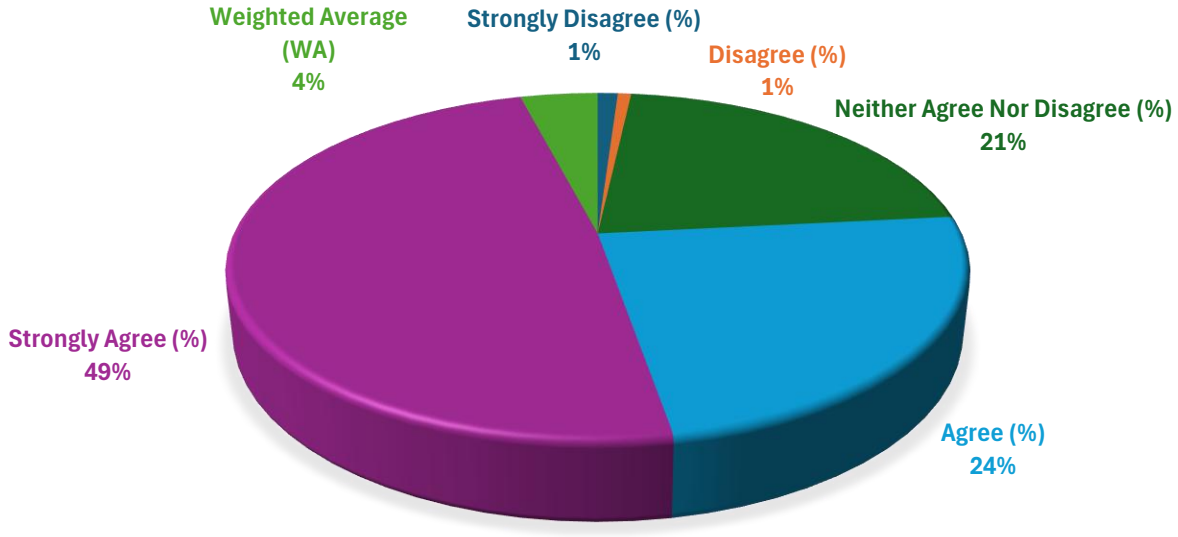




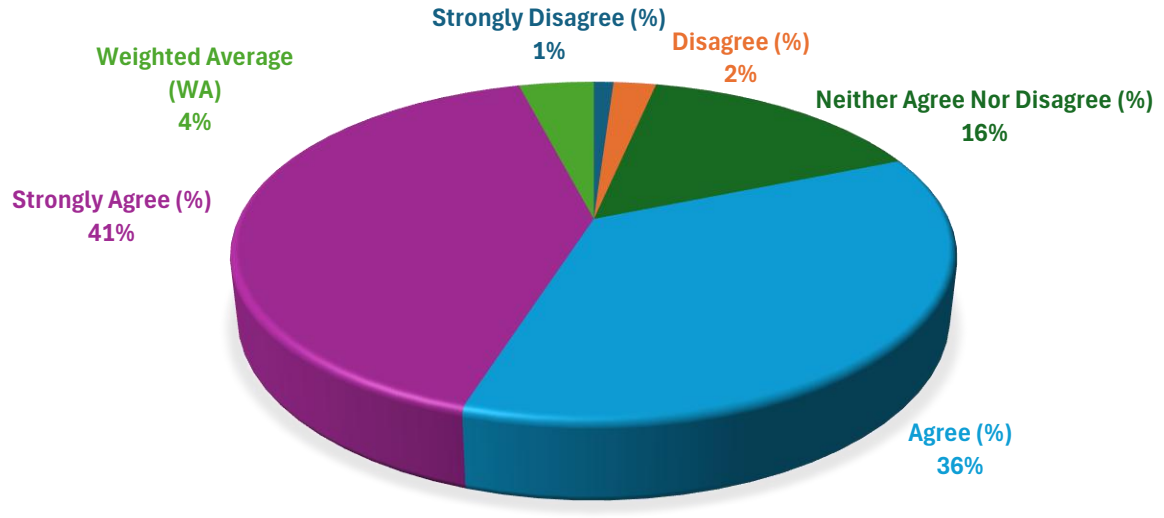
THE FIRE DEPARTMENT RESPONDS QUICKLY TO AN EMERGENCY.



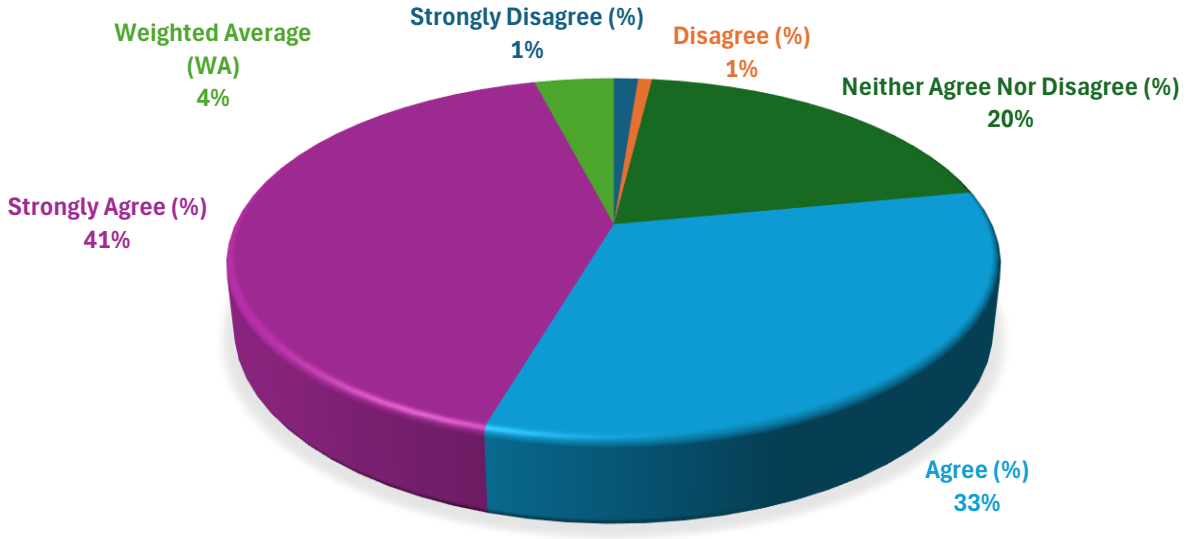
FIREFIGHTERS AND AMBULANCE PERSONNEL ARE PROPERLY TRAINED.



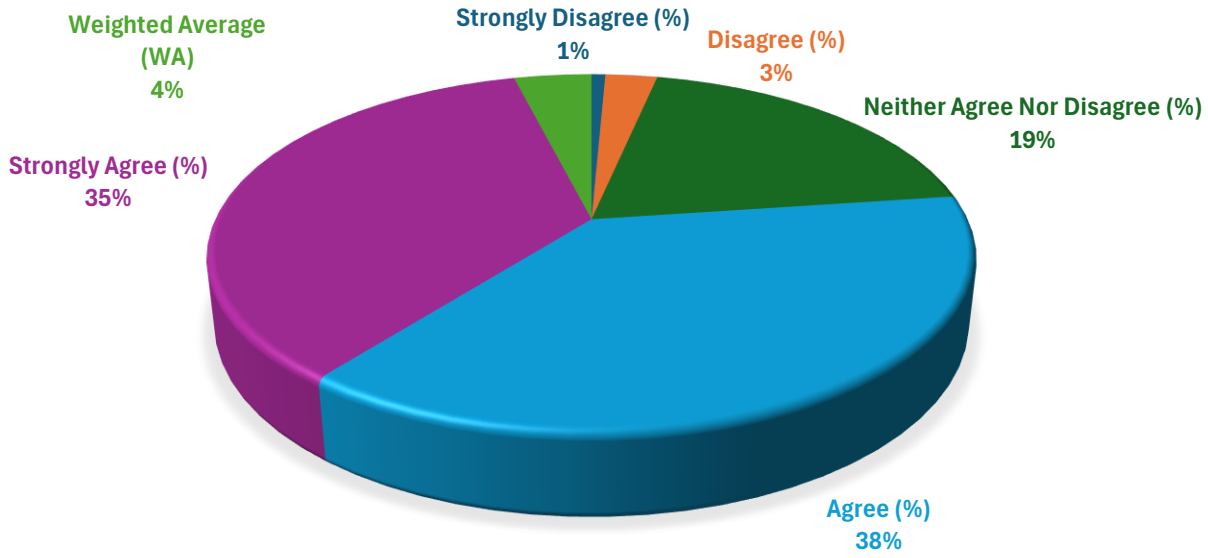
I AM SATISFIED WITH THE CURRENT LEVEL OF SERVICE.



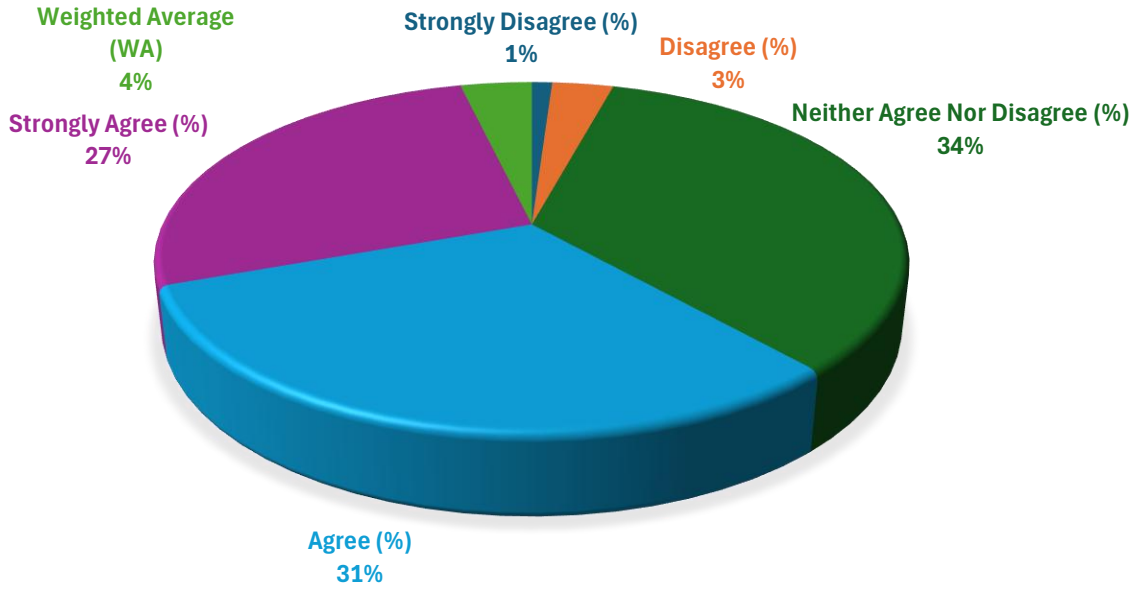
THE FHFD IS ACTIVELY ENGAGED IN THE COMMUNITY.



THE SERVICES CURRENTLY PROVIDED MEET THE NEEDS.



FHFD COMMUNICATES EFFECTIVELY WITH THEIR RESIDENTS.



Response	Strongly Disagree (%)	Disagree (%)	Neither Agree Nor Disagree (%)	Agree (%)	Strongly Agree (%)	Weighted Average (WA)
I feel comfortable calling the FHFD for help.	0.91	0.36	3.81	21.60	73.32	4.66
I feel confident about the services provided.	0.91	1.09	7.65	26.05	64.30	4.52
The Fire Department responds quickly to an emergency.	1.46	0.36	13.30	23.50	61.38	4.43
Firefighters and Ambulance personnel are properly trained.	1.10	0.73	22.53	24.91	50.73	4.23
I am satisfied with the current level of service.	1.10	2.38	16.09	37.66	42.78	4.19
The FHFD is actively engaged in the community.	1.27	0.73	20.87	33.94	43.19	4.17
The services currently provided meet the needs.	0.73	2.74	20.29	39.31	36.93	4.09
FHFD communicates effectively with their residents.	0	3.28	35.52	32.24	27.87	3.83

The findings show strong positive perceptions overall to the statements in this question:

- ✓ I feel comfortable calling the FHFD for help.
- ✓ I feel confident about the services provided.
- ✓ The Fire Department responds quickly to an emergency.
- ✓ Firefighters and Ambulance personnel are properly trained.
- ✓ I am satisfied with the current level of service.
- ✓ The FHFD is actively engaged in the community.
- ✓ The services currently provided meet the needs.
- ✓ The FHFD communicates effectively with their residents.

Most respondents 'Agree' or 'Strongly Agree' that the Fire Department responds quickly to emergencies (weighted average score: 4.43), is actively engaged in the community (4.17), and that personnel are properly trained (4.23) and compassionate (4.19).

A large majority feel comfortable calling the FHFD for help (4.66) and are confident in the services provided (4.52). Most also agree that the FHFD meets community needs (4.09) and are satisfied with the current level of service (4.19).

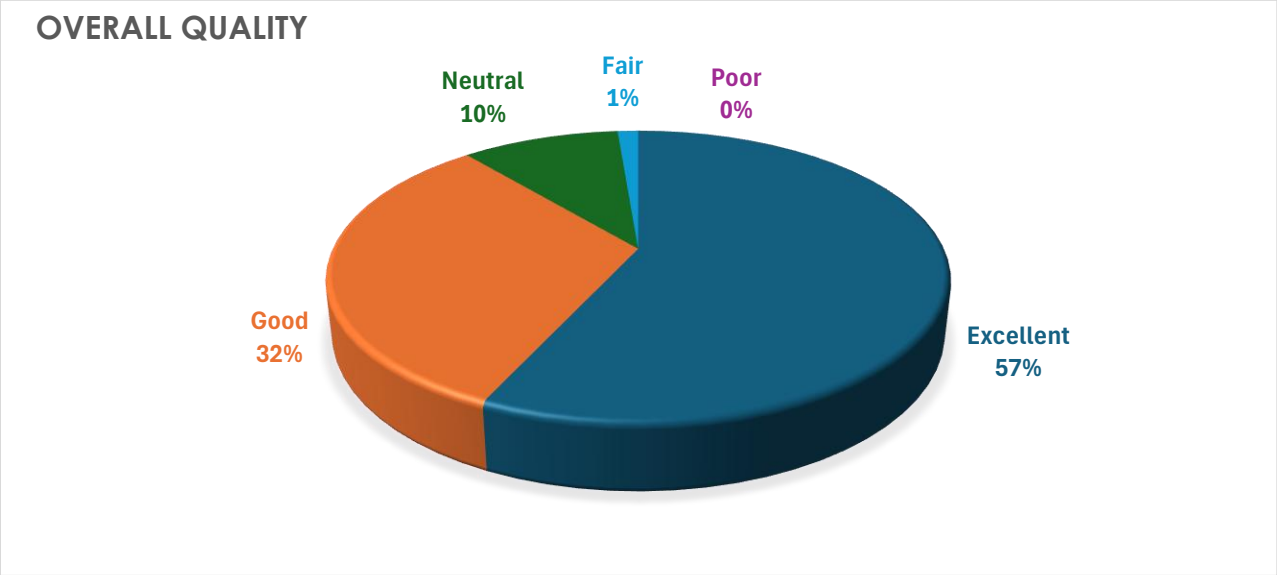
The lowest score is for effective communication with residents (3.83), though most still view it positively.

In summary, the community expresses high confidence and satisfaction with the Fire Department, with particularly strong agreement on emergency response and comfort in seeking help.



Question 9. Overall Quality of Services

The overall quality rating is exceptionally high, with 88.86% of respondents rating services as "Good" or "Excellent." This strong affirmation confirms the success of the FHFD's operational and personnel efforts.



Response	Percentage	Count
Excellent	56.93%	312
Good	31.93%	175
Neutral	9.85%	54
Fair	1.28%	7
Poor	0.00%	0

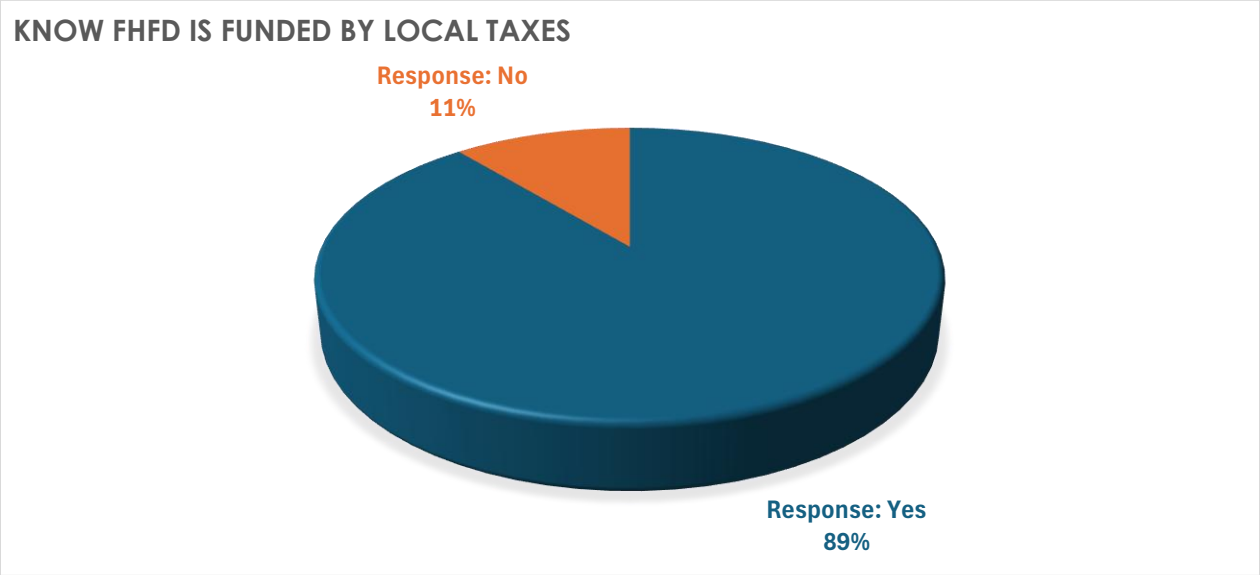
Most respondents rated the FHFD very positively: 56.9% (312 respondents) selected 'Excellent' and 31.9% (175 respondents) chose 'Good'.

Only a small portion rated the services as 'Neutral' (9.9%), 'Fair' (1.3%), and none selected 'Poor'.

This indicates that the community overwhelmingly views the overall quality of the Fire Department's services as excellent or good.

Question 10. Funding Awareness

An overwhelming majority of residents (89.01%) are aware that the FHFD is funded primarily through local property taxes. This high level of fiscal literacy in the community is a credit to city leadership for their strong fiscal messaging and is an asset for future FHFD funding discussions.



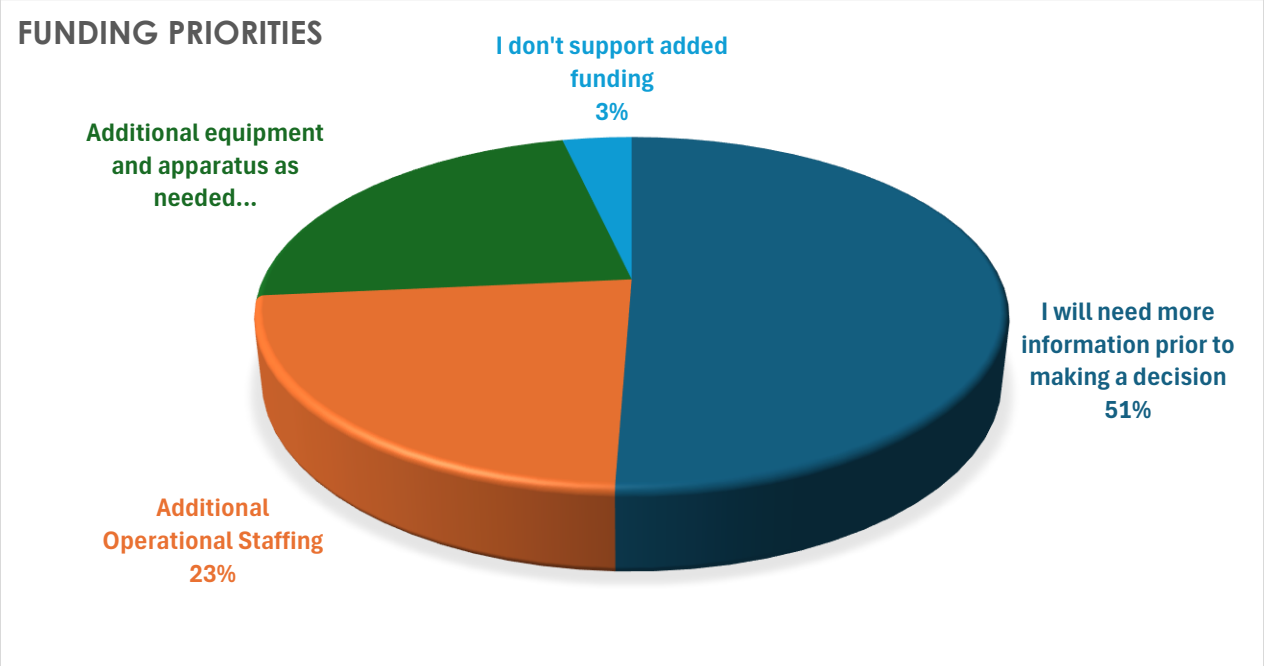
Response	Percentage	Count
Yes	89.01%	494
No	10.99%	61

The vast majority of respondents (89.0%, or 494 respondents) answered 'Yes', indicating strong community awareness of the FHFD 's primary funding source. Only 11.0% (61 respondents) were unaware.

This suggests that most residents are well-informed about how the city and FHFD is funded.

Question 11. Funding Priorities (Click All That Apply)

The largest single finding is the community's demand for more information (63.70%) before making critical decisions on FHFD service expansion. Among those who offered an opinion, both staffing (28.86%) and equipment (28.86%) were equally ranked as needs. This suggests future public communications must detail specific needs in both FHFD areas.



Response	Percentage	Count
I will need more information prior to making a decision	63.70%	351
Additional Operational Staffing	28.86%	159
Additional equipment and apparatus as needed	28.86%	159
I don't support added funding	4.5%	25

The most common response was 'I will need more information prior to making a decision' (63.7%, 351 respondents) on FHFD increased funding. Other choices included 'additional operational staffing' and 'additional equipment and apparatus as needed' each yielded a 28.9% rating (159 respondents). Only a small portion (4.5%, 25 respondents) indicated that they do not support added funding.

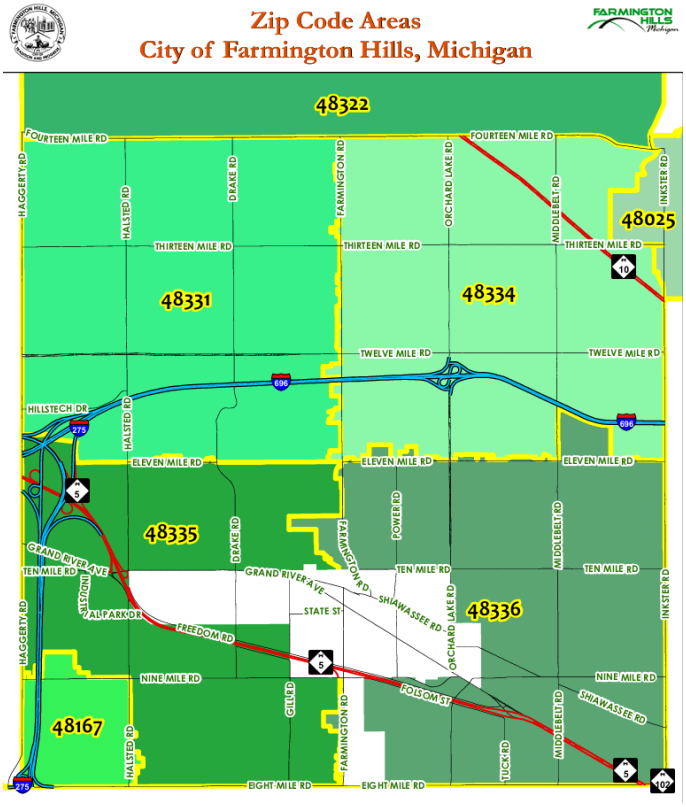
This suggests that while there is interest in expanding services, most respondents would like more information before making a decision about how additional funding should be used.

Q12. What is your Zip Code?

48331		31.03%	171
48336		25.23%	139
48335		20.15%	111
48334		17.97%	99
48167		3.09%	17

Participants were requested to provide their zip codes.

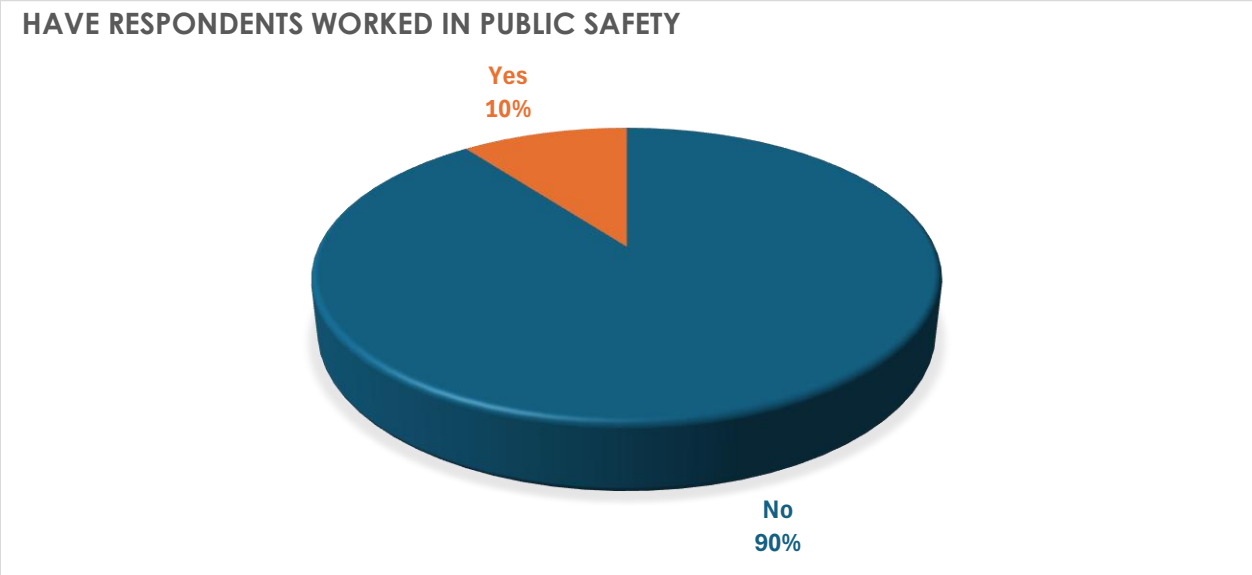
Zip code 48331 was the most common response.



Map Credit: City of Farmington Hills

Question 13. Public Safety Employment

This demographic question confirms that the vast majority of respondents (89.71%) are not currently or formerly employed by a public safety agency, ensuring the survey results reflect general community perception rather than industry perspective.



Response	Percentage	Count
No	89.71%	497
Yes	10.29%	57

Most respondents (89.7%, or 497 respondents) answered 'No', while only 10.3% (57 respondents) answered 'Yes'. This indicates that most survey participants do not have direct experience working in public safety.

Community Survey Summary

Overall, the survey findings indicate exceptionally high levels of community satisfaction and trust in the FHFD and its personnel, while also revealing opportunities to strengthen public communication and education around funding priorities and service awareness.

Key Findings and Themes

- ✓ Strong Trust in Core Services: Residents overwhelmingly regard Emergency Medical Services (EMS) and Fire Response as "Very Important," with near-perfect importance ratings. The community expresses high confidence in the FHFD's ability to respond effectively, and respondents report feeling comfortable calling for assistance, which is reflected in high satisfaction scores for service quality (WA 4.52) and comfort in calling for help (WA 4.66). Nearly 89% of residents rated FHFD services as "Good" or "Excellent," confirming a strong foundation of public trust and operational excellence.
- ✓ Interest in Staffing and Equipment Investment: While 63.7% of respondents stated they would like more information before prioritizing funding areas, those who did provide preferences identified additional operational staffing (28.86%) and equipment and apparatus (28.86%) as top funding priorities. This signals a community that supports continued investment in the department but seeks more detailed communication about resource needs and their impact on service delivery.
- ✓ Opportunities to Expand Communication and Engagement: Although satisfaction levels remain high, opportunities exist to improve community awareness and outreach. More than half of respondents (56.47%) either have not attended or were unaware of FHFD public events, despite 43% having participated in at least one. About 76% of residents report seeing FHFD engagement "Occasionally" or "Often," indicating strong but improvable visibility. Preferred communication channels include the City Newsletter (48.73%), Facebook (21.82%), and the FHFD website (19.09%), highlighting the need for a coordinated, multi-platform communication strategy.

Additional Insights include:

- ✓ Nearly half of respondents have personally experienced an FHFD emergency response, demonstrating a broad base of firsthand experience.
- ✓ Non-emergency interactions, such as school visits and open houses, are also common, underscoring successful community outreach efforts.
- ✓ Residents show strong willingness to participate in medical-related training such as CPR (WA 3.37), First Aid (WA 3.30), and Stop the Bleed (WA 3.21) programs. However, there is less interest in the Youth Fire Safety Education Program (WA 2.35), suggesting an opportunity to reimagine or better promote youth-focused initiatives.
- ✓ The majority of residents (89.01%) understand that the FHFD is funded primarily through local property taxes, reflecting effective fiscal communication by city leadership.

Overall, the FHFD enjoys broad public confidence and high satisfaction with its emergency services and personnel. Looking ahead, the department's strategic priorities should focus on expanding public education and communication related to funding and resource allocation, enhancing communication across preferred community channels, and maintaining strong engagement through both emergency and non-emergency interactions. By building on its strong foundation of trust and performance, the FHFD can further strengthen its connection with the community and sustain long-term support for future service enhancements.

FHFD Internal Stakeholder Input

A Strengths, Weaknesses, Opportunities, and Challenges (SWOC) analysis is a strategic tool used to identify the factors that influence an organization's ability to achieve its mission and objectives. This type of analysis clarifies organizational goals while evaluating both internal and external conditions. SWOC specifics include:

- ✓ Strengths: Characteristics that enable the organization to meet its mission or provide exceptional service to the community.
- ✓ Weaknesses: Internal factors that create dysfunction or hinder performance, placing the organization at a disadvantage in meeting its goals.
- ✓ Opportunities: Elements in the environment that the organization could pursue or develop to its advantage.
- ✓ Challenges (Threats): Environmental factors that could destabilize the organization or reduce its ability to meet its mission.



To be meaningful, a SWOC analysis requires participants to ask questions that generate practical insights for each category. The value lies in identifying competitive advantages, organizational priorities, and barriers to progress.

Internal and External Factors

A SWOC analysis aims to identify the key internal and external factors important to achieving organizational objectives. These are grouped into two primary categories:

- ✓ Internal factors – strengths and weaknesses within the organization.
- ✓ External factors – opportunities and challenges (or threats) that arise from outside the organization.

It is important to note that a single factor may be viewed as either a strength or a weakness depending on context. What may be a strength for one initiative could be a distraction or liability for another.

Use of SWOC Analysis

Although originally developed for profit-seeking businesses, SWOC analysis is widely applicable to public-sector organizations, including fire and emergency services. It is particularly valuable for pre-crisis planning, preventive crisis management, and organizational assessments.

When used effectively, a SWOC analysis helps clarify strategy by:

- ✓ Identifying internal and external factors.
- ✓ Selecting and evaluating the most critical issues.
- ✓ Understanding the relationship between internal capabilities and external pressures.

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When to Use SWOC

For community organizations, including fire and emergency services, a SWOC analysis can be used to:

- ✓ Organize data in a structured way.
- ✓ Enhance communication between diverse groups.
- ✓ Provide insight into barriers that may limit progress.
- ✓ Identify strengths that can be leveraged to counteract challenges.
- ✓ Explore fresh solutions to persistent problems.
- ✓ Decide on the most effective direction for growth and improvement.
- ✓ Reveal possibilities and limitations for change.
- ✓ Revise plans to maintain focus on the organization's mission.

Benefits of a SWOC in Public Safety

Within a fire and EMS service framework, SWOC analysis helps determine whether objectives are realistic and achievable. It provides a process to set meaningful goals, identify barriers, and align resources with the mission. For organizations such as the FHFD, it serves as a structured method to gather stakeholder perspectives and translate them into actionable strategies.

Key benefits include:

- ✓ Exploring new solutions to persistent challenges.
- ✓ Identifying barriers that may limit performance.
- ✓ Choosing the most effective direction for growth and improvement.
- ✓ Highlighting both possibilities and limitations for change.
- ✓ Revising plans to ensure ongoing alignment with the mission.

Farmington Hills Fire Department SWOC Analysis

A SWOC analysis was conducted to capture the perspectives of FHFD stakeholders. Input was gathered from FHFD command staff, operational personnel, and the City Manager's office.



The process provided a customer-centered assessment of the department and resulted in the identification of key strengths, weaknesses, opportunities, and challenges facing FHFD today.

The following SWOC information was collected:

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Strengths

- ✓ Culture.
- ✓ Equipment.
- ✓ Stations.
- ✓ 24-hour schedule - asset to full-time recruiting.
- ✓ Crews are trained to the Advanced Life Support (ALS) level.
- ✓ Both career and POC members bring significant experience.
- ✓ Pride of ownership.
- ✓ No citizen complaints.
- ✓ High number of daily calls, yet still find time to go to a child's birthday party.
- ✓ Crews are very professional.
- ✓ City Manager is open to learning about the FD.
- ✓ Providing good service; The citizens expect good service, we deliver.
- ✓ Good fire administration.
- ✓ The community expects and gets ALS.
- ✓ Aggressive firefighters (keeping it to room and contents).
- ✓ Training levels.
- ✓ Shifts are cohesive and trustworthy.
- ✓ POC enable the city not to overcommit to FTEs. Prevents layoffs.
- ✓ Good ISO.
- ✓ We make a big impact in terms of community risk reduction.
- ✓ Hearts and souls are into the job.
- ✓ Stryker gurneys – reduced back injuries.
- ✓ Chief advocates for the community's need, but also takes care of us.
- ✓ Well-trained, strong skill sets.
- ✓ Community outreach – identifying at-risk services, Toys for Tots, jackets for kids, bike program, heaters to at risk, help with displaced people after a fire, provided ADA fire alarms for the hearing impaired.
- ✓ Good PPE.
- ✓ Officers have a lot of experience.
- ✓ Bringing people in [hiring] that are fully qualified.

Weaknesses

- ✓ Staffing [not enough].
- ✓ "Jump stations" [cross-staffing] no longer effective. Engines sitting out of service (OOS) while ambulance is on back-to-back calls.
- ✓ Cross-staffing is reactive vs. proactive.
- ✓ "Level Zero" ambulance status.
- ✓ Infrequent presence leads to information gaps; many POC members report hearing about changes late ('I didn't know this').
- ✓ POC "committee" asked for an all-hands meeting but only happened once.
- ✓ No training facility.
- ✓ Forced "OT" [mandatory overtime].
- ✓ Forced OT is creating burnout, especially if you've been on the Squad all day.
- ✓ Impacts on crews and equipment by adding ambulance to the City of Farmington. [No additional staffing or equipment was added, only fees for service].
- ✓ Could be viewed as "stuck" on the ambulance vs. 3-0 staffing.
- ✓ Can't rely on POC employees —minimal skills and experience.
- ✓ Numbers [POC] are dwindling. Could be putting 15 – 20 people into the system every year if we build up the effort.

- ✓ Candidates see there are only two on engines, may apply to other agencies instead of FHFD.
- ✓ How can we master our craft when we are both busy and asked to multitask.
- ✓ 2-0 staffing.
- ✓ Coupling crews – it takes two engines (or squads) to do one engine job.
- ✓ We staff a station, not a unit.
- ✓ Accomplishments are celebrated but are overshadowed by the challenges.
- ✓ We don't say "no" …. We are always trying to please.
- ✓ No area to do annual burns.
- ✓ Leadership turnover (career succession).
- ✓ Antiquated POC system.
- ✓ Inefficient system – send engines across town to provide ALS care.
- ✓ Running the wheels off equipment.
- ✓ Fatigue.
- ✓ Is there enough to complete critical task on a call.
- ✓ We used to drill frequently; that has decreased since moving to POC.
- ✓ All-hands meetings or something similar do not occur very often. Would be helpful to have these meetings.
- ✓ End of last year a survey was done for POC folks, and it came back negative.
- ✓ Zero applications or new POC.
- ✓ Tasks are not getting done – can't use a playbook when you have more on-scene tasks than staffing.
- ✓ Dispatch may not know what they are sending due to minute-by-minute staffing.
- ✓ 3-5 Pub eds a week and they must be completed.
- ✓ Equity of pay between POC and FF and most POC not ALS.
- ✓ Eventually serving Farmington will take a toll.
- ✓ Executive infrastructure – previously had two deputy chiefs.
- ✓ POC membership decline despite dedicated recruitment position.

Opportunities

- ✓ Oakland Community College is expanding—shared property for a burn building or simulator.
- ✓ Paramedic training funding.
- ✓ Determining how POC fit into the FHFD.
- ✓ Uncouple the jump stations.
- ✓ Increased staffing may draw cream of the crop candidates.
- ✓ Mutual aid.
- ✓ New folks coming into the service.
- ✓ Mental-health support for city staff, especially public safety.
- ✓ City of Farmington: Fire and EMS response.
- ✓ "Proffers" – Utilizing developers to help fill gaps.
- ✓ Shifting EMS funds from Farmington to pay only for EMS (EMS fund).
- ✓ Most POC live in the community. They are community driven. Recruitment.
- ✓ Logical placement of POC on engines (and/or the ambulance).
- ✓ Mandate monitor pagers to improve POC reliability.
- ✓ OCC regional training partnership.
- ✓ Succession planning.
- ✓ Open to technology – any technology that would help keep the FF safe.
- ✓ Community Integrated Health.
- ✓ Development fees.
- ✓ Policy changes –driving fire apparatus.

Challenges

- ✓ Ladder truck not available as a first pull—jump staffed.
- ✓ Burnout – "15 transport" then get called back or held over (forced OT).
- ✓ When the "front office" staff show up it often means the ICS tasks aren't filled.
- ✓ Units are placed out of service for Public Education events.
- ✓ POC attrition. Once at 60 POC, we are now down to a few. As soon as station 4 is staffed, could lose POC.
- ✓ Hiring strategies.
- ✓ Fatigue and burnout.
- ✓ Increase in calls.
- ✓ A fully paid FD is expensive.
- ✓ Taking on Farmington without additional staffing.
- ✓ POC not filling shift forcing overtime on career staff.
- ✓ Other jurisdictions are hesitant to ask for Mutual Aid from FHFD because of POC.
- ✓ Antiquated station alerting systems.
- ✓ Level of training of POC not keeping up.
- ✓ Sleep and fatigue.
- ✓ Asking the fire chief more often: "how is it going?"
- ✓ Some areas in the district hydrants are 2000 to 3000 feet between. Likewise, some areas of the district have dry or areas with no fire hydrants.
- ✓ Crew resiliency causes the city to be comfortable because its "getting done."
- ✓ Due to natural attrition – the POC may fade away,
- ✓ Allowing young, inexperienced drivers (POC).
- ✓ Lots of ancillary tasks.
- ✓ 15 transports then a pub-ed event. 15 runs, then service of equipment, then a Public Education
- ✓ More added to the plate, then taken off.
- ✓ The agency may have outgrown the POC concept,
- ✓ If you can keep it a hybrid system, keep it.
- ✓ Mental health (community / FF).
- ✓ NFPA 1500, specifically workout period and fitness.
- ✓ Paid staff have higher accountability than POC.
- ✓ No burn simulator.

Based on review of the full Strengths, Weaknesses, Opportunities, and Challenges (SWOC) analysis above, CPSM consolidated overlapping and redundant items into the following streamlined categories:

- ✓ ***Strengths -*** Strong training and experience, strong positive culture, effective leadership, reliable equipment, pride of ownership, and high levels of service and community trust.
- ✓ ***Weaknesses -*** Staffing, struggling POC model, employee fatigue from additional shifts, limited training infrastructure, many duties during a shift, and jump-staffing apparatus.
- ✓ ***Opportunities -*** Expanded training and education programs, clarification, and optimization of the POC role, alternative funding mechanisms, staff units not the station, and adoption of technology to enhance operations and safety.
- ✓ ***Challenges –*** Funding, decline of POC activity, burnout and fatigue -heavy workload, live-realistic fire training, resource gaps affecting service delivery, and inexperience POC driving heavy apparatus.

Mission, Vision, and Values



An organization's mission, vision, and values provide the foundation for its identity and direction. They communicate core purpose, long-term aspirations, and guiding principles.

For a fire department, these statements are more than words—they define the department's role in protecting life and property, establish a shared sense of direction, and shape the culture of service.

- ✓ Mission statements clarify purpose and responsibility, ensuring every member understands the department's central role in safeguarding life, property, and community well-being.
- ✓ Vision statements outline long-term aspirations, helping leaders and staff align decisions with strategic goals.
- ✓ Value statements anchor the culture of the department, shaping behavior, accountability, and trust both internally and externally.

Together, these statements create alignment, reinforce professionalism, and provide a touchstone for decision-making even in the most challenging circumstances. They also communicate the department's enduring commitment to service, safety, and integrity.

Common elements frequently found in fire department mission statements are illustrated here.



CPSM's process for updating Mission, Vision, and Values begins with a review of existing statements, followed by dialogue with stakeholders to assess relevance. Input is gathered from department personnel and community members (through the community survey)to identify key words and themes reflecting current priorities and future aspirations. The goal is to produce statements that are authentic, inclusive, and aligned with both present realities and long-term strategic goals.

Current FHFD Mission

The FHFD, utilizing a combination of career and [paid-on-call (POC)] personnel in an efficient and effective manner, is responsible for:

- ✓ Preserving community resources through fire prevention and suppression.
- ✓ Reducing the impact of injury or sudden illness through high-quality emergency medical services as first responders.
- ✓ Providing essential services during natural or human-caused disasters.
- ✓ Responding to community needs in the spirit of the fire service.

Current FHFD Values

While not formally published, the department embraces the following principles fundamental to the fire service:

- ✓ Professionalism – Prepared, skilled, and dedicated to serving the public.
- ✓ Integrity – Honest, accountable, and trustworthy in all actions.
- ✓ Compassion – Humanitarian service delivered with empathy and kindness.
- ✓ Loyalty – Commitment to the department, the community, and fellow firefighters.
- ✓ Honesty – Transparent and truthful conduct at all times.

Current FHFD Ethics

The FHFD upholds ethical standards consistent with the National Firefighter Code of Ethics established by the U.S. Fire Administration, including:

- ✓ Avoiding conflicts of interest, including outside activities that could compromise official responsibilities.
- ✓ Refusing gifts or privileges that could create the appearance of impropriety.
- ✓ Treating all individuals with respect and professionalism, free from harassment or intimidation.
- ✓ Rejecting discrimination in any form, including on the basis of race, gender, or religion.
- ✓ Using social media and electronic communications responsibly to maintain the credibility of the fire service.

Refreshed Mission, Vision, and Values

During the onsite visit, stakeholder meetings, and virtual meetings with command staff, CPSM identified and recorded recurring themes that reflect both the current and desired culture of the FHFD. These themes were merged into refreshed Mission, Vision, and Core Values statements designed to preserve internal and external contributions while ensuring clarity, consistency, and a modern expression of FHFD's purpose.

CPSM's refreshed statements for the FHFD reflect and blend the themes above such as a "do the right thing" culture, cost-efficient flexibility, professionalism, innovation, and community partnership. These statements provide a modernized foundation that aligns with both internal expectations and community priorities.

Mission statements represent an organization's core purpose, values, and reason for existence. They clearly define what the organization does, whom it serves, and how it delivers services, serving as a guiding framework for decision-making, strategic planning, and daily operations. A fire department mission statement represents the department's fundamental purpose and commitment to protecting life, property, and the environment.

Stakeholder input includes:

Mission	✓ To be an all-hazards, ever-better fire service. ✓ Promote a "do the right thing" culture. ✓ Fiscally responsible and cost-effective. ✓ Delivery of top-notch Fire and EMS service in the most efficient manner possible. ✓ Member and community safety. ✓ High-tech and innovative approaches. ✓ Next-generation firefighter model. ✓ Provide professional and efficient emergency services. ✓ Reduce harm through pro-active community risk reduction. ✓ Responsive to evolving community needs. ✓ Strive for excellence. ✓ Citizens Serving Citizens.

Farmington Hills FD Mission Statement

The Farmington Hills Fire Department is dedicated to protecting life, property, and the environment through unwavering service, progressive training, community partnerships, and professional excellence. As an organization, we respond to emergencies with courage and compassion, foster public safety through education and prevention, and prepare for evolving challenges with innovation and resilience.
United in purpose, we serve with integrity to ensure a safer, stronger community for all.

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Vision statements represent the ultimate goal of organizations. Often, these are high-level or long-term goals that serve to guide the actions of an organization. A fire department vision statement typically outlines the department's long-term aspirations and goals, focusing on the kind of impact they want to have on their community and the future of fire service.

Stakeholder Input includes:

Vision	✓ Staffing to meet hazards and community needs. ✓ Flexible and cost-efficient. ✓ Strong community involvement. ✓ Supplemental staffing that adds value. ✓ Preparing for the future. ✓ Progressive, innovative, professional, and goal-driven; setting the standard. ✓ Attractive to the public and exceeding expectations. ✓ Meeting and exceeding industry standards. ✓ Being a good community partner and caring for the community. ✓ Caring and empathetic service. ✓ "Anytime, anywhere" availability. ✓ Use of drones (e.g., Airspace Link™) and other emerging technology. ✓ Preparedness for modern risks (e.g., how to best handle car fires). ✓ Expanded role for Mobile Integrated Health. ✓ Progressive and professional. ✓ Valued Workforce.

Farmington Hills FD Vision Statement

To be a nationally recognized leader in emergency services, setting the standard for excellence in fire suppression, emergency medical care, community risk reduction, and emergency management while fostering a culture of continuous learning, innovation, valued workforce, and compassionate service.

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Organizational value statements define how an organization fulfills its mission and vision, and they serve as the guiding principles that shape decision-making, behavior, and service delivery. For the FHFD, these core values form the foundation of effective, ethical, and community-centered service. Grounded in principles such as integrity, respect, teamwork, and dedication, these values reflect who the organization is and how they serve.

Stakeholder input includes:

Values	✓ Resilience ✓ Cohesive ✓ Integrity ✓ Trusted ✓ Pride ✓ Compassion ✓ Preparedness ✓ Dedicated	✓ Innovative ✓ Excellence ✓ Service ✓ Progressive ✓ Learning ✓ Professionalism ✓ Community ✓ Respect ✓ Teamwork

Farmington Hills FD Core Values



Values were interpreted from stakeholder meetings and conversations with FHFD staff as:

- ✓ ***Resilience:*** *The ability of the FHFD and its people to adapt, persevere, and continue delivering services in the face of challenges, change, or adversity.*
- ✓ ***Cohesive:*** *The commitment of FHFD staff to work together in a unified, supportive, and collaborative manner toward shared goals.*
- ✓ ***Integrity:*** *FHFD staff are expected to act with the utmost integrity, being open, honest, and consistent in everything they do, and valuing the public's trust.*
- ✓ ***Trusted:*** *Being reliable, ethical, and consistent in both words and actions.*
- ✓ ***Pride:*** *Reflects a deep sense of honor, commitment, and satisfaction in the work performed and the service provided, while taking ownership of one's role, striving for excellence, and upholding high standards because the organization and its mission matter.*
- ✓ ***Professionalism:*** *Demonstrating competence, knowledge, resourcefulness, and a positive attitude.*
- ✓ ***Community:*** *Staff fosters FHFD as a meaningful service to support and enhance the well-being of the people and places the organization serves and protects.*
- ✓ ***Respect:*** *Treating everyone with dignity and respect, including fellow firefighters, citizens, and those they serve, is crucial.*
- ✓ ***Teamwork:*** *FHFD staff recognize that they are better together, working collaboratively, supporting one another, and combining individual strengths to achieve shared goals more effectively.*
- ✓ ***Dedicated:*** *A commitment to the objectives of their mission and to continuous improvement, including training and community service.*
- ✓ ***Compassion:*** *Showing empathy, and understanding for others, and responding with kindness and support, especially in times of need.*
- ✓ ***Preparedness:*** *Maintaining a constant state of readiness to meet all threats and challenges.*
- ✓ ***Innovative:*** *A culture that is open to change, learning, and progress in order to deliver the best possible service to the public.*
- ✓ ***Excellence:*** *A commitment to the highest standards of performance, professionalism, and service quality.*
- ✓ ***Service:*** *A deep to helping others and meeting the needs of the community with compassion, dedication, and professionalism.*
- ✓ ***Progressive: A*** *commitment to advancing the organization, its people, and its services while ensuring the department remains effective, relevant, and resilient in a constantly changing world.*
- ✓ ***Learning:*** *A commitment to growth, knowledge, and continuous improvement at every level of the organization.*
- ✓ ***Community:*** *Commitment to serving, engaging, and protecting the people the organization exists to support.*

Refreshing FHFD's Mission, Vision, and Values ensures that the department's guiding statements remain relevant, forward-looking, and aligned with both organizational needs and community expectations. These updated statements strengthen internal cohesion, reinforce public trust, and provide a durable foundation for the department's strategic goals.

Strategic Plan Initiatives

The strategic initiatives outlined below were developed through a CPSM-led SWOC analysis, stakeholder input sessions, comprehensive data analysis, an operational review, and a gap analysis. These strategic initiatives establish the overarching direction for the FHFD, while the associated objectives define the specific, actionable steps required to achieve each initiative.

The five strategic initiatives with corresponding goals and outcomes include:

Strategic Initiative 1: Ensuring a Resilient Community

- ✓ Goal 1.1: Enhance Community Resilience to Fire, Medical, and All-Hazard Emergencies through Regular and Continuous Community Education focused on Strengthening Community Preparedness and Prevention.
- ✓ Goal 1.2: Monitor Growth and Development and Sustaining ISO-PPC Community Rating.
- ✓ Goal 1.3: Promote Community Wellness through Collaborative Efforts that Align with the Principles of Mobile Integrated Health, focusing on Prevention, Education, and Connection to Care and Resources.
- ✓ Goal 1.4: Enhance Community Risk Reduction Programs.
- ✓ Goal 1.5: Ensure the FHFD maintains effective service delivery within Farmington Hills while providing EMS support to the City of Farmington by systematically monitoring call volume, unit availability impacts, and ensuring full and equitable cost reimbursement.

Strategic Initiative 2: Organizational Resiliency

- ✓ Goal 2.1: Promote a Culture of Health, Safety, and Resilience.
- ✓ Goal 2.2: Sustain Current Training Programs while Strengthening Professional Development Opportunities to Enhance Workforce Competency, Operational Readiness, and Career Growth.
- ✓ Goal 2.3: Continuously Evaluate and Optimize Paid-On-Call and use of Part-Time Staffing to Ensure Adequate Coverage, Operational Efficiency, and Sustainability.
- ✓ Goal 2.4: Strategically Plan and Prepare for the Transition to a Career Fire and EMS Model, focusing on Staffing, Funding, and Phased Implementation Strategies.

Strategic Initiative 3: Resource Optimization and Resiliency

- ✓ Goal 3.1: Continuously Assess and Strategically Enhance Fire and EMS Deployment Capacity to Ensure Optimal Resource Allocation, Operational Readiness, and Effective Emergency Response.
- ✓ Goal 3.2: Establish a Peak Time Squad to Optimize Staffing Efficiency and Ensure Adequate Coverage During Incident Peak Periods.
- ✓ Goal 3.3: Strengthen Mutual Aid Coordination and Collaboration with Neighboring Jurisdictions to Enhance Emergency Response Effectiveness and Community Resilience.
- ✓ Goal 3.4: Continuously Assess and Optimize Turnout, and Travel Times to Maximize Efficiency.

Strategic Initiative 4: Infrastructure

- ✓ Goal 4.1: Ensure Ongoing Sustainability of FHFD Facilities for Long term Use.
- ✓ Goal 4.2: Maintain a Reliable and Ready Operational Fleet.

Detailed Strategic Initiatives with Goals are outlined beginning on the next page.

Strategic Initiative 1 – Ensuring a Resilient Community
Initiative Manager(s): As assigned by the Fire Chief.
Goal 1.1: Enhance Community Resilience to Fire, Medical, and All-Hazard Emergencies through Regular and Continuous Community Education focused on Strengthening Community Preparedness and Prevention.
Objectives 1. Provide education and awareness about residential sprinklers, home safety inspections, and electric or hybrid vehicles. 2. Expand multilingual, cultural awareness in fire/EMS education; strengthen a diverse recruitment. 3. Expand Community Risk Reduction initiatives to specifically address vulnerable populations, focusing on fire prevention education, fall prevention, chronic disease support, and emergency preparedness for elderly, low-income, and limited English proficiency residents. 4. Maintain and regularly update pre-incident plans for residential care facilities, assisted living centers, schools, and other locations that serve vulnerable populations to enhance operational readiness. 5. Sustain and enhance hazmat, confined space, and technical rescue training for industrial, research and development, and healthcare risks. 6. Enhance freeway incident and hazmat-transport readiness via mutual aid, rescue apparatus, and traffic-aware deployment. 7. Formalize standby/MCI protocols for parks, sports complexes, and festivals. 8. Continue to leverage schools and institutions for fire-safety education, CPR, and community preparedness. 9. Develop site-specific pre-incident plans for high-value residential clusters. 10. Advocate for fire suppression and detection systems in higher-density projects. 11. Prepare for higher transient populations and increased EMS call volumes in commercial corridors.

Strategic Initiative 1 – Ensuring a Resilient Community
Initiative Manager(s): As assigned by the Fire Chief.
Goal 1.2: Monitor Growth and Development and Sustaining ISO-PPC Community Rating.
Objectives 1. On a regular basis, engage Community Development Services regarding ongoing, new, and potential development in the city. 2. Monitor Master Plan implementation to anticipate long-term service impacts. Tailor Community Risk Reduction programming to emerging residential and mixed-use developments. 3. Continually monitor all components of the ISO-PPC analysis (Emergency Communications; Fire Department; Water Supply) to ensure current credits earned are not destabilized and result in a reduction in earned credit points. 4. Schedule an ISO-PPC evaluation during the strategic planning period to inform strategic planning decisions and strengthen operational effectiveness.

Strategic Initiative 1 – Ensuring a Resilient Community
Initiative Manager(s): As assigned by the Fire Chief.
Goal 1.3: Promote Community Wellness through Collaborative Efforts that Align with the Principles of Mobile Integrated Health, focusing on Prevention, Education, and Connection to Care and Resources.
Objectives 1. Work with county-level public health and social service agencies to establish referral and follow-up systems for frequent EMS users and residents with unmet social or health needs. This should include consideration for a Mobile Integrated Health/Community Paramedicine program. 2. Partner with community organizations, healthcare providers, and social service agencies to deliver culturally and linguistically appropriate fire and EMS safety education materials. Prioritize engagement in neighborhoods with higher Social Vulnerability Index (SVI) scores. 3. Incorporate Social Vulnerability Index data and local demographic information into pre-fire and EMS response planning, allowing FHFD to identify high-risk areas and allocate resources more effectively. 4. Provide focused training for personnel on responding to incidents involving individuals with mobility limitations, language barriers, or chronic medical needs, emphasizing compassionate, equitable service delivery. 5. Periodically reassess demographic, health, and socioeconomic data to track changes in vulnerability patterns and adjust prevention and response strategies accordingly.

Strategic Initiative 1 – Ensuring a Resilient Community
Initiative Manager(s): As assigned by the Fire Chief.
Goal 1.4: Enhance Community Risk Reduction Programs.
Objectives 1. Develop a comprehensive, multi-year fire inspection and plans review inspection plan that aligns with NFPA 1730. The plan should include measurable objectives, performance tracking, and strategies to guide resource allocation. Align staffing levels within the Fire Marshal's Office to support a structured fire inspection program that ensures adequate coverage for inspections, investigations, and public education. In the near and mid-term, explore funding options for part-time fire inspector positions, with a goal of establishing full-time Fire Marshal's Office positions in the long term. Any staff funding should align closely with the number of inspectable properties in the city, IROL integration, and anticipated plans review inspections. 2. Create a formal process to integrate data from NFIRS, fire investigations, and demographic analysis into CRR planning. Use heat-mapping, trend identification, and risk-based prioritization to direct inspection and education efforts. 3. Expand the use of incident and demographic data to identify and target high-risk populations, properties, and geographic areas. 4. Where possible, strengthen partnerships with hospitals, healthcare providers, schools, senior services, and local organizations to extend the reach of CRR programming. 5. Enhance public education initiatives focused on fall prevention, and fire safety in multifamily housing.

Strategic Initiative 1 – Ensuring a Resilient Community
Initiative Manager(s): As assigned by the Fire Chief.
Goal 1.5: Ensure that the FHFD maintains effective service delivery within Farmington Hills while providing EMS support to the City of Farmington by systematically monitoring call volume, unit availability impacts, and ensuring full and equitable cost reimbursement.
Objectives 1. Establish ongoing data collection and analysis of EMS calls, transports, unit hours, and overlap frequency associated with responses to the City of Farmington. 2. Monitor impacts on unit availability, response times, and coverage reliability within Farmington Hills, with particular focus on Stations 1, 3, and 5. 3. Quantify direct and indirect costs related to out-of-jurisdiction EMS responses, including personnel time, apparatus utilization, fuel, maintenance, and opportunity costs. 4. Conduct an annual reimbursement review to ensure compensation reflects actual service demand, operational impacts, and full cost of service delivery.

Strategic Initiative 2 –Organizational Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 2.1: Promote a Culture of Health, Safety, and Resilience.
Objectives 1. Establish policies and procedures for candidate and incumbent physical examinations, to include paid-on-call members that incorporate essential components of NFPA 1582, Standard on Comprehensive Occupational Medical Programs for Fire Departments. 2. Ensure annual evaluation and updates to the department's respiratory protection and risk management programs and policies. 3. Implement a dedicated Safety Officer to ensure consistent on-scene safety supervision, injury/illness documentation and follow-through, and organizational analysis. This is not a new FTE. Any consideration should include already staffed positions such as the third arriving company officer or additional chief officer who responds. 4. Conduct a gap analysis and formal integration of the 2024 edition of NFPA 1550, Standard for Emergency Response Health and Safety into organizational and day-to-day operations. 5. Create of a vehicle accident review program with that has a focus on prevention and reducing vehicular risk.

Strategic Initiative 2 –Organizational Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 2.2: Sustain Current Training Programs while Strengthening Professional Development Opportunities to Enhance Workforce Competency, Operational Readiness, and Career Growth.
Objectives 1. Further develop a formal training division while sustaining dedicated staff, annual training calendars, with a focus on consistent training delivery. 2. Implement a career development framework that incorporates officer training, mentorship, and progressive certification. 3. Explore partnerships or investment in a dedicated training facility to conduct compliant live fire training and complex, multi-company drills. 4. Incorporate simulation software, online training platforms, and blended delivery methods to increase training flexibility and reach. 5. Develop strategies to align POC training with career standards, encourage EMS paramedic certification, and integrate POC personnel into broader training and leadership pathways. 6. Establish regular audits of training documentation and program alignment with NFPA and ISO standards.

Strategic Initiative 2 –Organizational Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 2.3: Continuously Evaluate and Optimize Paid-On-Call, use of Part-Time Staffing, and Overtime to Ensure Adequate Coverage, Operational Efficiency, and Sustainability.
Objectives 1. Develop and implement targeted strategies to sustain POC availability and participation while addressing POC staffing limitations. Targeted strategies should include enhancing the department's ability to respond effectively to concurrent incidents and high-risk emergencies, including structure fires with POC staff, and incentives focused on bolstering daytime participation. I. Reassess the role of POC personnel with a focus on assigning this staff to stations 1, 3, and 4 to enhance current staffing levels for additional surge capacity. 2. Evaluate the use of regular certified part-time operational Fire and EMS staff as a separate supplemental staffing pool to cover scheduled leave, and enhance staffing as determined by the Fire Chief. 3. Utilize the staffing factor formula annually to more accurately budget for overtime, Paid-On-Call staffing, or certified part time staff to fill historic shift vacancies caused by scheduled and unscheduled leave and vacancies created by separation from the department.

Strategic Initiative 2 –Organizational Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 2.4: Strategically Plan and Prepare for the Transition to a Career Fire and EMS Model, focusing on Staffing, Funding, and Phased Implementation Strategies.
Objectives 1. Continue to transition to a career department over the mid-to-large terms in phases as funding permits. I. Priority increase in station staffing includes Stations 1, 3, and 4. This includes upstaffing Station 1 by one FTE per shift (4 total: near-midterm) and Stations 3 and 4 by two FTEs per shift (16 total: mid-longer terms). II. Establish an initial goal of achieving two-person staffing on each fire apparatus and two-person staffing on each Squad unit over this strategic plan planning period as funding permits. III. Evaluate the use of certified part-time employees in addition to POC staff to bridge coverage gaps until funding becomes available for additional full-time positions.

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Strategic Initiative 3 – Resource Optimization and Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 3.1: Continuously Assess and Strategically Enhance Fire and EMS Deployment Capacity to Ensure Optimal Resource Allocation, Operational Readiness, and Effective Emergency Response.
Objectives 1. Continually link the community's risk profile to where increased staffing will have the greatest impact (Links to Strategic Initiatives 2.3 and 2.4). 2. Implement System Status Management strategies to dynamically track and manage cross-staffed units. When a squad is deployed on a transport, dispatch should automatically show suppression coverage as unavailable, ensuring command staff have an accurate picture of system readiness. 3. Align POC and/or certified part-time employee staffing with a targeted goal of continuous 24-hour coverage at Station 1 and the staffing of planned career staff vacancies, so that the current daily minimum staffing of seventeen is sustained over the near term. I. Adjust POC and part-time staffing priorities as career staffing expands.

Strategic Initiative 3 – Resource Optimization and Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 3.2: Establish a Peak Time Squad to optimize staffing efficiency and ensure adequate coverage during service demand during peak periods.
Objectives 1. Continuously monitor Unit Hour Utilization (UHU) on all Squads (calls per day/24 hours methodology). I. As there is currently two Squads (Squad 2 and Squad 3) that are at or exceed a .30 UHU, over the near term, begin to plan for an additional Squad during peak times (9:30 am to 7:00 pm) on the following days – Monday, Tuesday, Thursday, and Friday. This matrix includes a 10.5-hour workday over four scheduled days for a 42-hour workweek, which aligns with the current operational shift schedule. **This objective requires two FF/PMs.** II. Should UHU reach .30 on two additional Squads, planning for an additional peak time Squad should occur over the mid-term utilizing the same matrix (4 10.5-hour days) that aligns with peak call times and peak call days. **This strategy requires two FF/PMs.**

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Strategic Initiative 3 – Resource Optimization and Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 3.3: Strengthen Mutual Aid Coordination and Collaboration with Neighboring Jurisdictions to Enhance Emergency Response Effectiveness and Community Resilience.
Objectives 1. Evaluate the expansion of Automatic Aid agreements to strengthen FHFD's Effective Response Force and improve operational resilience, specifically for structural fires. I. Evaluate the incorporation of regional and applicable NFPA Effective Response Force benchmarks into run card development for consistent staffed unit deployment utilizing formal automatic or mutual aid agreements. Consider adopting a tiered response model to balance citywide coverage while ensuring rapid escalation for confirmed working structure fires and in designated Emergency Service Zones (ESZs) to align dispatch assignments with geographic risk profiles.

Strategic Initiative 3 – Resource Optimization and Resiliency
Initiative Manager(s): As assigned by the Fire Chief.
Goal 3.4: Continuously Assess and Optimize Turnout, and Travel Times to Maximize Efficiency.
Objectives 1. Evaluate adopting a more attainable performance benchmark of 420 seconds (7.0 minutes) for structure fire and high acuity EMS calls measured at the 90th percentile. I. Objective aligns with recent travel time performance trends, which have remained consistent over the five-year data analysis period, and which align with GIS mapping included in this analysis. 2. Evaluate adopting a turnout time performance benchmark of ≤ 80 seconds for fire and special operations incidents and ≤ 60 seconds for EMS responses, both measured at the 90th percentile. II. Objective aligns with the current NFPA 1710 standard for career fire departments.

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Strategic Initiative 4 – Infrastructure
Initiative Manager(s): As assigned by the Fire Chief.
Goal 4.1: Ensure Ongoing Sustainability of FHFD Facilities for Long term Use.
Objectives 1. Continued upfitting and modernization of fire facilities, as funding permits, to ensure that all stations consistently meet contemporary fire facility standards and best practices. III. Evaluate gaps in current infrastructure and systematically prioritize improvements to enhance personnel safety, operational readiness, and compliance utilizing NFPA and other industry standards as guidance. A. Key improvements include: i. Resurfacing apparatus bay floors to ensure durability and safety. ii. Implementing negative-pressure gear and PPE storage areas to mitigate contamination. iii. Upgrading SCBA compressor systems to ensure rapid and reliable air replenishment. iv. Modernizing station alerting systems to improve response times and incident communication. v. Reconfiguring living space (locker rooms and dormitories) to fully support both male and female personnel.

Strategic Initiative 4 – Infrastructure
Initiative Manager(s): As assigned by the Fire Chief.
Goal 4.2: Maintain a Reliable and Ready Operational Fleet.
Objectives □ Sustain a formal heavy fire apparatus replacement schedule that phases out vehicles as they approach NFPA 1900 recommended service life, ensuring reliability, reducing maintenance costs, and maintaining compliance with evolving safety standards. □ Sustain a formal Squad replacement cycle of 6–8 years frontline service, followed by limited reserve service, to avoid unexpected downtime and escalating repair costs. □ Evaluate opportunities to strengthen fleet management through dedicated staffing, enhanced software-based maintenance tracking, or external service agreements to ensure preventative maintenance is systematic and cost-effective. □ Establish criteria for reserve fleet utilization and retirement, ensuring that reserves remain reliable and aligned with operational needs and do not go beyond the useful life cycle. □ Evaluate the current fleet maintenance assignment to ensure there are no gaps. Develop strategies to ensure fleet is scheduled and maintained per manufacturer guidelines.

Strategic Plan Implementation

Prioritizing strategic objectives is crucial for effective planning and resource allocation for the FHFD. A general framework to prioritize strategic objectives includes:

- ✓ Alignment with Vision and Mission: The FHFD should ensure that the objective implementation is aligned with the organization's overall vision and mission. Objectives that directly contribute to fulfilling the organization's purpose should be given higher priority.
- ✓ Impact and Significance: The FHFD should assess the potential impact of each strategic initiatives and objective on the overall organizational goals. Objectives with the greatest potential to make a significant positive impact should be prioritized.
- ✓ Urgency: Consider the urgency of each strategic initiative and associated objectives. Some objectives may be time-sensitive or critical for immediate action, while others can be pursued over a longer timeframe.
- ✓ Resource Availability: The FHFD should evaluate all resources (e.g., financial, human, technological) required to achieve each objective. Prioritize objectives that can be realistically supported with available resources or for which resources can be feasibly allocated.
- ✓ Risk Evaluation: The FHFD should assess all risks associated with each objective, including potential obstacles, uncertainties, and dependencies. Prioritize objectives with manageable risks or high potential rewards.
- ✓ Stakeholder Impacts: The FHFD should continually consider the interests and priorities of key stakeholders, including customers, staff, and community members. Objectives that are important to critical stakeholders should be given priority.

By systematically evaluating each strategic objective based on these and district developed criteria, the FHFD can effectively prioritize their efforts and focus on pursuing objectives that will have the greatest positive impact on their success.

When implementing a strategic plan, member input and communication are critical for ensuring alignment, engagement, and ultimately, successful plan implementation. Key elements of FHFD member input include:

- ✓ Engage the Workforce Early: Involve members from various levels of the organization from the outset of the strategic planning process. Seek their input on current challenges and opportunities.
- ✓ Consistent Communication: Keep members informed about the strategic planning process, its objectives, timelines, and expected outcomes. Transparency with the organization builds trust and fosters a sense of ownership among members.
- ✓ Provide Regular Updates: Present regular updates on the progress of the strategic planning process, including milestones achieved, decisions made, and any adjustments to the plan. Regular communication keeps members engaged and informed about the organization's direction.

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Proposed Implementation Timeline

The FHFD strategic plan timeline includes a structured approach that will go through a continuous life cycle over the term of the plan (2025-2030) and includes:

- ✓ January 2026: Fire Chief briefs Farmington Hills senior management, City Council, and community stakeholders about the FHFD Strategic Plan.
- ✓ January 2026: Fire Chief briefs all members of the organization, assembles specific FHFD strategic plan work groups, and provides work group assignments.
- ✓ January 2026: Implementation of Strategic Plan begins at the department level.
- ✓ April 2026: Strategic Initiatives Quarterly Update.
- ✓ July 2026: Strategic Initiatives Quarterly Update.
- ✓ November 2026 Strategic Initiatives Quarterly Update.
- ✓ January 2027: Strategic Initiatives Quarterly Update and department annual progress report.
- ✓ April 2027: Strategic Initiatives Quarterly Update.
- ✓ July 2027: Strategic Initiatives Quarterly Update.
- ✓ November 2027 Strategic Initiatives Quarterly Update.
- ✓ January 2028: Strategic Initiatives Quarterly Update and department annual progress report.
- ✓ April 2028: Strategic Initiatives Quarterly Update.
- ✓ July 2028: Strategic Initiatives Quarterly Update.
- ✓ November 2028 Strategic Initiatives Quarterly Update.
- ✓ January 2029: Strategic Initiatives Quarterly Update and department annual progress report.
- ✓ April 2029: Strategic Initiatives Quarterly Update.
- ✓ July 2029: Strategic Initiatives Quarterly Update.
- ✓ November 2029 Strategic Initiatives Quarterly Update.
- ✓ January 2030: Strategic Initiatives Quarterly Update and department annual progress report.
- ✓ April 2030: Strategic Initiatives Quarterly Update.
- ✓ July 2030: Strategic Initiatives Quarterly Update.
- ✓ November 2030 Strategic Initiatives Quarterly Update.
- ✓ January 2031: Strategic Initiatives Quarterly Update and department annual progress report.
- ✓ January-March 2031: Evaluate Strategic Initiatives and specific Objectives implementation success. Provide a department final progress report.
- ✓ April 2031: Begin constructing the FHFD 2031-2036 Strategic Plan.

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STRATEGIC PLAN

GAP ANALYSIS

FARMINGTON HILLS FIRE DEPARTMENT
FARMINGTON HILLS, MI



CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC

SECTION 3. FARMINGTON HILLS OVERVIEW



Farmington Hills is a mature northwestern suburb of Metro Detroit in Oakland County, approximately 22 miles from downtown Detroit. Settled by Quakers in the 1820s, the area became Farmington Township in 1827 and the Village of Farmington in the 1860s. In 1973, several communities consolidated to form the City of Farmington Hills. Today, the city is largely built out and focuses on reinvestment and redevelopment.

The city operates under a council–manager form of government and provides police, fire, public works, refuse and recycling, parks and recreation, and utility services. Water and sanitary sewer administration is supported through a contract with the Oakland County Water Resources Commissioner. Library services are provided by the Farmington Community Library, serving both Farmington Hills and the City of Farmington.

Figure 3: City of Farmington Hills Organizational Chart

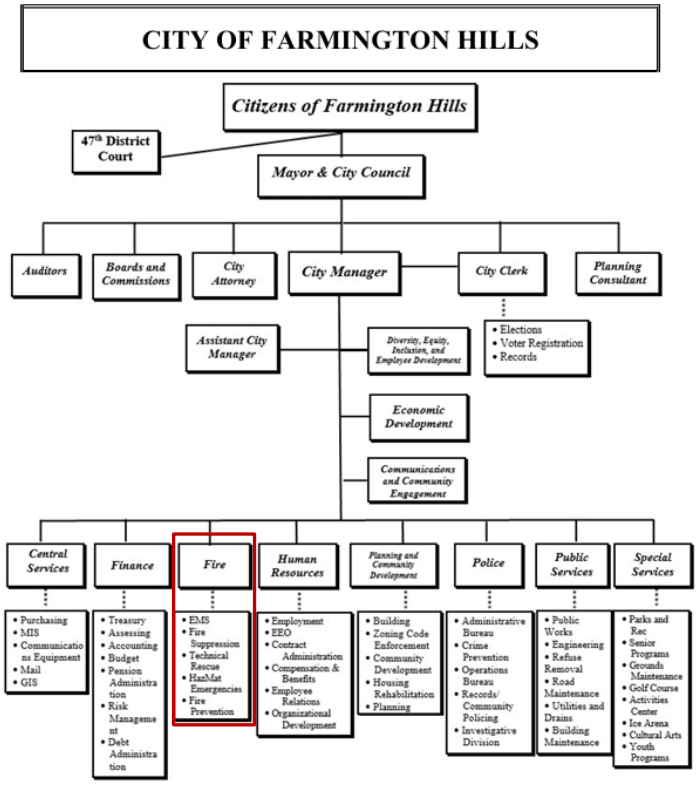


Figure Source: Farmington Hills FY 25-26 Budget

Farmington Hills FY 2025–26 city budget was presented for adoption at the June 9, 2025, City Council meeting, covering multiple funds including the general fund, special revenue, debt service, capital projects, and component unit funds. The City presented the FY 25–26 budget with an emphasis on sustaining essential public services while carefully managing fiscal pressures. Public safety, infrastructure, and community services remain core priorities, even as the City addresses rising healthcare and pension obligations within the constraints of state tax limitations.

A strong fund balance and steady revenue streams provide stability, while targeted millage adjustments ensure the City can both meet current service demands and continue to plan responsibly for long-term needs.

The following figure is summary of budgetary funds by fund type.

Figure 4: Summary Farmington Hills 2025-2026 Revenues and Budget by Fund Type

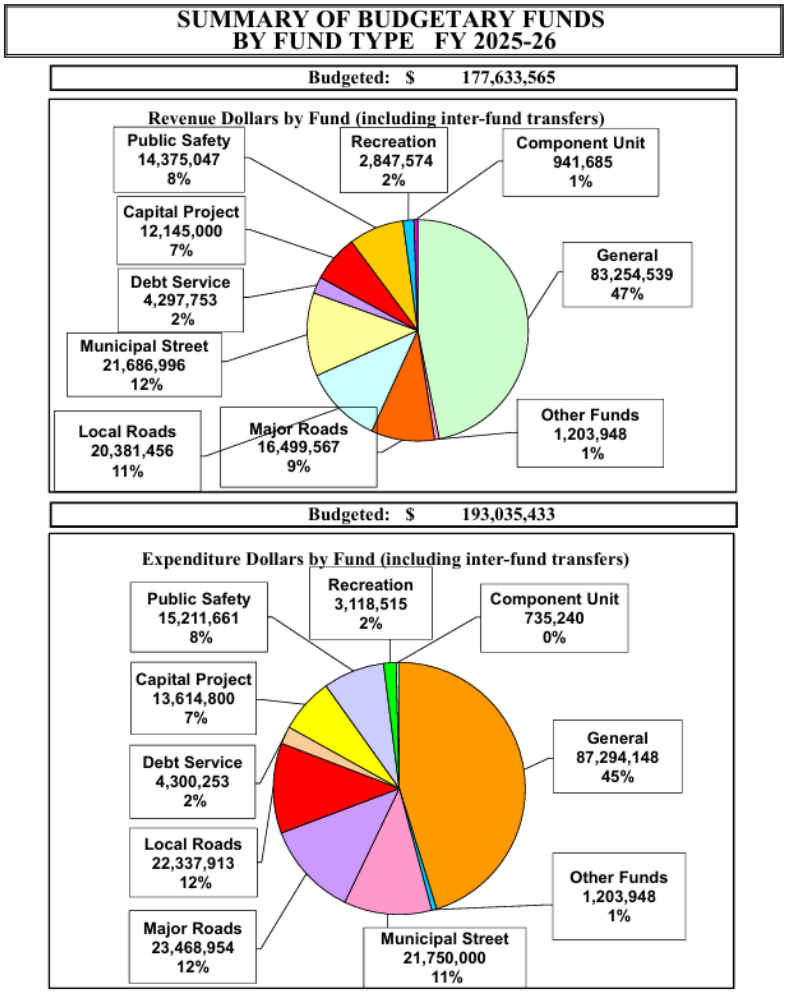


Figure Source: Farmington Hills FY 25-26 Budget

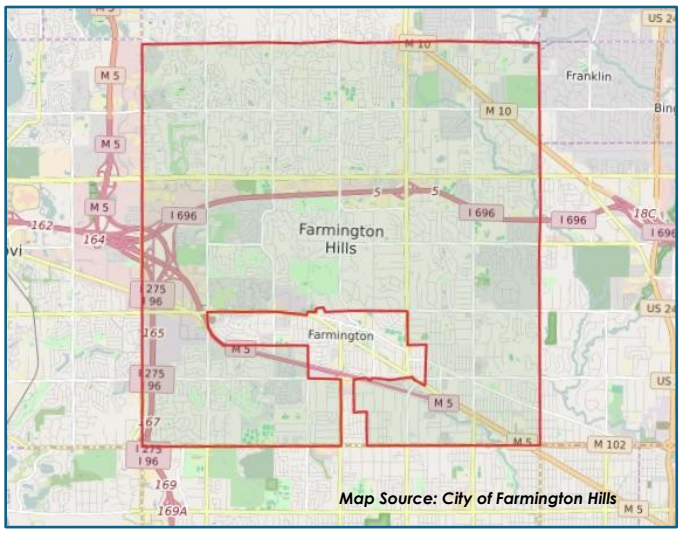
The FY 25-26 Budget for the FHFD is $8,438,717, which is a 6.2 percent increase from the FY 24-25 budget ($7,946,817).

Community Characteristics

Farmington Hills is an economically diverse suburb in northwestern Oakland County, located about 22 miles from downtown Detroit. Home to approximately 83,316 residents within 33.3 square miles,[6] the city features a mix of established residential neighborhoods, commercial corridors, and business parks. Because the city is largely built out, growth is shaped more by reinvestment and redevelopment than by outward expansion, with increasing consideration of vertical development through low - and high-rise projects.

6. https://datausa.io/profile/geo/farmington-hills-mi/.

The neighboring City of Farmington, a separate municipality almost entirely surrounded by Farmington Hills, contracts with Farmington Hills for ambulance services. With that, Farmington adds about 11,500 residents across 2.7 square miles, bringing the combined ambulance response area to roughly 94,000 residents and 36 square miles.



To the west of Farmington Hills lies Novi, a rapidly growing suburb; to the east is Southfield, a major business and cultural hub; to the southwest is Livonia, known for its manufacturing and retail base; and to the north is Bloomfield Township, notable for its affluence and scenic neighborhoods.

Farmington Hills is demographically and socioeconomically diverse, with strong residential neighborhoods, well-regarded public schools, and a high quality of life. The age distribution is relatively balanced, with representation across all life stages. The largest cohort is residents aged 35–54, but the city also has a substantial senior population, reflecting both family-oriented neighborhoods and a growing demand for services that support aging in place.[7]

The city features a highly educated population as 56 to 58 percent of adults hold a bachelor's degree or higher. Median household income ranges from $90,000 to $102,000, well above state and national averages. Poverty levels remain relatively low at 5–6 percent, significantly under regional and statewide norms. Farmington Hills embraces rich diversity in population as approximately 15 percent are Asian, 18 percent are Black or African American, and about 20 percent are foreign-born residents, giving the community a distinctly multicultural character.[8]

Housing in Farmington Hills is moderately expensive with median property values averaging around $385,000 and homeownership rates near 64 percent.[9,10] Commute times average 24–25 minutes, with most people driving to work, making it a convenient spot for both local employment and commuting to Detroit or Ann Arbor.

Strategically positioned along interstates I-696, I-275, and I-96, Farmington Hills offers easy access to regional destinations including Downtown Detroit and Detroit Metropolitan Wayne County Airport. Farmington Hills' diversified economy makes it a leading regional center of commerce. Overall, the economic base is broad, encompassing key sectors such as automotive, healthcare, technology, finance, and manufacturing. This economic diversity contributes to long-term stability and resilience, reducing reliance on any single industry. The presence of corporate headquarters, research and development facilities, and regional offices, alongside a wide array of small and medium-sized businesses, reflects the city's balanced economic landscape. Farmington Hills has established itself as a strong center of business and industry in Southeast Michigan.

7. https://www.censusdots.com/race/farmington-hills-mi-demographics?utm_source.
8. https://www.fhgov.com/government-business/business-economic-development/demographics/?utm.
9. https://datausa.io/profile/geo/farmington-hills-mi/.
10. https://www.realtor.com/realestateandhomes-search/Farmington-Hills_MI/overview.



Image Source: M. Gustafson

The city hosts major automotive R&D firms including Nissan, Bosch, Hitachi, Panasonic, and JST Test Labs, alongside financial and healthcare anchors such as Comerica and Corewell Health.

Together, these establish Farmington Hills as a regional hub of innovation and professional services. Healthcare and education add further depth to the city's economic base. Corewell Health's Farmington Hills Hospital, formerly known as Botsford Hospital, provides medical care and serves as a teaching institution, while Beaumont Hospital continues to anchor health services for the region. Farmington Public Schools play an important role in education and community stability, offering a foundation for workforce and family support. In addition, companies such as Gale, TRW Automotive Electronics, Concentrix, and Mahle contribute to a broad spectrum of industries, from publishing and electronics to consulting and manufacturing.[11]

Local economic development efforts are coordinated through the city's Economic Development Corporation, which works to retain and attract businesses through incentives and planning support, and strategic partnerships.[12] With thousands of businesses currently operating within city boundaries, Farmington Hills serves as both a regional employment center and a strategic location for companies seeking access to the larger metropolitan markets of Detroit and Ann Arbor. These factors collectively demonstrate that Farmington Hills offers a dynamic and competitive economic environment with strong prospects for continued growth.[13] [14]

The workforce in Farmington Hills is highly educated and skilled, offering a strong advantage for employers in advanced and knowledge-based industries. Nearly half of residents hold a bachelor's degree or higher, a rate that exceeds both state and national averages, ensuring a deep pool of talent for sectors such as healthcare, engineering, finance, and information technology. This concentration of education and expertise not only attracts and retains high-value employers but also fosters innovation, entrepreneurship, and professional services growth. The presence of major corporate headquarters, regional offices, and technology-driven firms further reinforces Farmington Hills' role as a hub for economic activity, while the city's educational attainment supports long-term stability in the labor market and resilience against economic shifts.

With over 600 acres of parks and recreation spaces including Heritage Park, Founders Sports Park, and the Costick Activities Center, Farmington Hills offers residents and visitors a wide range of recreational opportunities. These facilities provide year-round amenities, from athletic fields, ice arenas, and indoor activity centers to skate parks, archery ranges, and extensive networks of nature trails. The city also hosts community events and seasonal festivals that draw large crowds, fostering civic pride and cultural connection. These amenities not only enhance quality of life

11. Farmington Hills Department of Planning and Community Development.
12. https://www.fhgov.com/business/economic-development-corporation/.
13. https://www.fhgov.com/government-business/business-economic-development.
14. https://datausa.io/profile/geo/farmington-hills-mi.

but also serve as key gathering places for families, youth, and seniors, reinforcing the city's role as a vibrant, livable community.

Farmington Hills strikes a compelling balance between suburban and urban convenience. It is a stable, family-friendly community with strong public services, top-tier schools, low crime rates, and thoughtful civic planning. Economically vibrant and culturally diverse, it has both the amenities of a larger metro area and a strong local identity.

The following graph illustrates how Farmington Hills' demographic and community characteristics influence Fire and EMS services today and how it may shape future demands. These factors provide insight into emerging risks, service expectations, and opportunities for prevention and preparedness.

Table 1: Farmington Hills' Demographic and Community Characteristics Influences

Demographic / Community Characteristic	Current Fire & EMS Impacts	Future Fire & EMS Implications
Aging, well-educated, and affluent population.	High EMS demand for advanced life support (cardiac, stroke, fall injuries). Residents expect high service quality and rapid response.	Continued growth in EMS call volume as the population ages further; need for expanded ALS coverage, community paramedicine, and prevention programs (fall risk reduction, chronic disease management).
High homeownership, moderately expensive housing ($333K median).	Residential fire risk is lower due to newer housing stock, but larger homes and higher-value properties increase potential fire loss.	Greater emphasis on fire prevention, inspection, and suppression technology such as residential fire sprinklers. Expect demand aerials, large water flow, for complex structures.
Cultural diversity (15% Asian, 18% Black, 20% foreign-born).	Fire safety outreach must be culturally and linguistically tailored. Diverse dietary/cooking practices can elevate kitchen fire risks.	Ongoing need for multilingual education, cultural awareness prevention campaigns, and recruitment of diverse firefighters/paramedics to reflect the community.
Strong economy and corporate presence (automotive, healthcare, R&D, finance, manufacturing).	Higher risk of commercial/industrial incidents (hazmat, technical rescues, lab fires). Large workforce population increases daytime EMS demand.	Growth in high-tech and industrial facilities will require specialized training (hazmat, confined space, advanced rescue) and partnerships with corporate safety teams.

Table continued on next page.

Demographic / Community Characteristic	Current Fire & EMS Impacts	Future Fire & EMS Implications
Interstates I-696, I-275, I-96, traffic in and around city streets.	Frequent vehicle accidents, highway extrications, and hazmat transport incidents. Traffic congestion affects response times.	Continued demand for highway incident management, additional rescue apparatus, and regional mutual aid coordination with Novi, Southfield, Livonia.
600+ acres of parks, recreation centers, festivals.	Regular EMS needs for sports injuries, outdoor recreation, and special events. Fire risk tied to gatherings, temporary structures, and weather hazards.	Expansion of recreational programming and festivals will increase event standby needs and require mass casualty incident (MCI) preparedness.
Stable, family-oriented community with strong schools.	Strong participation in school safety programs, CPR training, and community risk reduction efforts.	Sustained need for youth fire safety education and leveraging schools for community-wide emergency preparedness.

Farmington Hills is a stable, affluent, and diverse community with a strong economy, high-quality schools, and extensive recreational amenities. Its demographic, residential, and commercial characteristics drive demand for advanced EMS, specialized fire response, and proactive prevention programs. Looking ahead, population trends, aging residents, and complex development will require continued investment in emergency services and community preparedness to maintain public safety and quality of life.

CPSM assesses the FHFD include in any strategic planning over the near, mid, and longer terms the following, which are drawn from Farmington Hills Demographic and Community Characteristics Influences.

- ✓ Provide education and awareness about residential sprinklers, home safety inspections, and electric or hybrid vehicles.
- ✓ Expand multilingual, cultural awareness in fire/EMS education; strengthen a diverse recruitment.
- ✓ Sustain and enhance hazmat, confined space, and technical rescue training for industrial, research and development, and healthcare risks.
- ✓ Enhance freeway incident and hazmat-transport readiness via mutual aid, rescue apparatus, and traffic-aware deployment.
- ✓ Formalize standby/MCI protocols for parks, sports complexes, and festivals.
- ✓ Continue to leverage schools and institutions for fire-safety education, CPR, and community preparedness.

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Growth and Development and Impacts on Fire and EMS

Farmington Hills has experienced modest population change over the past 23 years. This limited growth reflects the City's largely built-out condition as approximately 94 percent of land is already developed. Future development opportunities are expected to focus on infill construction, targeted commercial reinvestment, and adaptive reuse rather than large-scale new development. As a result, the city is entering a period of steady residential and infrastructure growth, supported by long-range planning initiatives aimed at reshaping the remaining undeveloped corridors. Several multi-family and housing projects, infrastructure upgrades, and commercial proposals are currently in review or construction. Each carries potential implications for increased fire and EMS demand.

Figure 5: City of Farmington Hills Population 2000-2023

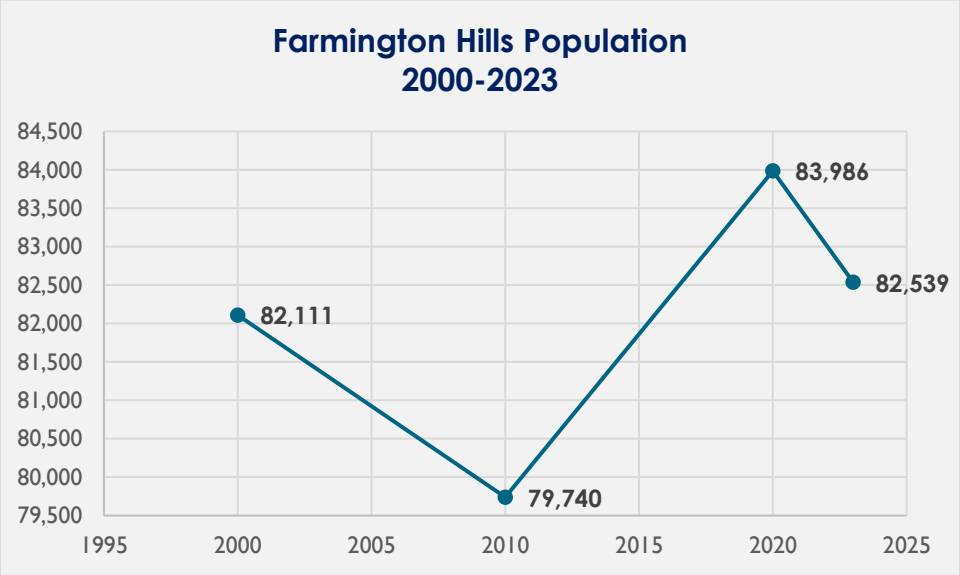


Chart sources: 2000, 2010, 2020 U.S. Census. 2023 – U.S. Census 1 year ACS data.

Three major residential proposals are particularly notable for their potential to increase population density and service demand in concentrated areas. A 28-unit townhouse development, presented to the Planning Commission in May 2025, incorporates a clustered design, open space preservation, and pedestrian features. The development will add new residences adjacent to existing neighborhoods and schools, potentially increasing EMS calls for medical incidents and localized fire response in the Pebble Creek area. Two Planned Unit Developments (PUDs) from the same developer, one at 29150 Twelve Mile Road and another south of Thirteen Mile Road near Middlebelt would introduce multi-family housing into areas currently zoned for single-family use, creating higher-density clusters in traditional lower-density neighborhoods. These projects may require adjustments to apparatus access, hydrant coverage, and deployment of effective response forces.

In addition, the Hills of Franklin detached ranch condominium community is under construction with occupancy anticipated in winter 2026. Although lower in population density than townhomes or apartments, its high-value residences present increased fire-loss exposure and heightened expectations for rapid emergency response.

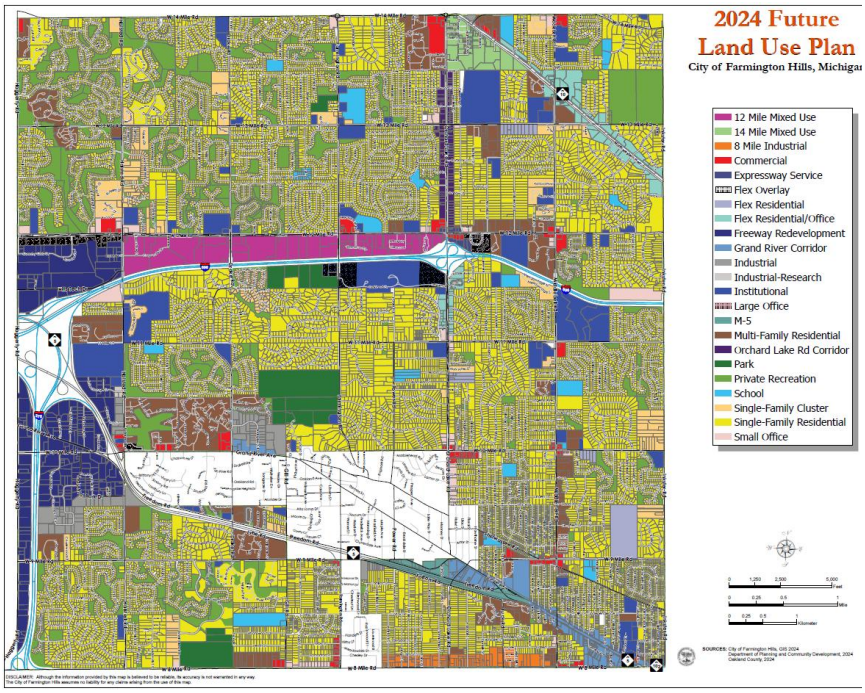
Some developments have not moved forward, such as the proposed assisted living facility at the historic Ginopolis restaurant site. Assisted living facilities typically generate high EMS demand due to frequent medical calls, so the project's failure to materialize means no immediate impact in

that category. Similarly, while no hotel or live-work projects are currently active, the 2024 Master Plan envisions expanded mixed-use corridors with dining and entertainment amenities. These could introduce new occupancies and higher transient populations in the future, particularly along the Orchard Lake, Twelve Mile, and Grand River corridors (refer to Master Plan 2024 map below).

The city is also undergoing substantial infrastructure investment, including the Halsted Road reconstruction and a program for local road and watermain improvements. Roadwork can temporarily affect emergency vehicle response times and routing, requiring proactive detour planning. Over the long term, improved road surfaces and upgraded watermains including the nearly complete GLWA 14-Mile Watermain Loop, which will enhance fire suppression capabilities through more reliable water delivery and reduced apparatus wear. Neighborhood resurfacing and full reconstruction projects, such as those in Woodcreek Hills and Shady Ridge, are expected to improve emergency access, while new watermain installations in areas like Kendallwood Subdivisions #2 and #4 will directly strengthen hydrant supply reliability.

The adoption of the 2024 Master Plan signals Farmington Hills' intent to pursue a mixed-use, walkable, and sustainable growth framework over the next 50 years.

This vision may result in denser development in targeted corridors, increased pedestrian activity, and a broader range of occupancies, all of which are likely to increase EMS call volumes and require specialized pre-planning for fire suppression, rescue, and hazard mitigation.



Map Source: Farmington Hills 2024 Master Plan

Overall, current development trends in Farmington Hills suggest moderate near-term increases in fire and EMS service demand, primarily from residential expansion and infrastructure improvements.

Longer-term impacts are expected to arise from mixed-use redevelopment and corridor revitalization, which could shift incident patterns and require adjustments in resource deployment.

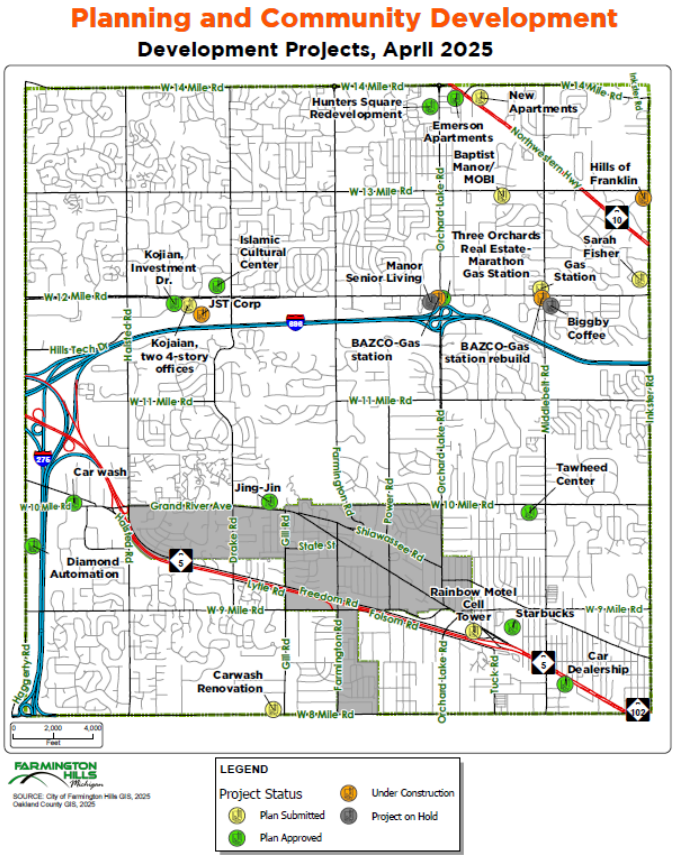
Ongoing coordination between city planners and public safety agencies will be essential to ensure that future development aligns with the operational capacities of fire and EMS services.

The following table and figure summarizes the projects within Farmington Hills.

Table 2: Summary of Growth Projections and Impact on Fire and EMS

Growth & Development Project	Future Fire & EMS Implications
28-unit Townhouse Development (Pebble Creek).	Higher call density; need for apparatus access, hydrant coverage, and effective response force deployment; increased EMS calls and localized fire response.
Planned Unit Developments (12 Mile & Middlebelt).	Greater demand for suppression/EMS; requires careful planning for access, water supply, and occupancy risks.
Hills of Franklin Luxury Condos.	Elevated service expectations; need for rapid, high-quality response and fire prevention measures.
Proposed Assisted Living Facility (Ginopolis site – not built).	If revived, would drive high EMS call frequency; need for specialized EMS resources.
Future Mixed-Use Corridors (Orchard Lake, Twelve Mile, Grand River).	Potential new occupancies, transient populations, and higher EMS/fire demand in revitalized corridors.
2024 Master Plan – 50-Year Vision.	Denser corridors, walkability, and mixed uses may increase EMS call volume and require specialized suppression and rescue planning.

Figure 6: Developmental Projects Within the City of Farmington Hills



Map Source: City of Farmington Hills Planning Director.

Residential projects drive EMS demand; office/R&D sites may have lower volume but higher complexity. All sites require effective fire protection systems, clear egress, and pre-planned response. Larger campuses need accessible routes and staging; high-occupancy spaces require crowd-management planning. Specialized training and equipment are essential for hazmat and complex incidents.

CPSM assesses the FHFD should include in any strategic planning over the near, mid, and longer terms the following, which are Farmington Hills' evolving development patterns and demographic shifts.

- ✓ Enhance risk assessment and response strategies for condominiums, mixed-use projects, and potential assisted living facilities.
- ✓ Develop site-specific pre-incident plans for high-value residential clusters.
- ✓ Advocate for fire suppression and detection systems in higher-density projects.
- ✓ Monitor Master Plan implementation to anticipate long-term service impacts. Tailor Community Risk Reduction programming to emerging residential and mixed-use developments.
- ✓ Prepare for higher transient populations and increased EMS call volumes in commercial corridors.

Community Risk Profile and Impacts on Fire and EMS

This section provides a high-level assessment of the risk factors within the City of Farmington Hills response area. Several recommendations in this report are informed, in part, by the findings of this risk overview. A key factor in determining acceptable levels of service, including deployment and staffing for fire and emergency services is the level of risk present within a community. Risk is influenced by a combination of factors, including the number and types of target hazards, life hazards, building construction, the presence of fire sprinklers and alarm systems, service demand, and socio-economic characteristics of the community. An all-hazards Fire and EMS risk assessment is a comprehensive, participatory process used to evaluate hazards, vulnerabilities, and overall community risk. Its primary purpose is to generate data that supports informed decisions regarding planning and implementation of risk-reduction measures.

A Community Risk Reduction (CRR) program builds on this assessment. CRR is a systematic process for identifying and prioritizing local risks and strategically investing resources to reduce their likelihood and impact. The CRR process typically involves four steps: conducting a Community Risk Assessment (CRA), developing a CRR plan, implementing the plan, and evaluating its effectiveness.

The CRA serves as a comprehensive evaluation that identifies, prioritizes, and defines community-specific risks. It provides a detailed understanding of the community's unique risks, capabilities, and characteristics, forming the foundation of an effective CRR program. An all-hazards approach integrates emergency preparedness planning across all types of incidents, focusing on the capacities and capabilities critical to responding to a full spectrum of emergencies and disasters.

The City of Farmington Hills recognizes that hazards and risks currently exist within its service area and that these risks are likely to increase as the district continues to develop. Both current and future risks pose potential threats to the safety of residents and visitors, as well as to property and the environment. In simpler terms, hazards are the sources of danger in the community, while risk quantifies the potential severity of that danger.

Modern risk assessing utilizes three factors when analyzing risk. These are:

- ✓ **Probability** or likelihood of an incident occurring, which defines the frequency of the various incidents fire departments respond to.
- ✓ **Consequence** (magnitude) of an incident on the community, which is the measure of the outcome of a fire, fire related, EMS, technical rescue, or Haz-Mat incident on the community.
  - □ ***Probability and Consequence*** combined identifies the risk based on the probability of an incident and the consequence on the community.
- ✓ **Impact** of an incident on the FHFD as an emergency response agency and its ability to provide ongoing services to the remaining areas for service demand analysis.

Several factors directly influence Fire and EMS calls, linking to the probability of occurrence, consequences for the community, and overall impact on the city:

- ✓ **Population and Demographics:** Incident demand increases as the population grows. Age and socio-economic profiles also affect the number and type of service requests. Evaluating the distribution of seniors and children by fire management zones can help identify trends in service delivery and estimate the probability of future calls.
- ✓ **Building and Target Hazard Risk:** The presence of high-occupancy facilities, critical infrastructure, and structures with unique fire or life safety concerns elevates risk and can significantly increase the frequency, complexity, and severity of incidents.
- ✓ **Transportation Infrastructure:** Roads and rail networks can impact response times and accessibility for emergency services.
- ✓ **Environmental Risks:** Weather events, hazardous material releases, wildfires, earthquakes, and flooding all pose significant hazards that increase the likelihood and potential severity of incidents.

Population and Demographics

The age and socio-economic characteristics of a community can significantly influence demand for fire and EMS services. Populations with higher proportions of seniors and children often generate more service requests, and mapping these demographics by fire management zones can help identify emerging trends and anticipate future needs.

In terms of fire and EMS risk, the age and socio-economic profiles of the population can have an impact on the number of requests for fire and EMS services. Evaluation of the number of seniors and children by fire management zones can provide insight into trends in service delivery and quantitate the probability of future service requests. In a 2025 National Fire Protection Association (NFPA) report on residential fires, the following key findings were identified for the period 2019-2023:[15]

- ✓ Males were more likely to be killed or injured in home fires than females and accounted for larger percentages of victims (57 percent of the deaths and 55 percent of the injuries).
- ✓ The largest number of deaths (21 percent) in a single age group was among people ages 65 to 74.
- ✓ Almost half of the fatal home fire victims were between 25 and 64 (46 percent), as were three of every five non-fatally injured (60 percent).

15. S. Hall, T. McGree, "Home Fire Victims by Age and Gender," Quincy, MA: NFPA, August 2025.

- ✓ More than one-third (39 percent) of the fatalities were age 65 or older; only 20 percent of the non-fatally injured were in that age group.
- ✓ Children under the age of 15 accounted for 9 percent of the home fire fatalities and 8 percent of the injuries. Children under the age of 5 accounted for 4 percent of the deaths and 3 percent of the injuries.
- ✓ Adults of all ages had higher rates of non-fatal fire injuries than children.
- ✓ Smoking materials were the leading cause of home fire deaths overall (23 percent) with cooking ranking a close second (16 percent).
- ✓ The highest percentage of fire fatalities occurred while the person was asleep or physically disabled and not in the area of fire origin; key factors to vulnerable populations.[16]

Farmington Hills population profile indicates elevated risk tied to age, socioeconomic status, and diversity. A larger proportion of older adults increases vulnerability to fire fatalities and EMS incidents due to mobility and health challenges. While poverty levels are lower overall, certain groups, particularly seniors and young adults remain at risk due to limited resources. The city's racial and ethnic diversity also underscores the need for culturally competent outreach to ensure equitable access to prevention and emergency services.

Understanding the demographic composition of Farmington Hills is a critical component of a comprehensive CRR. Population size, race, and ethnicity directly influence community risk, service demand, and the need for culturally competent outreach.

Certain demographic groups may have differing health profiles, language or cultural barriers, or socioeconomic factors that affect their ability to access fire and emergency medical services. For example, higher concentrations of older adults, minority populations, or residents with limited English proficiency can impact emergency response strategies, fire prevention education, and community engagement programs. By comparing the racial and ethnic makeup of Farmington Hills with statewide averages, the FHFD can better anticipate service needs, target risk-reduction initiatives, and ensure equitable delivery of fire and EMS resources across the community.

The Farmington Hills 2020 U.S. Census population was 83,986. Overall, the city is 33.3 square miles. At the time of the 2020 census, the population density was 2,522 people/square mile. The U.S. census reporter currently reports a population of 82,539 for a population density slightly lower at 2,479 people/square mile.[17] The City of Farmington Hills is made up of the following age and socioeconomic factors, which are considered herein when assessing and determining risk for fire and EMS preparedness and response:[18]

- ✓ The median age in Farmington Hills is 47.1 years old.
- ✓ People under the age of 18 represent: 16 percent.
- ✓ People over the age of 65 represent: 25.2 percent.
- ✓ Female persons represent 50 percent.
- ✓ Average persons per household: 2.2
- ✓ Median income: $90,598

16. S. Hall, T. McGree, "Home Structure Fires," Quincy, MA: NFPA, August 2025.
17. U.S. Census Reporter American Community Survey 2023 1-year data.
18. U.S. Census Reporter American Community Survey 2023 1-year data.

- ✓ Per Capita Income: $54,99
- ✓ 6.4 percent of the population live below the poverty line, a number that is lower than the state average of 13.5 percent. Overall, seniors represent 10 percent of the poverty rate and children under the age of 18 represent 5 percent of the poverty rate.

Farmington Hills has a diverse racial composition: 59.1 percent White, 18.2 percent Black or African American, 14.5 percent Asian, Hispanic 2.7 percent, and smaller proportions of other races, including Native American, Native Hawaiian or Pacific Islander, and multiracial populations.

While the community benefits from a strong overall socioeconomic base, the risk profile highlights several important vulnerabilities that directly influence fire and EMS demand. An aging population, particularly residents over age 65 face an increased risk of both fire-related fatalities and medical emergencies. At the same time, pockets of poverty among seniors and younger adults create disparities that may contribute to unequal outcomes.

The city's racial and ethnic diversity underscores the need for culturally competent education, outreach, and prevention strategies to ensure equitable access to services. As Farmington Hills pursues redevelopment and increased density, aligning fire and EMS resources with these evolving demographic risks will be critical to sustaining community resilience.

EMS Specific Population Risk

Additional EMS risk information was obtained from City Health Dashboard, which is maintained by New York University School of Medicine and provides community health data for the 500 largest cities in the U.S. Additional population data is extracted from U.S. Census Reporter American Community Survey 2023 1-year data, and Centers for Disease Control. It is important to review data relevant to Farmington Hills here, as this data will potentially have an impact on EMS services.

Relevant data when assessing EMS risk in a community includes:

- ✓ Older Population: Typically, older populations may have more chronic conditions and will need more care, while younger populations may face more trauma-related incidents. Understanding the age groups in the community and where the age cohorts exist (if possible) will assist in anticipating medical emergencies. In Farmington Hills , the median age is 47.1 years and overall, 25.2 percent of the population is over the age of 65. The largest age cohort is the age 60-69 group, which represents 15.7 percent of the population. This data aligns with FHFD's EMS profile, where falls, strokes, and cardiac incidents are among the leading call types.
- ✓ Racial Demographics: The city is represented by race as follows: 59.1 percent White, 18.2 percent Black or African American, 14.5 percent Asian, Hispanic 2.7 percent, and smaller proportions of other races, including Native American, Native Hawaiian or Pacific Islander, and multiracial populations.[19]

  Understanding racial demographics is important when assessing EMS risk as different racial and ethnic groups may experience varying health outcomes, access to care, and prevalence of certain medical conditions. Social determinants of health, such as income, housing, language barriers, and healthcare access, often intersect with race and can influence the frequency and nature of EMS calls. Additionally, cultural beliefs and historical mistrust of healthcare systems can affect how communities interact with emergency

19. U.S. Census Reporter American Community Survey 2023 1-year data.

services. By understanding racial demographics, EMS agencies can better anticipate community needs, address potential disparities, ensure culturally competent care, and build trust within diverse populations, ultimately leading to more effective emergency response.

In Farmington Hills, Black or African American and Asian populations are second and third respectively by overall percentage of the population. Although modest when compared to the White alone population, understanding these groups is important in overall EMS preparedness.

- ✓ Household Income: Although the median household income in Farmington Hills is above the Michigan median household income ($69,318), 6.4 percent of the population is living below the poverty level, with seniors 65 and older representing 10 percent of the poverty rate and children under the age of 18 representing 5 percent of the poverty rate. Although lower than the Michigan poverty rate (13.5 percent), this population potentially experiences challenges with healthcare and other social determinants of health.

  In all communities, the population living at or below the poverty line typically aligns with access to healthcare challenges, transportation challenges, health issues and challenges, and nutritional/food insecurity challenges. These disparities often lead to an increase in public services to include EMS services.

- ✓ Lack of Healthcare: In Farmington Hills, 3.6 percent of the population is without health care. Although lower (almost half) than the national uninsured rate (8.0 percent), uninsured and/or underinsured population will potentially impact EMS demand.[20]

  Lack of healthcare coverage is most often associated with poverty and unemployment but also may be closely tied to lower levels of education, certain racial and ethnic disparities, immigration status, and the growth of part-time or gig employment that does not provide benefits. Younger adults, especially those between 19 and 34, are statistically more likely to be uninsured.[21] Geographic factors also play a role, with under-resourced urban neighborhoods and some immigrant communities facing higher uninsured rates.

  For EMS systems, these gaps in coverage translate into increased demand, as individuals without insurance may delay or avoid routine or preventive care, resulting in more acute emergencies when conditions worsen. Uninsured patients are also more likely to rely on EMS and emergency departments as their primary access points to care, which can drive higher call volumes, longer transport times, and more frequent repeat encounters for the same health issues.

- ✓ Additional health and social determinants of health impacts should be considered as well when evaluating EMS demand. Social determinates of health reflect how social, economic, and environmental conditions collectively influence population health and health equity and include factors such as economic stability, education access and quality, healthcare access, and neighborhood and built environment:
  - 9.1 percent of the population experience food insecurity.
  - Food insecurity has a significant impact on health by limiting individuals' ability to obtain fresh, affordable, and nutritious foods. When healthy options are scarce or too costly, people may rely on fast food, convenience stores, or highly processed items that are calorie-dense but nutrient-poor. Over time, this dietary pattern increases the risk of obesity, diabetes, hypertension, and other chronic conditions that place strain on both personal health and community healthcare systems. Food insecurity is also linked to

20. ACS, U.S. Census 2023, 5-year estimate.
21. U.S. Census, Uninsured Rates Highest For Young Adults Aged 19 to 34.

higher levels of stress, poor child development, and reduced ability to manage existing illnesses, since proper nutrition is critical for recovery and long-term wellness. Ultimately, food insecurity creates cycles of poor health outcomes that disproportionately affect vulnerable populations, and either alone or when tied to other social determinants of health, likely will impact EMS demand.

- 9.6 percent of the population have diabetes.
- 13.3 percent of the population experience frequent mental distress.
- 5.4 percent of the population experience independent living difficulty.
- 28.5 percent of the population experience obesity.
- 10 percent of the population experience frequent physical distress.
- 31.9 percent of the population experience high blood pressure.
- 39.6 percent of the population experience rent burden.
- 27.1 percent of the public-school population experience chronic absence.

✓ Community Social Vulnerability Index: Social Vulnerability Index (SVI) is typically presented for counties across the U.S. Oakland county has an overall SVI of 0.1435, which indicates a low level of vulnerability. Overall, SVI ranges from 0.0-1.0. As a comparable, Wayne County has an SVI of 0.861 and Macomb County has an SVI of 0.4079.[22]

The SVI is a tool developed by the Centers for Disease Control and Prevention (CDC) to identify and measure the relative social vulnerability of communities. It uses U.S. Census data to assess how various social factors such as poverty, lack of access to transportation, crowded housing, and disability may affect a community's ability to prepare for, respond to, and recover from emergencies like natural disasters, disease outbreaks, or other public health crises.

Communities with higher social vulnerability often experience greater health disparities, less access to primary care, and more reliance on emergency services as a safety net. As a result, EMS providers in these areas frequently encounter higher call volumes, more complex medical and social needs, and repeat utilizations for preventable conditions. In addition, vulnerable populations may face barriers in following discharge instructions, accessing medications, or securing reliable transportation to follow-up appointments, all of which can drive repeat EMS encounters.

Understanding the relationship between SVI and EMS demand allows agencies to better allocate resources, design targeted community paramedicine programs and collaborate with public health partners to address root causes rather than just emergency symptoms.

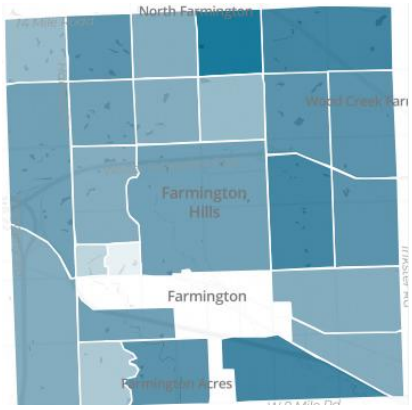
The next set of maps illustrate certain health and socioeconomic concentrations in Farmington Hills as analyzed by City Health Dashboard.

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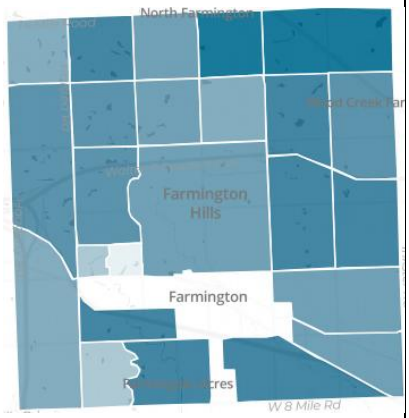
22. Centers for Disease Control.

Lighter colors indicate better outcomes. ⇨

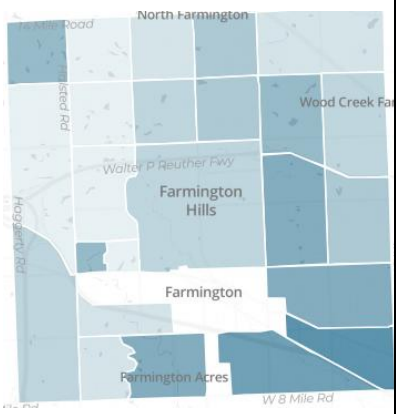
Diabetes



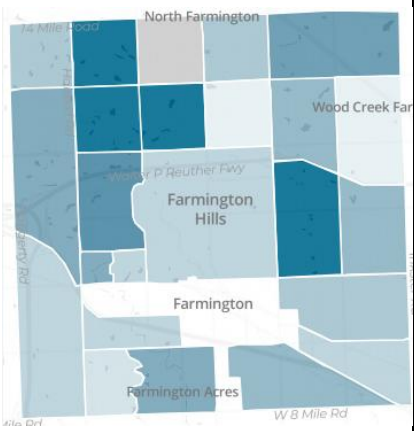
High Blood Pressure



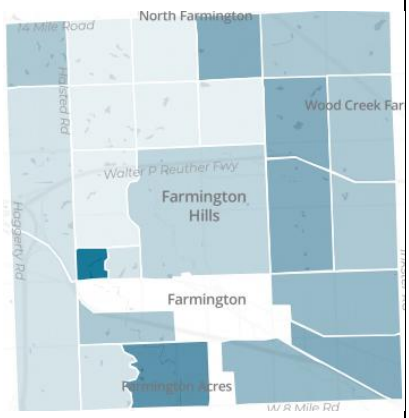
Frequent Mental Distress



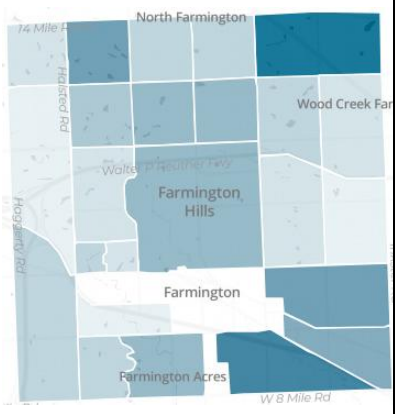
Rent Burden



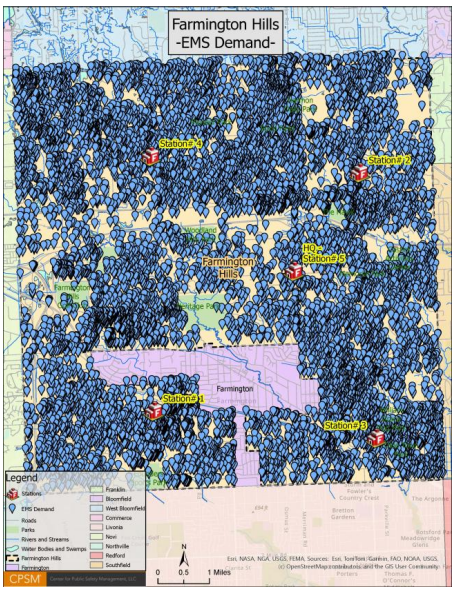
Food Insecurity



Uninsured (Medical)



FHFD EMS Demand



Maps Source: City Health Dashboard – City of Farmington Hills

CPSM assesses the demographics of Farmington Hills present an overall low- to- moderate community risk; however, when social determinants of health and vulnerable populations are factored in, the risk increases in certain population cohorts. While not high at the community level, a single call involving a vulnerable population, whether fire or EMS, poses an elevated risk due to the unique challenges associated with these groups.

Social determinants such as income level, healthcare access, housing conditions, language barriers, and food security can directly affect the ability of individuals to prepare for, respond to, and recover from emergencies.

Age groups such as the elderly and young children, along with individuals experiencing poverty, disability, or chronic health conditions, are more susceptible during fire and EMS incidents. The presence of these populations influences the need for tailored fire safety measures, proactive EMS planning, and targeted public education.

By engaging in pre-fire planning, expanding community outreach, and building district-level knowledge of residential facilities, healthcare centers, and other settings housing vulnerable populations, FHFD can improve situational awareness and strengthen its ability to effectively mitigate emergencies.

The FHFD should include in any strategic planning over the near, mid, and longer terms the following, which are drawn from Farmington Hills' specific population risks:

- ✓ Expand Community Risk Reduction initiatives to specifically address vulnerable populations, focusing on fire prevention education, fall prevention, chronic disease support, and emergency preparedness for elderly, low-income, and limited English proficiency residents.
- ✓ Partner with community organizations, healthcare providers, and social service agencies to deliver culturally and linguistically appropriate fire and EMS safety education materials. Prioritize engagement in neighborhoods with higher Social Vulnerability Index (SVI) scores.
- ✓ Incorporate SVI data and local demographic information into pre-fire and EMS response planning, allowing FHFD to identify high-risk areas and allocate resources more effectively.
- ✓ Maintain and regularly update pre-incident plans for residential care facilities, assisted living centers, schools, and other locations that serve vulnerable populations to enhance operational readiness.
- ✓ Provide focused training for personnel on responding to incidents involving individuals with mobility limitations, language barriers, or chronic medical needs, emphasizing compassionate, equitable service delivery.
- ✓ Work with county-level public health and social service agencies to establish referral and follow-up systems for frequent EMS users and residents with unmet social or health needs. This should include consideration for a Mobile Integrated Health/Community Paramedicine program.
- ✓ Periodically reassess demographic, health, and socioeconomic data to track changes in vulnerability patterns and adjust prevention and response strategies accordingly.

Building and Target Hazard Risks

Building and target hazards are defined as significant occupancies or structures that can place an exceptional demand on fire department resources during an emergency. These are properties where an incident could quickly overwhelm available resources, requiring additional personnel, apparatus, and mutual aid to mitigate. Target hazards vary by jurisdiction but

generally include hospitals, nursing facilities, schools, churches, storage facilities, multi-family dwellings, assembly occupancies, and industrial or manufacturing plants.

Target hazards are commonly categorized as high, medium, or low risk based on factors such as life hazard, building contents, and the fire flow and staffing required to manage an emergency. According to NFPA standards:

- ✓ **High-hazard occupancies:** Includes hospitals, nursing homes, assisted living facilities, schools, high-rise buildings, and properties involving hazardous processes or large fire potential. While Farmington Hills has a limited number of these, the ones present—such as assisted living centers and educational facilities—pose significant life-safety risks.
- ✓ **Medium-hazard occupancies**: Include apartments, offices, and commercial or industrial structures that do not typically require extensive rescue efforts. Farmington Hills has a growing number of these occupancies, particularly in its multi-family and commercial developments.
- ✓ **Low-hazard occupancies**: Primarily include single-family dwellings and small businesses, which make up most of Farmington Hills' building stock.

Identifying high-hazard occupancies, often referred to as target hazards, is a critical component of fire risk assessment. This process has long been a core fire service function, combining hazard identification with pre-incident planning to ensure an effective and timely response.

Target hazards are structures or occupancies that require a higher concentration of fire department resources due to their elevated risk of life loss, property damage, or both. These typically include hospitals, nursing homes, schools, large public assembly venues, and facilities where hazardous materials are processed, used, or stored.

The evaluation of target hazards considers several factors:

- ✓ The type of activities conducted (e.g., public assembly, manufacturing, processing, storage).
- ✓ The number and vulnerability of occupants (e.g., elderly, youth, disabled, incarcerated).
- ✓ The construction features of the building.
- ✓ The presence and type of hazardous materials.

In Farmington Hills, these criteria are applied to assess critical structures throughout the community. Most residential occupancies are Type V wood-frame construction—single-family homes with wood or composite siding and brick veneer built on slabs or crawl spaces. While these homes represent the majority of the building stock and are generally classified as lower risk, though their combustible construction and potential for rapid fire spread present ongoing operational challenges.

The city's overall building risk profile reflects a mix of:

- ✓ **Low-risk occupancies:** single-family dwellings.
- ✓ **Medium-risk occupancies:** multi-family housing, mixed-use properties, light commercial and industrial facilities.
- ✓ **High-hazard occupancies:** schools, assisted living and long-term care facilities, large assembly venues, and industrial sites involving hazardous materials.

Farmington Hills' diverse building inventory requires tailored pre-incident planning and resource deployment strategies to ensure that risks across this spectrum are effectively managed. Building construction types play a critical role in determining how structures perform under fire conditions

and directly influence firefighting tactics, occupant safety, and overall community risk. Each construction type, ranging from fire-resistive and noncombustible to ordinary, heavy timber, and wood-frame possesses unique characteristics related to the materials used, structural integrity, and fire resistance. Understanding these differences enables fire and emergency services personnel to assess hazards, anticipate fire behavior, and implement effective response strategies. The next table further defines building construction type so that the reader has a full understanding of the building risk in Farmington Hills as outlined under the building inventory in the city.

Table 3: Michigan Building Code Building Construction Types I - V

UBC Type	Description	Typical Examples
Type I	Fire-resistive (concrete, protected steel). Highest fire resistance.	High rises, hospitals, major office buildings
Type II	Non-combustible (unprotected steel, concrete block). Lower resistance.	Warehouses, newer commercial, big-box retail
Type III	Ordinary (masonry walls with wood floors/roof). Moderate resistance.	Older main street buildings, small businesses
Type IV	Heavy Timber (large wood members, slow burning). Good resistance.	Churches, historic mills, large lodges
Type V	Wood Frame (lightweight wood). Least resistance.	Single-family homes, townhouses, small apartments

Building inventory in Farmington Hills includes:

- ✓ Single family housing units: 23,305 (Type V Construction).
- ✓ Multi-family housing units (apartment building units - garden style, townhouses): 10386 (Type V Construction).
- ✓ Assisted living/nursing homes: 16 Total - not including numerous licensed and unlicensed residential group homes (Type V Construction).
- ✓ Manufacturing/commercial/industrial structures: 1226 (Type I and II construction).
- ✓ Strip Malls: 48 (Type III Construction).
- ✓ Hospital: 1 Large Hospital comprised of 6 structures on campus. 632 dental, chiropractic, med lab facilities, 211 Doctors offices including urgent cares.
- ✓ High-Rise Buildings (structures 75 feet or taller): 2 total (one Hospital, Type I; one Hotel, Type III). Although Farmington Hills currently has only two high-rise buildings, the city is considering revising its height restrictions to allow for additional future development.

The mix of occupancies in Farmington Hills requires the FHFD to prepare for a broad spectrum of risks, ranging from routine residential incidents to complex emergencies in high-hazard facilities. Pre-incident planning, supported by hazard-specific tactical considerations, is critical to ensuring effective emergency response across the community.

When identifying target hazards, several factors must be considered:

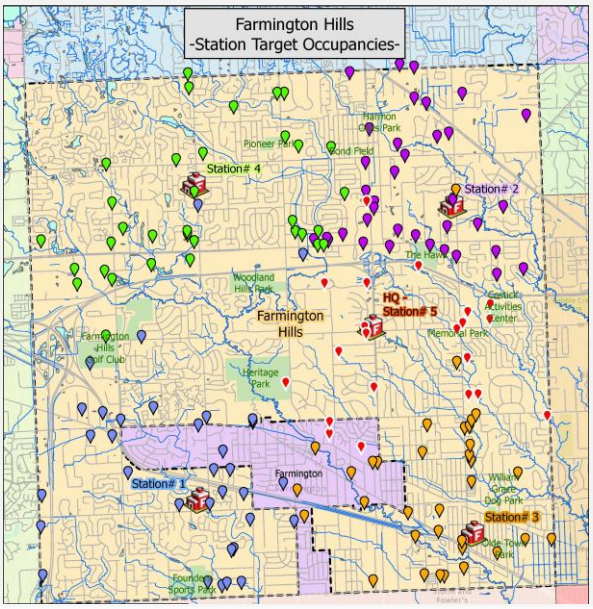
- ✓ The activities that take place (e.g., public assembly, manufacturing, hazardous materials use).
- ✓ The number and types of occupants (elderly, youth, disabled, or other vulnerable groups).
- ✓ The construction type and fire protection features of the structure.

Based on these considerations, Farmington Hills occupancies can be categorized into hazard classes as follows:

- ✓ High-Hazard Occupancies
  - Assisted living, nursing homes, and facilities serving individuals with developmental disabilities.
  - Public and private educational institutions, including schools and day care centers.
  - The city's regional hospital facility.
  - Industrial or commercial facilities where hazardous materials are processed, stored, or used in operations.
  - Warehouses or occupancies with high-piled storage.
  - Buildings with cutting and welding operations.
  - Facilities where processes create dust or explosion hazards.
- ✓ Medium-Hazard Occupancies
  - Multifamily dwelling buildings (apartments, condominiums, townhouses).
  - Medical offices and outpatient clinics.
  - Public assembly occupancies (restaurants, gyms, community centers, houses of worship).
  - Shopping centers, retail stores, and strip malls.
  - Businesses with commercial cooking processes.
  - Specialized storage facilities (e.g., tire storage, waste handling operations).
- ✓ Low-Hazard Occupancies
  - Single-family residential dwellings (predominant risk in terms of volume but generally lower in hazard complexity).
  - Small professional offices and limited retail spaces without hazardous processes.

Farmington Hills Target Hazard Locations

Pin Colors Represent Station District



CPSM identified several mobile home parks within the city as areas of elevated concern. Manufactured homes are structurally less resistant to fire and extreme weather events than site-built housing, making them disproportionately higher-risk occupancies. Their concentrated layout means that emergencies can affect many households at once (fire exposure), complicating evacuation and response efforts. Social and economic factors further heighten these vulnerabilities.

Mobile home parks often include significant numbers of lower-income residents, seniors, and individuals with disabilities, creating barriers to preparedness and recovery. These characteristics make mobile home parks a critical consideration in planning, education, and risk-reduction efforts, ensuring that fire and EMS services remain equitable and effective across all segments of the community.

CPSM assesses the greatest amount of building risk in the Farmington Hill's area is of a low hazard (single family dwellings-predominately wood frame construction). The FHFD does have a number of high and medium risk/vulnerable population risks (nursing/assisted living/medical facilities), educational facilities/institutional facilities, and multifamily residential structures (apartments/townhomes, and mobile homes). These building risks present a greater risk to the FHFD regarding life- safety.

Environmental Factors

Farmington Hills, Michigan, like many suburban communities in the Great Lakes region, faces a range of environmental challenges that influence both community safety and long-term resilience. While the city benefits from strong infrastructure and proactive emergency management, natural and human-caused hazards continue to pose risks that require careful assessment. Environmental factors such as flooding, stormwater management, air quality concerns, and wildlife overpopulation intersect with broader climate change trends, shaping the city's overall risk profile. CPSM identified the following risks: [23] [24] [25] [26]

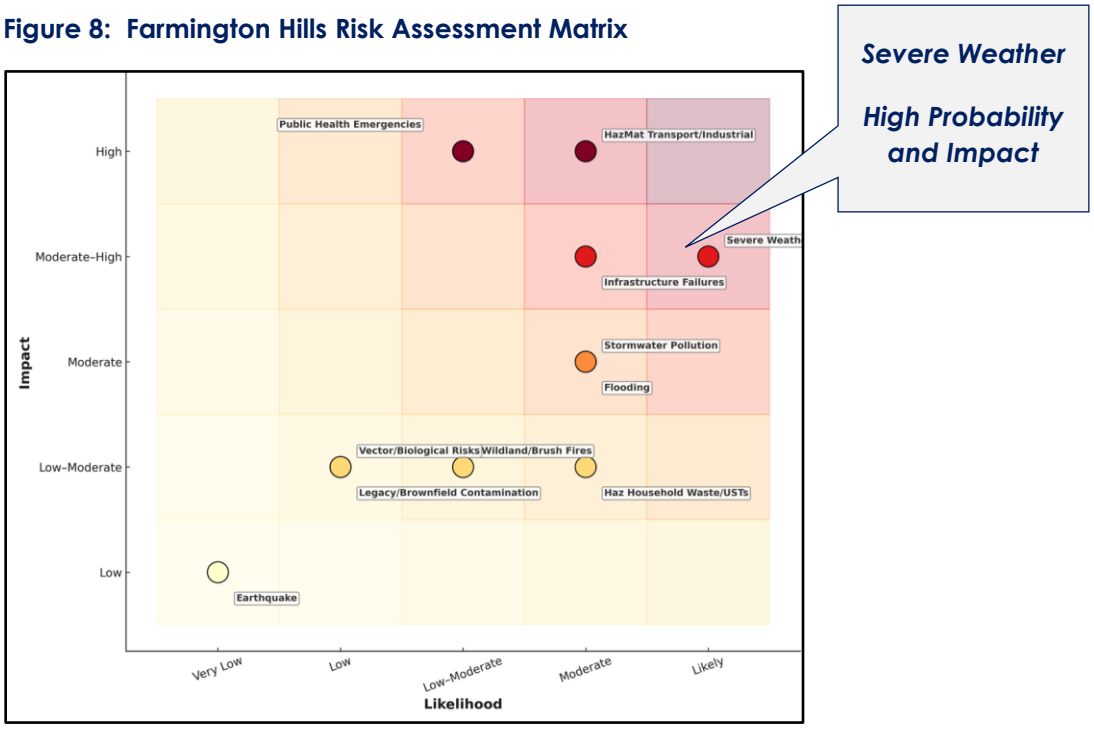
Figure 7: Risk Assessment, Likelihood, Potential Impact – Farmington Hills

Hazard / Risk	Likelihood	Potential Impact	Impact Summary
Severe Weather (Thunderstorms, Windstorms, Tornadoes, Hail, Snow/Ice). Winter Storms / Ice Events	Likely	Moderate–High	Annual storms cause outages, roadway hazards, property damage, and EMS surge. Tornadoes are less frequent but potentially catastrophic. Disrupts transportation, utilities, increases falls, CO incidents, and EMS demand.
Flooding (Localized / Urban Flooding)	Moderate	Moderate	Water in basements and vehicles, infrastructure stress, road closures, rescue calls; city not in 100-year floodplain but stormwater flooding is recurring.
Hazardous Materials – Transportation / Industrial / Commercial	Moderate	High	Hazmat transport along I-696, M-5, and I-275 corridors poses spill, fire, and toxic exposure risks requiring multi-agency response.
Hazardous Household Waste / USTs / Small-Scale Spills	Moderate	Low–Moderate	Localized fires, chemical exposure, environmental contamination events.

23. https://www.michigan.gov.
24. https://www.fhgov.com.
25. https://farmgov.com.
26. https://www.augurisk.com/city/Michigan/Farmington-Hills/42.485977414338585/-83.37713706376854.

Hazard / Risk	Likelihood	Potential Impact	Impact Summary
Stormwater Pollution (Runoff, Watershed Impacts)	Moderate	Moderate	Pollutants degrade water quality and impact the Rouge River watershed; long-term environmental and health risks.
Infrastructure Failures (Power, Water, Communications)	Moderate	Moderate–High	Storm-driven power outages and water main breaks disrupt services, create urban flooding, and stress emergency response.
Public Health Emergencies (Pandemic, Vector-Borne Disease)	Low–Moderate	High	Pandemics are rare but have high consequence; mosquito/tick-borne illnesses (West Nile, Lyme) persist seasonally.
Wildland-Urban Interface / Brush Fires	Low–Moderate (Seasonal)	Low–Moderate	Potential in wooded parklands, corporate campuses, and open space; rapid spread possible in dry seasons.
Legacy / Brownfield Contamination	Low	Low–Moderate	Soil/vapor release risks at redevelopment sites; potential occupational or residential exposure.
Vector / Biological Risks (Mosquito, Mold, Insects)	Low (Seasonal)	Low–Moderate	West Nile, mold-related respiratory illness, and other biological exposures pose localized risks.
Earthquake	Very Low	Low	Rare in Michigan; impacts limited to minor structural damage, cracked water mains, and short-term outages.

Figure 8: Farmington Hills Risk Assessment Matrix

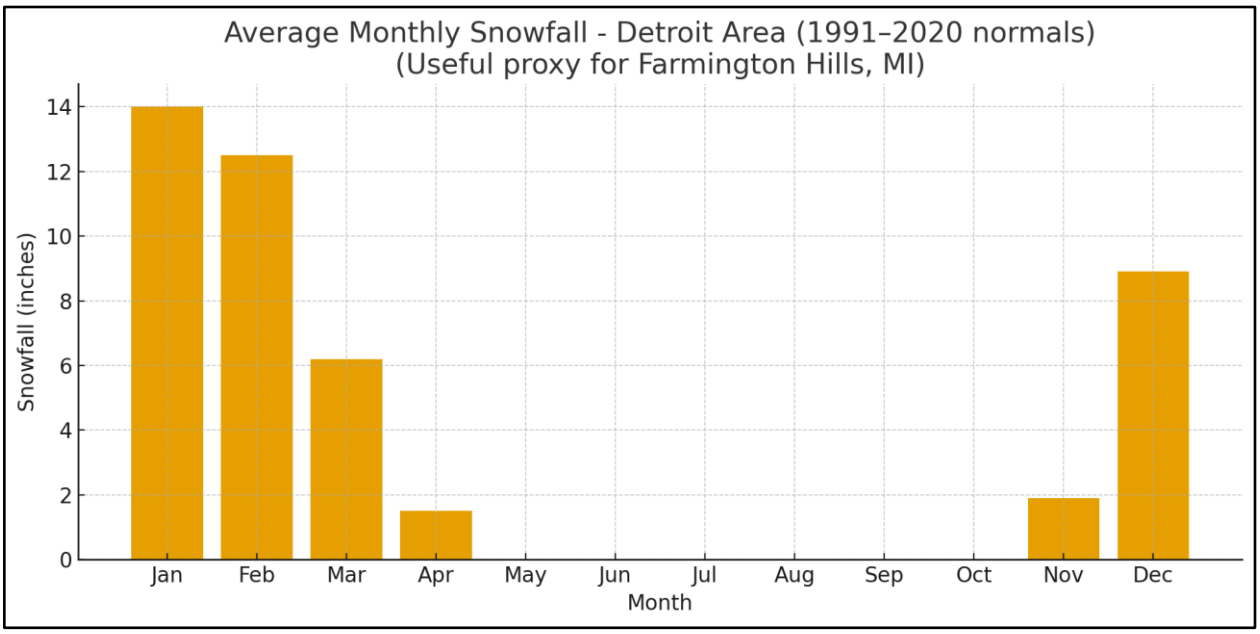


The following provides a more detailed explanation of the environmental and community risks identified above. Each hazard is discussed in terms of its local context, likelihood of occurrence, potential impact on people and property, and broader implications for emergency services. This narrative builds upon the risk matrix and highlights the unique ways in which severe weather, infrastructure vulnerabilities, environmental exposures, and public health concerns affect Farmington Hills specifically. By framing each risk in detail, the city and the FHFD can better understand the challenges ahead and prioritize strategies for mitigation, preparedness, and community risk reduction.

Severe Weather and Winter Storms

Farmington Hills, located in southeast lower Michigan, faces a wide spectrum of weather-related hazards that routinely stress infrastructure, disrupt daily life, and increase demand for emergency services. Cold winters bring heavy snowfall and ice, while warm-season storms produce damaging winds, hail, lightning, and occasional tornadoes. On average, the community receives about 45 inches of snow annually (depicted in graph below), underscoring the need for sustained winter operations and year-round hazard preparedness.[27]

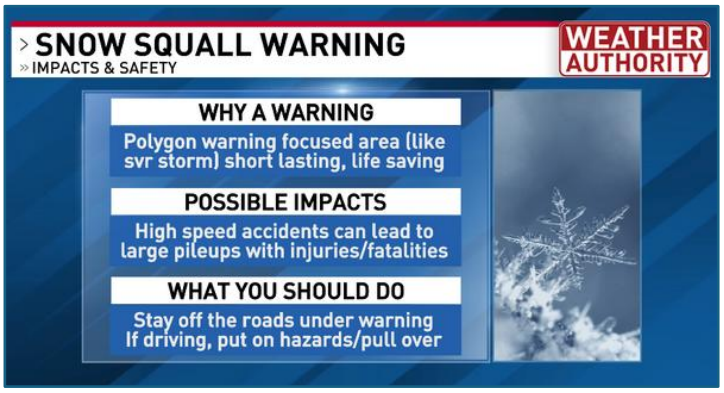
Figure 9: Average Monthly Snowfall: Detroit Area



Winters in southeast Michigan bring snow, freezing rain, and ice that can cripple utilities and transportation. A vivid example came in February 2023, when a major ice storm glazed metro Detroit including Farmington Hills with ¼–½ inch of ice. More than 600,000 customers lost power statewide, and nearly 3,000 wires were reported down, with restoration efforts stretching over several days (NWS Detroit, AP News). The event underscored the city's vulnerability to tree and line icing, long-duration outages, and the cascading impacts on residents who depend on electricity for heat or medical equipment.

27. National Weather Service.

Transportation systems are equally exposed. I-696, M-5, I-275, and local arterials can rapidly deteriorate during snow squalls or glaze ice. Whiteout conditions on elevated or curved ramps present danger, leading the NWS to now issue dedicated Snow Squall Warnings because of the pileup potential.[28]



Farmington Hills also contends with violent warm-season storms that bring large hail, frequent lightning, and powerful straight-line winds. In March 2025, wind gusts of 60–70 mph swept through Oakland County, toppling trees, blocking major roadways, and downing power lines. The storm generated multiple EMS, and fire calls for transformer fires, roadway hazards, and utility emergencies.

While less common than in western Michigan, tornadoes remain a credible threat. Since 1950, Oakland County has experienced 32 tornadoes, ranging from EF0 to EF3 (NOAA Storm Events Database). The suburban environment amplifies the hazard—dense populations, manufactured homes, schools, and commercial centers increase the stakes, while evacuation logistics are more complex than in rural settings.

Farmington Hills lies outside FEMA's 100-year floodplain, but localized flooding is a recurring challenge. Heavy rainfall often overwhelms storm drains, leading to submerged intersections, stranded vehicles, and basement flooding. According to the First Street Foundation Flood Factor, 2,098 properties in the city are at risk of flooding over the next 30 years. While geographically limited, the impacts are costly and disruptive, regularly requiring fire department water rescues, pump-outs, and roadway closures.

Michigan summers are trending hotter in the last decade, with more frequent extreme-heat days. Heatwaves disproportionately affect older adults, low-income households, and residents without reliable air conditioning. Secondary effects include increased medical emergencies, degraded air quality, and surges in energy demand that can compound outage risk.

Severe weather in Farmington Hills has consistent and predictable impacts on public safety:

- ✓ **Infrastructure Stress** — Outages, blocked roads, and disrupted utilities complicate emergency access and extend response times.
- ✓ **Population Vulnerability** — Elderly, disabled, and lower-income residents (notably in mobile home communities) face the highest risk from both winter storms and summer heat.
- ✓ **Operational Burden** — Fire department resources are stretched by downed wires, water rescues, medical calls, and extended incident durations.
- ✓ **Preparedness Need** — Ongoing investments in pre-incident planning, mutual/automatic aid agreements, resource staging, and public messaging are critical to manage recurring weather threats.

28. https://www.accuweather.com.

Hazardous Materials – Transportation / Industrial / Commercial

Farmington Hills faces a significant, though moderately likely, risk associated with hazardous materials transport and storage. Major transportation corridors such as I-696, M-5, and I-275 carry a steady flow of tanker trucks, freight carriers, and industrial shipments. These vehicles often transport flammable liquids, compressed gases, corrosives, and other regulated hazardous commodities. A single accident involving a tanker rollover or multi-vehicle pileup could result in a spill, fire, or toxic release that rapidly escalates into a community-scale emergency. The complex highway interchanges and high traffic volumes in Farmington Hills amplify this risk, particularly during winter weather events when crash frequency increases.

Beyond transport, the city's economy includes manufacturing, research, and technology clusters that rely on the use and storage of chemicals. Local industrial parks and laboratory facilities handle solvents, compressed gases, cleaning agents, and specialty chemicals that, if released, could present fire, explosion, or inhalation hazards. These fixed-site risks add to the transportation exposure and require ongoing coordination with facility operators through fire inspections, code enforcement, and pre-incident planning.

An incident involving hazardous materials—whether on the roadway or within a facility—has the potential to overwhelm local resources. A severe event could necessitate large-scale evacuations, multi-agency coordination across fire, police, EMS, and public health, and the deployment of specialized equipment such as hazmat suits, air monitoring instruments, and containment systems. While the statistical likelihood of such an event is lower compared to routine fire or EMS calls, the potential consequence ranks among the highest risks facing the city. The community's proximity to regional freight routes, combined with local industrial activity, underscores the importance of sustained preparedness, training, and interagency planning.

Hazardous Business Waste / Underground Storage Tanks / Small-Scale Spills

Farmington Hills faces a notable hazardous materials transport risk due to the high traffic volume on major highways such as I-696, M-5, and I-275. These corridors are frequently used by tanker trucks, freight carriers, and industrial shipments moving petroleum products, industrial chemicals, and other hazardous substances. A single crash or release could quickly escalate into a large-scale incident, with risks of fire, explosion, or toxic exposure.

Beyond transport, the city's business and industrial clusters house research labs, light manufacturing, and warehouses that use or store hazardous chemicals. While routine operations are well-regulated, accidents, equipment failures, or human error could create secondary hazards.

Response to such an incident would demand specialized equipment, decontamination capability, and strong coordination among police, fire, public health, and regional mutual-aid partners. Evacuations, shelter-in-place orders, and disruptions to transportation and commerce are likely in a worst-case event. While the probability of a major hazardous materials release is moderate, the consequences are high, making this one of the more serious community risks.

Stormwater Pollution (Runoff - Watershed Impacts)

Farmington Hills contributes directly to the Rouge River watershed, making stormwater quality a recurring concern for both the city and downstream communities. Rainfall and snowmelt carry runoff from roads, parking lots, commercial centers, and neighborhoods into storm drains that

discharge to local creeks and tributaries. This runoff often contains oil and grease from vehicles, lawn fertilizers and pesticides, pet waste, sediment, and heavy metals. [29]

The cumulative effect degrades water quality, threatens aquatic habitats, and can impair recreational use of waterways. Elevated nutrient levels also contribute to algae growth, which reduces oxygen levels and stresses fish populations. While stormwater pollution is not as sudden or dramatic as flooding or hazardous materials releases, it poses a chronic risk with long-term public health and environmental consequences.[30]

Farmington Hills addresses this risk through stormwater management infrastructure, regulatory compliance with state and federal water quality standards, and public education programs that encourage residents and businesses to reduce pollutants at the source. Continued investment in these measures is necessary to keep the community's contribution to watershed impacts at a moderate, manageable level.

Infrastructure Failures (Power, Water, Communications)

Storm-driven outages and aging infrastructure create periodic disruptions to Farmington Hills' critical systems. Severe storms often down power lines, while water main breaks can cause flooding and service interruptions. Communications systems, including cellular networks, may also be strained during large-scale events. These failures not only disrupt daily life but also place additional burdens on emergency services, as residents turn to 911 for assistance with power outages, traffic hazards, and utility issues. The cascading effects of infrastructure loss amplify other community risks.

Public Health Emergencies (Pandemic, Vector-Borne Disease)

As the COVID-19 pandemic demonstrated, Farmington Hills is not immune to large-scale public health emergencies. Though rare, pandemics can place extraordinary and sustained strain on EMS resources, hospitals, schools, and municipal services, while also disrupting economic and social life. More routinely, the city faces seasonal public health risks tied to vector-borne diseases. West Nile Virus is present across southeast Michigan and can cause severe illness, particularly in older adults. Likewise, Lyme disease, transmitted by black-legged ticks, has been steadily expanding in Michigan and poses a growing concern during warmer months. These illnesses require consistent surveillance, community education, and targeted outreach to vulnerable groups, including seniors and individuals with pre-existing conditions. While less frequent than weather or infrastructure hazards, public health threats carry disproportionately high consequences, underscoring the need for preparedness and rapid response capacity.

Wildland-Urban Interface / Brush Fires

Farmington Hills contains extensive green space, wooded parkland, and landscaped corporate campuses. During dry seasons, these areas present a risk of brush or grass fires, which can spread rapidly in windy conditions. While the city is not in a traditional wildfire zone, the mix of natural areas and built environment creates a low-to-moderate seasonal risk. Fire suppression in these areas is complicated by access issues and the need for water supply in less-developed locations.

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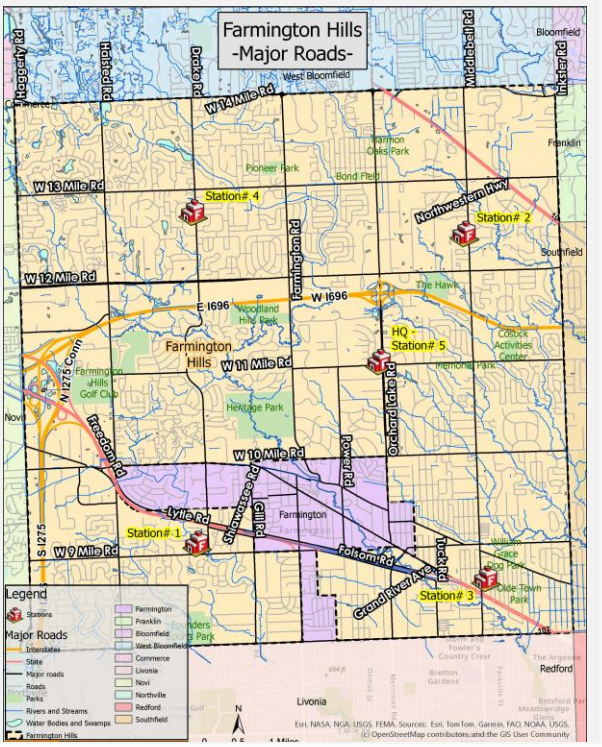
29. https://farmgov.com/city-services/public-works/stormwaterwatershed-protection/?utm.
30. https://therouge.org/?utm.

Vector / Biological Risks (Mosquito, Mold, Insects)

Farmington Hills faces seasonal biological risks, including mosquito-borne disease, mold in older housing stock, and insect infestations. West Nile Virus has been documented in Oakland County, and mold-related respiratory illness can follow basement flooding or storm damage. These risks are generally localized and low-to-moderate in severity, but they contribute to seasonal EMS demand and ongoing public health education needs.

Transportation Risk

Transportation risks in the city include state, county, municipal, and private roads. Farmington Hills features a mix of state, county, municipal, and private roads, each with distinct maintenance responsibilities and associated risks.



Interstate 696 (I-696), also known as the Walter P. Reuther Freeway, is a major east–west highway in Metro Detroit, Michigan. The segment adjacent to Farmington Hills serves as a vital connector between I-96/I-275/M-5 and I-94, facilitating travel through northern Detroit suburbs approximately 28.4 miles, with a significant portion running through Oakland County. The freeway typically features eight lanes and is a heavily traveled corridor. A four-mile stretch of this freeway is in or adjacent to Farmington Hills. Key interchanges include Orchard Lake Road, Middlebelt Road, Farmington Road, and Haggerty Road. These provide local access to residential, commercial, and industrial areas.

The City of Farmington Hills has a comprehensive road network totaling approximately 301 miles of streets. This includes 58 miles of major roads and 243 miles of local streets. The roadway system is similar to other communities in the region and consists of State Roads such as Orchard Lake Road and 13 Mile Road, County Roads such as Halsted Road (between Eight Mile and Nine Mile Roads), Municipal Roads including residential streets and local thoroughfares, and Private Roads serving gated communities and private developments.

Common risks associated with this network include weather-related hazards—snow, ice, and rain—which create slippery conditions, particularly on less-traveled roads. High-traffic areas can lead to congestion, raising the likelihood of collisions and delaying first responders. In addition, high-speed accidents occur on major throughways, while heavy truck traffic increases the risk of incidents involving hazardous materials.

Mass Transit - Buses

Farmington Hills is served primarily by the Suburban Mobility Authority for Regional Transportation (SMART), the regional bus provider for Metro Detroit's suburbs. SMART operates fixed-route buses, commuter services, and an on-demand service throughout Oakland, Wayne, and Macomb counties, with several routes directly serving Farmington Hills. Among these, Route 305 runs along

Grand River Avenue, while express commuter routes such as the 805 and 851 connect Farmington Hills and Novi to destinations like Southfield, Midtown, and Downtown Detroit. These routes provide both daily local access and freeway-based commuter service, making them useful for residents traveling within the region or into the city for work.

In addition to traditional bus routes, Farmington Hills is served by SMART Flex, an on-demand ridesharing service powered by Via. Operating seven days a week from early morning until late evening, Flex allows riders to book trips via smartphone or phone call within a designated service zone, offering more flexibility than fixed routes and fares that range between $2 and $8 depending on distance. SMART also provides ADA-compliant paratransit service for residents with disabilities who live within three-quarters of a mile of a fixed route, ensuring curb-to-curb accessibility by advance reservation.

For seniors and individuals with disabilities, Farmington Hills supplements SMART service with its own city run transportation programs. The Senior Transportation Program, based at the Costick Center, offers curb-to-curb van service by reservation to destinations within the city and surrounding areas. Additional options such as Dignified Senior Transportation and the MyRide2 program provide shared rides for older adults or disabled residents, often with suggested donation fares rather than fixed costs. These services extend to nearby communities for medical, shopping, and personal trips.

Alongside public options, several private providers in Farmington Hills support specialized transportation needs. Companies like Fidelity Transportation, Visiting Angels, and Comfort Keepers operate wheelchair-accessible vans and senior transport services, focusing on medical appointments, errands, and social outings. Taken together, the combination of SMART fixed routes, flexible micro-transit, ADA paratransit, city run senior services, and private providers gives Farmington Hills residents a layered transportation network that supports commuters, older adults, individuals with disabilities, and those requiring specialized care. There is not a dedicated interstate or long-distance bus terminal within Farmington Hills.

Aircraft

There is not a dedicated airport private or commercial within Farmington Hills. Detroit Metropolitan Wayne County airport (DTW) is 19 miles south of Farmington Hills and is the busiest airport in Michigan. Addtionally, Oakland County International Airport (OCIA), which is located 20 miles north of Farmington in Waterford Township. It is a designated general aviation reliever airport. OCIA is ranked Michigan's second busiest airport. As with any locality near an airport, there is always risk of an aviation incident.

Farmington Hills' extensive transportation network supports mobility but also creates risks from severe weather, congestion, hazardous materials traffic, and high-speed crashes along I-696 and other major corridors. Overlapping maintenance responsibilities add complexity, while reliance on regional transit providers poses service vulnerabilities. These risks highlight the need for coordinated planning, strong mutual aid, and proactive public education to ensure resilience and effective emergency response.

CPSM assess that Farmington Hills faces a multifaceted risk profile shaped by its aging and diverse population, a mix of single-family housing and high-risk occupancies, and recurring environmental hazards. Most service demand is driven by EMS calls, residential fire risk, and weather-related emergencies, with commercial corridors adding complexity during daytime hours. Transportation corridors, while significant, are just one of several risk factors alongside healthcare facilities, senior living, schools, and industrial sites. Vulnerabilities are heightened in mobile home parks, brownfield redevelopment areas, and among residents with limited

resources. A focused Community Risk Reduction approach emphasizing senior and culturally competent outreach, rigorous inspection of target hazards, alignment of staffing with population shifts, and preparedness for severe weather will be essential to sustaining community resilience and equitable service delivery.

CPSM further assesses the FHFD should include in any strategic planning over the near, mid, and longer terms the following, which are drawn from Farmington Hills' specific local risks.

- ✓ Maintain detailed pre-incident plans for high-hazard sites—schools, assisted living facilities, industrial areas, and the hospital campus—through updated surveys, tactical planning, and coordination with facility managers.
- ✓ Refine deployment using demographic, call volume, and corridor data to adjust staffing, evaluate apparatus needs, and apply predictive modeling for demand and vulnerability.
- ✓ Strengthen automatic and mutual aid partnerships for hazardous materials incidents, major transportation accidents, and large assemblies, supported by joint training and shared protocols.
- ✓ Collaborate with city agencies on stormwater, utilities, and severe weather preparedness, while promoting public education on generator safety, flooding response, and seasonal hazards to reduce preventable emergencies.

ISO-PPC Analysis

The Insurance Services Office (ISO) evaluates the structural fire protection capabilities of communities across the United States through its Public Protection Classification (PPC) program. PPC scores range from Class 1 (exemplary protection) to Class 10 (no recognized protection) and are based on how well a community can respond to and suppress building fires. The evaluation considers three primary elements that include fire department operations, emergency communications, and water supply with additional credit for community risk reduction (CRR) activities.

Together, these factors provide a comprehensive measure of a community's overall preparedness for building fire emergencies. A favorable PPC rating enhances the community's appeal from an insurance risk standpoint, potentially leading to lower insurance premiums for both homeowners and businesses. PPC scores are calculated from the following criteria:

- ✓ **Emergency Communications (10 points):** Fire reporting, dispatch capabilities, CAD systems, and alerting technologies.
- ✓ **Fire Department (50 points):** Station and apparatus distribution, staffing, equipment inventories, and training.
- ✓ **Water Supply (40 points):** Hydrant coverage, water flow capacity, testing, and reliability.
- ✓ **Community Risk Reduction (5.5 points):** Fire prevention, investigations, public education, and plan review. By including Community Risk Reduction, ISO encourages communities to strengthen prevention and education programs alongside emergency response.

The most recent ISO evaluation (2018) assigned Farmington Hills a Class 02/2Y rating, placing the city among the top-performing fire protection communities in Michigan and above national averages. Only one community in Michigan holds a Class 1, and fewer than two dozen have earned Class 2. Nationally, Class 5 is most common, making Farmington Hills' rating a strong indicator of capability and professionalism.

Further defined, the first classification (02) applies to properties within 5 miles of a recognized fire station and within 1,000 feet of a fire hydrant or alternate water supply. The second classification applies to properties beyond 1,000 of a fire hydrant but within 5 miles of a recognized fire station. A detailed description of the credit earned is provided on the next table.

Table 4: City of Farmington Hills ISO-PPC Earned Credit Overview

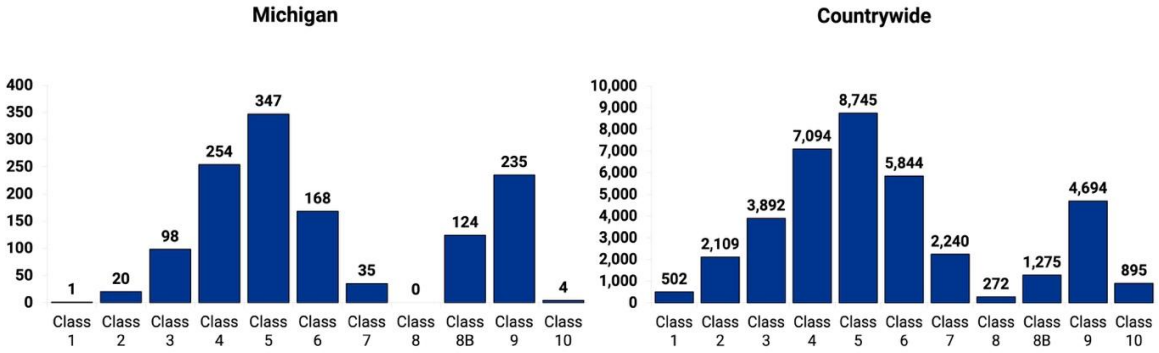
FSRS Component	Earned Credit May 2018	Credit Available	Delta
Emergency Communications			
414. Credit for Emergency Reporting	3	3	0
422. Credit for Telecommunicators	3.01	4	.99
432. Credit for Dispatch Circuits	2.40	3	0.06
440. Credit for Emergency Communications	**8.41**	**10**	**1.59**
Fire Department			
513. Credit for Engine Companies	3.58	6	2.42
523. Credit for Reserve Pumpers	0.50	0.50	0
532. Credit for Pump Capacity	3.00	3	0
549. Credit for Ladder Service	2.57	4	1.43
553. Credit for Reserve Ladder and Service Trucks	0.00	.5	.5
561. Credit for Deployment Analysis	6.87	10	3.13
571. Credit for Company Personnel	11.31	15	3.69
581. Credit for Training	8.55	9	0.05
730. Credit for Operational Considerations	2.00	2	0
590. Credit for Fire Department	**38.38**	**50**	**11.62**
Water Supply			
616. Credit for Supply System / Capability of Water system	29.77	30	0.23
621. Credit for Fire Hydrants	3.00	3	0
631. Credit for Inspection and Flow Testing	6.40	7	0.60
640. Credit for Water Supply	**39.17**	**40**	**0.83**
***Divergence**	-4.23	---	---
1050. Community Risk Reduction	4.87	5.50	0.63
Total Credit	**86.60**	**105.50**	**18.9**

Denotes delta of 1 or more credits

* Note that the *Divergence Factor* listed above is ISO's method of balancing scoring to ensure that Farmington Hills' PPC grade reflects the weaker element between fire department capabilities and the community's water supply. In other words, strong fire resources are ineffective without adequate hydrants and water flow, while a robust water system is of little value without sufficient fire department capability. ISO applied its formula, which compares each score to its maximum possible credit, and this produced a deduction of **–4.23 points** from the city's overall rating. The lower the divergence the more aligned the water system and fire department are.

Looking at the national picture, the pattern is similar: most communities cluster in the mid-range, with Class 5 being the single most common rating. More than two thousand fire departments across the country hold a Class 2 rating, which, while not as rare nationally as it is in Michigan, still represents a high level of capability and professionalism. Farmington Hills' ISO 2 designation therefore places it among the stronger-performing departments in the state and well above the national average.

Figure 10: ISO-PPC Ratings within the State of Michigan and within the USA



ISO reviews are typically recommended every four to five years, or sooner, if there are major changes in fire protection services, such as shifts in department structure, water supply, or emergency communications. In Farmington Hills, it has been seven years since the last ISO report suggesting that meaningful changes may have occurred that warrant a re-evaluation. ***CPSM recommends*** the FHFD sustain the current proactive and continuous approach to ISO–Public Protection Classification analysis and schedule an ISO review as part of the strategic planning process.

CPSM found no major discrepancies between credits earned and credits available. However, our team did identify several areas, particularly in Sections 512, 549, 561, and 571 where there is one or more difference in credits. These areas also present opportunities for strategic enhancement if these topics have not already been addressed.

- ✓ #513 Credit for Engine Companies (3.58 / 6):

  This item reviews the availability, deployment, and capacity of engine companies and evaluates a fire department's ability to deliver effective fire suppression through three key components: the distribution of engine companies, which measures how well they are spaced across the community, ideally within 1.5 miles of all built-upon areas; the number of in-service engines, assessing whether there are enough to meet the community's needed fire flow and the pump capacity, which determines if the fire engines can deliver sufficient water volume to match the maximum fire flow requirements.

The lower score may reflect the historical FHFD staffing matrix where cross staffing engines and ladders with a single station crew and use of paid-on-call staff to staff stations not staffed full time by career staff. Additionally, there are gaps in the 1.5-mile standard.

- ✓ #549 Credit for Ladder Service (2.57 / 4) and #553 Credit for Reserve Ladder and Service Truck (0.00 / .50)

  This item reviews the number of response areas within the city with five or more buildings that are three or more stories or 35 or more feet in height) or with five buildings that have a needed fire flow greater than 3,500 gallons per minute (or a combination of these two criteria). The height of all buildings in the city, including those protected by automatic sprinklers, is considered when determining the number of needed ladder companies.

  The number of ladder or service companies, the height of the aerial ladder, aerial ladder testing and the equipment carried on the in-service ladder companies and service trucks is compared with the number of needed ladder trucks and service trucks and an FSRS equipment list. Ladder companies are needed to provide ladder truck for fire suppression services (staffing, tools, equipment, elevated aerial device for rescue, roof access, or elevated master stream); provide elevated water flow for those buildings with a Needed Fire Flow over 3,500 gallons per minute; and ladder buildings that are greater than 35 feet or 3 stories or more in height. For full credit in the Fire Suppression Rating Schedule (FSRS), a jurisdiction's fire protection area with residential and commercial properties should have a first-due ladder or service company within 2.5 road miles.[31]

  The lower score may reflect the historical FHFD staffing matrix where cross staffing engines and ladders with a single station crew and use of paid-on-call staff to staff stations not staffed full time by career staff. Additionally, there are gaps in the 2.5-mile standard. Similarly, the city does not have a reserve ladder truck.

- ✓ #571 Credit for Personnel (2.95 / 9): This item contemplates for the number of company personnel, the average number of firefighters and company officers available to respond to a reported first alarm structure fire in the city. On-call and volunteer members are credited based on the average number of staffing apparatus on first alarms.

  The lower score reflects how the FHFD historically staffed stations utilizing a mix of career staff and paid-on-call staff. Historically the FHFD staffs stations that include ambulances and fire apparatus. The primary demand and response with station staffing is for EMS calls on ambulances. Additionally, when staffing ambulances with station staffing, and when staff is dual certified such as FHFD career staff and some paid-on-call staff are, credit is given to overall staffing to extent ambulances are available. Squads (ambulances) in the FHFD are the busiest units today and were in 2017 when the current ISO analysis was performed.

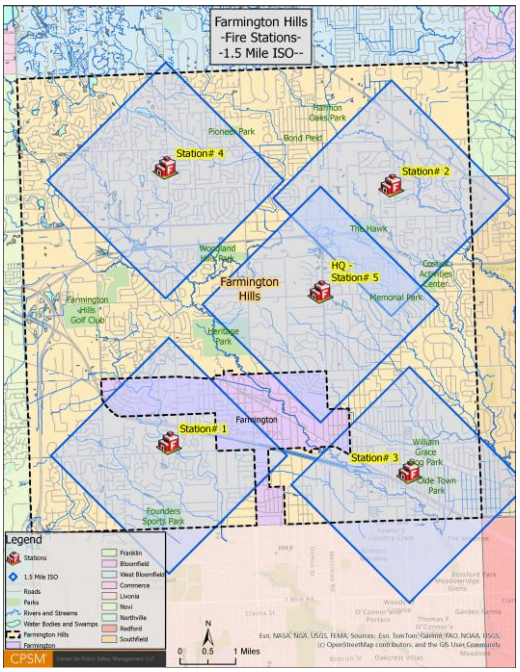
- ✓ #561 Credit for Deployment Analysis (5.04 / 10): This item contemplates the number and adequacy of existing engine and ladder companies to cover the built-upon areas of the city. We often refer to this as the "weight of response" and/or the number of engine companies in emergency readiness (in service / staffed). The ISO benchmark is one engine company cited for every 1.5 miles in relation to build upon land, and a ladder company cited for every 2.5 miles in relation to build upon land.

  The lower score may reflect the historical FHFD staffing matrix where cross staffing engines and ladders with a single station crew and use of paid-on-call staff to staff stations not staffed full time by career staff.

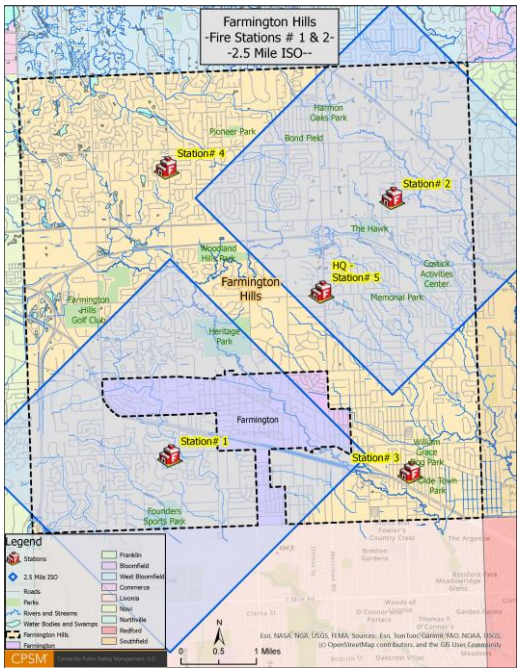
31. Insurance Services Office, ISO Mitigation, Deployment Analysis.

The next set of maps illustrate the 1.5-mile engine company and the 2.5-mile ladder company ISO standards.

1.5 Mile Engine Company Standard



2.5 Mile Ladder Company Standard



Ideally the polygons should be more contiguous for both the engine company and ladder company standards. That said, very few communities space fire stations solely on this standard. Additionally, many station locations across the U.S. were built based on available land, community size, road network, and population or planned population density.

Overall, the FHFD engine standard is balanced and has typical gaps for cities whose boundaries more or less create a square. Gaps occur in jurisdiction corners and in north, south, east, and west areas. Depending on where ladder companies are located, the same occur. In Farmington Hills, each of the two ladders have a broad coverage area with the largest gaps in the northwest and southeast corners.

CPSM assess that when taking all factors together, Farmington Hills' ISO Class 2/2Y rating reflects a strong, above-average fire protection system with opportunities for targeted improvement. The city performs particularly well in water supply and training, while areas such as west-end coverage, ladder service availability, and staffing depth limit additional credit. Expanding CRR programs including prevention, inspections, and outreach to vulnerable populations offers both ISO credit and real-world community benefit. By addressing these areas and scheduling a new ISO evaluation within the current planning cycle, Farmington Hills positions itself to maintain or even advance its standing among Michigan's top-performing communities.

The FHFD should include in any strategic planning over the near, mid, and longer terms the following, which are drawn from the current Farmington Hills' ISO–PPC analysis, specifically the areas where targeted investments could yield measurable benefits in future evaluations:

- ✓ Ensure continuous staffing of fire apparatus and over the longer term consider establishing ladder staffing.
- ✓ Explore staffing models that boost average on-duty response strength.

FHFD Fire and EMS Service Delivery

The delivery of fire and emergency medical services (EMS) is a core responsibility of any community and represents one of the most visible and essential functions provided to the community. Effective service delivery requires the appropriate balance of staffing and apparatus deployment (as funding allows), training, equipment, and operational policies to ensure that emergency response is both timely and effective. The ability of a department to contain and mitigate incidents whether fire, EMS, or technical rescue depends heavily on initial unit arrival times, adequacy of on-scene staffing, and the availability of resources to support sustained operations.

Modern fire service delivery emphasizes an all-hazards approach, recognizing that most calls involve medical emergencies in addition to fire suppression, hazardous materials, and rescue incidents. For FHFD, this includes the provision of advanced life support (ALS) emergency medical transport through the deployment of Squads staffed by Paramedics. Evaluating this model requires consideration of both fire suppression and EMS service demands, as well as the interrelationship between the two.

Farmington Hills Fire Department provides an all-hazards response capability, encompassing fire suppression, emergency medical services (EMS), hazardous materials mitigation, technical rescue, and community risk reduction. The department operates from five fire stations strategically distributed across the community, using a combination of career personnel and paid-on-call volunteer members. In addition to fire suppression, FHFD's fire service delivery includes specialized response capabilities such as hazardous materials mitigation and technical rescue operations. The department also engages in Community Risk Reduction (CRR) through its fire prevention bureau, which conducts inspections, code enforcement, and public education.

A distinctive feature of FHFD's service model is the delivery of fire-based EMS transport. The department deploys Squads (ambulance units), each staffed with two paramedics who provide advanced life support (ALS) and patient transport to medical facilities. These Squads are cross staffed with station personnel, which requires careful balancing of fire suppression and EMS transport responsibilities.

Fire suppression capabilities are maintained through engines, ladder trucks, and specialized units. In many cases, apparatus are cross staffed, meaning a single crew may be responsible for both fire suppression and EMS transport, depending on the nature of the incident. While this provides flexibility and allows FHFD to maximize its resources, it also results in units not being available when the station crew is committed elsewhere.

A notable characteristic of the FHFD's fire service delivery model is its reliance on cross-staffing of apparatus. In this model, personnel assigned to a station are responsible for staffing multiple units, with the specific apparatus placed into service dependent upon the nature of the incident. For example, the same crew may be responsible for operating both an engine and a ladder truck or a Squad unit and a fire suppression unit. When one apparatus is deployed, the other becomes unavailable until personnel return to quarters.

Cross-staffing provides operational flexibility and allows the department to maintain a diverse fleet of specialized apparatus without the need for full-time dedicated staffing on each unit. This approach is particularly useful in managing costs while still providing access to the range of resources required for an all-hazards response environment.

However, this staffing arrangement also presents certain operational challenges. Simultaneous calls within a station's response district can result in delayed response from the secondary unit, as personnel must either redeploy or wait for mutual aid assistance. In addition, the complexity of managing cross-staffed resources places additional responsibility on the emergency communications center and incident commanders, who must track unit status carefully to ensure that coverage gaps are minimized.

Cross-staffing is a key element of balancing available staffing resources against community risk and apparatus availability. While the model allows the department to maximize the use of its personnel, it does require robust policies, clear dispatch protocols, and continuous monitoring to ensure that service levels remain consistent and that critical tasks can be performed effectively on the fireground.

In practice, the FHFD establishes daily minimum staffing requirements to ensure that each station maintains an operational level of readiness. These requirements are critical in determining the number and type of units available for response at any given time. Each fire station is staffed with a combination of career personnel who serve as the foundation of daily operations. POC members are scheduled and expected to report as assigned to staff the designated apparatus and/or positions. All station are now staffed with a minimum of two career staff 24/7/365.

From a systemwide perspective, Farmington Hills FD's minimum staffing requirements are designed to balance fiscal responsibility with operational readiness. The daily minimum staffing framework therefore represents both a safeguard for operational consistency and a challenge in maintaining sufficient personnel to meet community expectations for timely, effective fire and EMS service delivery.

Below are the minimum staffing requirements and apparatus personnel are responsible for at each station. Stations 1, 2, 3, and 4 each cross-staff units as designated in red font in the next table. Green font indicates the unit is staffed at all times.

Table 5: FHFD Staffing Matrix

Station	Responsible Units	Minimum Staffing
Station #1	Engine or Tower Ladder Squad	2 2
Station #2	Engine or Ladder Squad	2 2
Station #3	Engine or Squad	2
Station #4	Engine or Squad	2
Station #5	Engine Squad Battalion Chief	2 2 1

CPSM provides the following observations surrounding fire and EMS service delivery for FHFD:

- ✓ Reliance on Cross-Staffing: FHFD uses a cross-staffing model at Stations 3, and 4, in which a single crew may be assigned to both fire suppression apparatus and EMS transport Squads. When a crew is deployed on one unit, the other becomes unavailable. This increases the risk of temporary service gaps, particularly during peak call times or simultaneous incidents.

- ✓ EMS Transport as Core Service: The department's EMS Squads are staffed with two paramedics, providing ALS-level transport. This ensures a high standard of prehospital care, but also places significant daily demand on personnel, as EMS calls represent the majority of FHFD's workload.
- ✓ Minimum Staffing Challenges: The department has established daily minimum staffing levels to ensure at least one fire suppression unit is in service per station (single staffed or cross staffed). However, meeting these minimums can be difficult during periods of leave, vacancies, or unplanned absences. This often necessitates mandatory holdovers from crews coming off duty.
- ✓ Two-Person Apparatus Staffing: Fire suppression units are staffed with only two firefighters. While this meets the threshold for response, it limits the ability to perform multiple critical fireground tasks simultaneously (fire attack, search, ventilation, water supply). This also creates higher firefighter safety risks and necessitates additional unit responses to complete essential functions, which directly impacts fire and EMS resiliency.
- ✓ Dependence on Paid-on-Call Personnel: The department supplements its career staff with POC members. While this adds surge capacity, variability in POC availability, especially during weekday daytime hours limits their reliability for staffing EMS transport and suppression units consistently.
- ✓ Simultaneous Incident Coverage: Cross-staffing, combined with high EMS transport demand, creates challenges when multiple calls occur concurrently. Fire suppression coverage is reduced when squads are deployed, increasing reliance on mutual or automatic aid.
- ✓ Alignment with Community Risk Profile: Farmington Hills has a diverse risk environment, including residential, commercial, and industrial occupancies. The fire-based EMS transport model aligns with community needs but staffing and deployment challenges limit the department's ability to consistently field both fire suppression and EMS transport resources without trade-offs.

The preceding review of the FHFD's fire and EMS service delivery model highlights both strengths of its all-hazard, fire-based EMS transport system and the challenges associated with staffing, deployment, and service demand. While the department continues to provide a high level of service to the community, the observations outlined above demonstrate several key factors that may significantly influence future operations.

As the City of Farmington Hills considers the long-term sustainability of its fire and EMS services, ***CPSM assesses*** the following should be considered into any strategic planning effort over the near, mid, and longer terms:

- ✓ While POC personnel provide flexibility, their availability is inconsistent. FHFD should explore ways to incentivize daytime POC participation or shift toward greater reliance on career staff for baseline apparatus coverage, reserving POC for surge capacity and secondary response roles.
- ✓ Continually link the community's risk profile to where increased staffing will have the greatest impact. An initial goal consideration includes upstaffing fire suppression unit staffing at Stations 1, 3, and 4 to reduce the reliance on cross staffing. This strategy should include a multi-year staffing plan to incrementally increase minimum staffing at these stations, ensuring suppression and EMS transport resources are adequately covered. This phased approach balances fiscal realities with operational needs and firefighter safety.
- ✓ Implement System Status Management strategies to dynamically track and manage cross-staffed units. When a squad is deployed on a transport, dispatch should automatically show

suppression coverage as unavailable, ensuring command staff have an accurate picture of system readiness.

- ✓ As the FHFD transitions to increased staffing across all stations, strengthening mutual and automatic aid partnerships will be essential to enhancing the department's ability to assemble an Effective Response Force for complex and multi-unit incidents, particularly building fires beyond single-family dwellings. Ensuring that aid partners are dispatched simultaneously for specific call types and high-risk situations, such as working building fires, will improve coordination and bolster the overall effectiveness and resilience of the FHFD's emergency response system.

Community Risk Reduction

Community Risk Reduction (CRR) is a comprehensive approach to identifying and prioritizing local risks, followed by the strategic investment of resources to reduce their occurrence and impact. Modern fire and emergency service organizations are increasingly moving beyond a reactive model of reactive CRR (fire prevention complaints and plans review) towards a proactive, data-informed model of risk management. CRR integrates emergency response, fire prevention, code enforcement, public education, and community partnerships into a cohesive strategy designed to protect lives, property, and community well-being.

Fire suppression and response, although necessary to protect property, have negligible impact on preventing fire. Rather, it is public fire education, fire prevention, and built-in fire protection systems that are essential elements in protecting citizens from death and injury due to fire, smoke inhalation, and carbon monoxide poisoning. The fire prevention mission is of utmost importance, as it is the only area of service delivery that dedicates 100 percent of its effort to the reduction of the incidence of fire.

For the FHFD, CRR represents an opportunity to align prevention and response efforts with the unique hazards, demographics, and service demands of the community. By using call data, population trends, risk assessments, and partnering with local governmental agencies, the department can better identify those populations most vulnerable to fire, medical emergencies, and other hazards. This process not only helps reduce emergency incidents but also improves operational efficiency, enhances firefighter safety, and strengthens community trust. National fire service organizations including the U.S. Fire Administration (USFA), National Fire Protection Association (NFPA), and Center for Public Safety Excellence (CPSE) recognize CRR as an essential component of modern fire service delivery.

FHFD call data reflects the broader national trend of increasing medical emergencies comprising the majority of incident responses, while structure fires and other fire-related events account for a smaller but higher consequence on the community share of service demand. The city's aging population contributes to elevated risks associated with medical emergencies, fall-related injuries, and chronic health conditions. The built environment presents further challenges, including high-density residential complexes, aging housing stock in some neighborhoods, and large commercial occupancies requiring targeted prevention and inspection programs.

The FHFD offers comprehensive fire prevention and inspection, investigation, and life safety education services. These programs are guided by the collection, tracking, and reporting of data at the local, state, and national levels. Some highlights for the CRR program include the Juvenile Youth Fire Setter Program, various public outreach events, smoke alarm inspection and installation, carbon monoxide alarm installation, and inspection/enforcement/plans review. Additionally, stations, when available time permits, conduct pre-fire planning target hazards.

The Fire Marshal's Office staffing includes:

- ✓ Fire Marshal
- ✓ Lieutenant: 1
- ✓ Inspector: 1 - who manages construction plans review.
- ✓ Inspector: 1 - who also serves as a Hazardous Materials specialist.
- ✓ Administrative Assistant: 1

Fire Prevention and Inspection

Fire inspections are a foundational component of community risk reduction, ensuring that buildings and occupancies are maintained in compliance with adopted fire and life safety codes. Through systematic inspections, fire departments work to prevent emergencies before they occur, safeguard occupants, and protect property by identifying and mitigating hazards. Inspections also reinforce accountability among property owners and provide valuable opportunities for education and engagement.

Nationally recognized codes and standards, such as those utilized by the city guide inspection practices and help ensure consistency and effectiveness. The FHFD enforces the International Fire Code (IFC) 2015 and is currently in the process of updating to the 2021 IFC. The City also has a Fire Prevention Ordinance, specifically designated as Chapter 12 in the city ordinances. Lastly, the City utilizes the Michigan Building Code, which is the 2021 International Building Code with adopted state modifications.

The FHFD conducts fire and life safety inspections primarily through the Fire Marshal's Office. More specifically, the department conducts fire prevention maintenance inspections and new construction inspections with the city's building department. Overall, these inspections focus on commercial, industrial, and multi-family occupancies to ensure compliance with adopted building and fire codes and to safeguard the community against preventable hazards. The inspection program also supports the City's broader community risk reduction efforts by identifying trends, educating business owners, and ensuring that new construction and renovations meet applicable safety standards.

In 2023 the FHFD Fire Marshal's Office implemented Inspection Reports Online (IROL), a web-based solution that enhances fire prevention inspections. IROL serves as a central hub for managing inspection data, code compliance, and fire protection system testing reports submitted by property owners and service providers such as those that conduct fire protection system inspections (e.g., commercial sprinkler systems, commercial range hoods). By automating report collection and tracking, IROL helps the FHFD fire prevention team identify non-compliant properties, monitor correction progress, and ensure fire and life safety systems are properly maintained.

Overall, the city has approximately 7,000 inspectable properties under the fire prevention code. For the period 2021-2024, the following number of fire inspections were completed:

- ✓ 2021: 980
- ✓ 2022: 1081
- ✓ 2023: 1355
- ✓ 2024: 1465

Fire Marshal's Office not at full staffing due to retirement.

IROL implemented-Fire Marshal's Office at full staffing.

Overall, the FHFD Fire Marshal's Office focuses fire inspections on high hazard occupancies and sites that will have the highest consequences on the public. These include places of public assembly, institutional occupancies (hospitals, residential care facilities, day-care centers, and/or any occupancy with 16 or more people who require a supervised environment), Sara Tille III 302 sites (a facility that has one or more extremely hazardous substances in excess of the threshold planning quantity), multi-family/multi-unit residences and hotels, and other buildings/occupancies deemed a high hazard through the Fire Marshal's Office risk assessment.

Other focused inspections include IROL system inspections that have critical deficiencies that require an in-person inspection, plans review inspections that include fire alarm, sprinkler system, UL 300 (e.g., fire suppression range hoods and cooking ranges), life safety systems, re-occupancy (post renovation, and new construction fire prevention inspections.

The FHFD Fire Marshal's Office does try to follow NFPA 1730 -*Standard on Organization and Deployment of Fire Prevention Inspection and Code Enforcement, Plan Review, Investigation, and Public Education Operations, 2019 Edition* but falls short due to staffing and the reactive nature of plans review and plans review inspections, IROL deficient occupancies, and complaints. NFPA outlines guidelines for fire prevention activities in a community. One of the key aspects addressed in NFPA 1730 is the minimum inspection frequency for occupancy types by risk classification. NFPA 1730 outlines fire inspection frequency as such:

- ✓ High Hazards: **Annually**
- ✓ Moderate Hazards: **Biennially**
- ✓ Low Hazards: **Triennially**
- ✓ Critical Infrastructure: As assigned by the Authority Having Jurisdiction (AHJ)

NFPA 1730 defines these hazards as:

- ✓ High-Risk Occupancy. An occupancy that has a history of high frequency of fires, high potential for loss of life or economic loss, or that has a low or moderate history of fires or loss of life, but the occupants have a high dependency on the built-in fire protection features or staff to assist in evacuation during a fire or other emergency.
    - Examples of high-risk occupancies could include multiple-family dwellings, high-rise buildings, hotels, dormitories, lodging and rooming, assembly, childcare, detention, educational, health care, industrial, and Sara Title III 302 sites.
- ✓ Moderate-Risk Occupancy. An occupancy that has a history of moderate frequency of fires or a moderate potential for loss of life or economic loss.
    - Examples of moderate-risk occupancies could include ambulatory health care and industrial occupancies that do not maintain, store, use, or handle hazardous materials in excess of exempt amounts.
- ✓ Low-Risk Occupancy. An occupancy that has a history of low frequency of fires and minimal potential for loss of life or economic loss.
    - Examples of low-risk occupancies could include storage, mercantile, and business.
- ✓ Critical Infrastructure. The assets, systems, and networks, whether physical or virtual, that are so vital to the community that their damage or destruction would have a debilitating effect.
    - Examples of critical infrastructures could include water treatment plants, special structures, public safety buildings, and power plants.

In summary, a well-developed fire inspection plan is essential for proactively managing fire safety within a community. It contributes to risk reduction, emergency preparedness, and the overall safety and resilience of the community. Additionally, incorporating the essential components of NFPA 1730 and its recommended minimum inspection frequencies will be important when creating a comprehensive and effective fire prevention program for the city. A focus of life safety, property conservation, and the overall well-being of the community are the primary drivers of such a program.

Plans Review

Plans review ensures that proposed building projects (renovation, new, change of occupancy) adhere to fire and life safety codes prior to construction commencement. This process encompasses fire protection systems such as fire alarms, sprinkler systems, and standpipes, ensuring their proper design, placement, and integration in the building. By doing so, it facilitates effective detection, suppression, and occupant notification. Fire department code officials play a crucial role in preventing costly code violations early in the process, mitigating potential delays, ensuring firefighter safety, and safeguarding lives and property. The plans review process serves as a proactive safeguard, promoting code compliance within the built-up community.

Plans review inspections are completed by staff assigned to the Fire Marshal's Office and include:

- ✓ 2021: 325 total: 44 Site Plan/Planning Commission, 33 Engineering Reviews, 111 Construction Plan Reviews (completed in house), 137 life safety system reviews (completed by 3rd party - Fire Marshal's Office witnessed acceptance test).
- ✓ 2022: 280 total: 22 Site Plan/Planning Commission, 28 Engineering Reviews, 114 Construction Plan Reviews (completed in house). 116 life safety system reviews (completed by 3rd party - Fire Marshal's Office witnessed acceptance test).
- ✓ 2023: 288 total: 22 site Plan/Planning Commission, 10 Engineering Reviews,117 Construction Plan Reviews (completed in house). 139 life safety system reviews (completed by 3rd party - Fire Marshal's Office witnessed acceptance test).
- ✓ 2024: 276 total: 27 Site Plan/ Planning Commission, 11 engineering reviews, 114 Building Plan reviews, 124 life safety systems reviews (completed by 3rd party – Fire Marshal's Office witnessed acceptance test).

Additionally, the Fire Marshal reviews/coordinates all burn permits, special event permits, department record requests, FOIA requests, and subpoenas/depositions.

Public Outreach

Public outreach and life-safety education are fundamental components of a proactive and modern fire department. These programs play a crucial role in fostering community trust, raising fire safety awareness, and mitigating the incidence of preventable injuries. By actively engaging with community members through school visits, community events, open houses, and other initiatives, fire departments empower individuals with essential knowledge regarding fire prevention, emergency preparedness, and safety protocols. Public outreach not only enhances community safety but also aligns with the department's mission by contributing to the reduction of the demand for emergency response.

The FHFD is extremely active in the community. Coordinating, developing, and participating in numerous public safety opportunities throughout the year. These programs include the Fall Assembly Program (public and private schools), senior fire safety and fall prevention assessment

and prevention (includes Corewell Health as a partner), FHFD station open house, PSAs, residential Knox Box program awareness, severe weather safety, generator safety, and a youth fire setting behavior intervention program. These programs are supported by the Fire Marshals Office and FHFD operational staff and stations, which includes the Paid-on Call members.

A signature initiative of the FHFD is the Fall Assembly Program, coordinated through the Fire Marshal's Office with support from fire and EMS operational companies. This program reaches 13 Farmington Public Elementary Schools within the Farmington and Clarenville School Districts. Each October, the program delivers two age-appropriate presentations at every school: a 25-minute session for grades K–1 and a 45-minute session for grades 2–5. In 2023, the program engaged 5,840 students and 240 adults. While the measurable outcomes of fire and life safety education are often underreported, the Fall Assembly Program has a significant and lasting impact on community safety and awareness.

From 2020 to 2023, the FHFD hosted or participated in the following public outreach events:

- ✓ 2020 138 public education events. Many of these events were coordinated in the form of socially distanced parades so that children could maintain a positive experience on their birthday during COVID-19.
- ✓ 2021 52 - 2,404 Children and 2,659 adults impacted.
- ✓ 2022 101- 3,426 children and 2,136 adults impacted.
- ✓ 2023 115 - 5,212 children and 3,410 adults by scheduled public education programs not to include fall assembly.

Fire Investigations

The investigation of fires is a critical responsibility within the fire service, serving multiple purposes that extend beyond determining the origin and cause of an incident. Comprehensive fire investigations contribute to public safety by identifying trends, uncovering potential criminal activity, supporting insurance and civil processes, and providing data that informs community risk reduction strategies. An effective investigation program strengthens accountability, enhances prevention efforts, and helps protect both lives and property by ensuring lessons learned are applied to reduce future fire incidents.

National standards, such as NFPA 921: *Guide for Fire and Explosion Investigations* and NFPA 1033: *Standard for Professional Qualifications for Fire Investigator*, establish the framework for professional practice in this field. These documents emphasize the importance of properly trained personnel, consistent investigative methodologies, and thorough documentation to ensure that findings are reliable, admissible in legal proceedings, and valuable for prevention initiatives.

For municipal fire departments, the investigation function also plays an essential role in interagency collaboration, often requiring coordination with local and state law enforcement, insurance representatives, and prosecutors. As such, fire investigation activities must be supported with adequate resources, training, and organizational alignment to ensure both technical competence and operational efficiency.

The FHFD is responsible for conducting fire investigations within the city, with a primary focus on determining the origin and cause of each fire incident. This function is primarily staffed through the FHFD Fire Marshal's Office, which provides trained personnel to respond to and investigate significant fires, including structure fires, vehicle fires, and incidents with undetermined or suspicious origins. Investigators operate under the guidance of nationally recognized standards

(NFPA 921 and NFPA 1033) and collaborate closely with law enforcement when criminal activity is suspected. The Fire Marshal's Office coordinates with Farmington Hills Police Detectives when warrants and/or prosecution are necessary. The FHFD provides the origin and cause investigation to the process. Additionally, ATF may be called to assist with large fire loss, significant injuries, and religious based fires.

FHFD investigations support multiple organizational and community objectives. Findings are documented and retained to assist in identifying trends, contributing to state and national fire incident data reporting, and informing the city's broader community risk reduction (CRR) initiatives. Investigations also provide evidentiary support in both criminal and civil proceedings, reinforcing interagency collaboration with the Farmington Hills Police Department, the Oakland County Prosecutor's Office, and the insurance industry.

Currently, fire investigation responsibilities are balanced against other fire prevention and life safety functions within the Fire Marshal's Office. This structure ensures integration between investigation, code enforcement, and public education but also creates competing demands on available personnel. In addition, like many fire departments, FHFD relies on a relatively small number of certified investigators, creating a potential vulnerability when workload increases or specialized expertise is required. Continued training, professional development, and succession planning will be critical to sustaining this capability.

Overall, the FHFD fire investigation program demonstrates a strong alignment with professional standards and best practices. However, opportunities exist to strengthen staffing depth, expand interagency partnerships, and further leverage investigation outcomes to guide prevention and CRR strategies.

Fire Investigations over the four-year period 2021-2024 include:

- ✓ 2021: 90
- ✓ 2022: 91
- ✓ 2023: 106
- ✓ 2024: 83

CPSM assesses there are community risk reduction improvements that can be made, which should be included in any strategic planning the FHFD undertakes over the near, mid, and longer terms.

- ✓ Develop a comprehensive, multi-year fire inspection and plans review inspection plan that aligns with NFPA 1730. The plan should include measurable objectives, performance tracking, and strategies to guide resource allocation. Align staffing levels within the Fire Marshal's Office to support a structured fire inspection program that ensures adequate coverage for inspections, investigations, and public education. In the near and mid-term, explore funding options for part-time fire inspector positions, with a goal of establishing full-time Fire Marshal's Office positions in the long term. Any staff funding should align closely with the number of inspectable properties in the city, IROL integration, and anticipated plans review inspections.
- ✓ Create a formal process to integrate data from NFIRS, fire investigations, and demographic analysis into CRR planning. Use heat-mapping, trend identification, and risk-based prioritization to direct inspection and education efforts.

- ✓ Expand the use of incident and demographic data to identify and target high-risk populations, properties, and geographic areas.
- ✓ Where possible, strengthen partnerships with hospitals, healthcare providers, schools, senior services, and local organizations to extend the reach of CRR programming.
- ✓ Enhance public education initiatives focused on fall prevention, and fire safety in multifamily housing.

To summarize, a comprehensive Community Risk Reduction strategy provides the FHFD with an opportunity to transition from a primarily reactive model to one that is balanced with data and proactive risk management. By formalizing and expanding CRR efforts, the department can more effectively address the unique hazards of Farmington Hills, reduce preventable emergencies, and improve overall community safety. Integrating prevention, education, data analysis, and partnerships into daily operations will position the department to meet current and future risk reduction demands while reinforcing its role as a trusted leader in public safety.

Training and Education

Training and education are foundational to the effectiveness and safety of a modern fire department. Today's fire service requires proficiency not only in traditional firefighting and EMS but also in hazardous materials, technical rescue, and incident management. To meet these diverse demands, fire departments must provide structured, continuous training that exceeds minimum certification requirements and fosters operational readiness, professional competency, and leadership development.

Effective training programs must do more than meet the minimum regulatory or certification requirements. They must cultivate operational readiness, promote safety, ensure the delivery of high-quality service, and prepare the leaders of tomorrow. A comprehensive training and education program addresses the initial and on-going needs of the organization to include hands-on skills development, scenario-based simulations, and academic coursework. This includes adherence to applicable consensus standards, such as the National Fire Protection Association and alignment with federal, state, and local requirements.

In addition, modern fire service training, and education places an increasing focus on leadership development, decision-making, communication skills, and incident management. Departments that prioritize continuous learning foster a culture of life-long learning, where personnel at all ranks are encouraged and supported in pursuing professional development.

The FHFD recognizes training and education as critical to its mission. Serving a community with residential, commercial, industrial, and transportation-related risks, FHFD logged more than 22,000 hours of training in 2024.[32] The department maintains compliance with Michigan Fire Fighters Training Council, MIOSHA, and Michigan Department of Health and Human Services EMS requirements.

The FHFD employs two dedicated training officers (one responsible for fire training and the other for EMS). Together, these positions coordinate weekly structured training sessions, company-level drills, and ongoing professional development. An example of this is the state EMS continuing education requirement. To meet Michigan's EMS continuing education requirements, FHFD paramedics must obtain 45 credits every three years while EMTs must obtain 30 continuing education credits over a three-year period. The FHFD provides robust support through in-house

32. 2024 Farmington Hills FD Annual Report.

training programs, external courses, regional collaborations, and participation in state and national conferences.[33]

Training occurs at all stations to include lecture style training and practical training on facility grounds or other areas of each station's response area. As well, classrooms are available at Stations 3, 4, and 5 for more formal training settings. The FHFD has access to regional training sites to include Oakland Community College, Schoolcraft College, and Southfield Fire Department Training facility. The FHFD does not have their own training facility or area that has permanent live training props, or a live fire burn building.

FHFD requires all new hires to be certified as Firefighter I & II, Paramedic, and ACLS provider. Unlike larger departments that operate recruit academies, FHFD does not provide entry-level certification programs. In addition to career staff, FHFD supplements service delivery with Paid-on-Call (POC) personnel, who maintain separate training and certification requirements by position. The FHFD training staff coordinate all of the aforementioned initial and continuing training.

CPSM observations:

- ✓ Lean staffing makes it difficult to take companies out of service for uninterrupted training, particularly for multi-company or scenario-based evolutions.
- ✓ FHFD does not operate a dedicated training facility. Reliance on off-site facilities create financial, logistical, and training barriers. As a result, the department does not currently conduct live fire training, relying instead on real incidents to build experience, a practice that exposes personnel to uncontrolled risks and leaves skill gaps unaddressed. This said, the department does have a structured, in-house program for both fire and EMS training, which seeks to address knowledge and skill abilities.
- ✓ NFPA 1550, Standard on Emergency Responder Health and Safety, Chapter 7 outlines training education and professional development with a focus on establishing and maintaining a training, education, and professional, development program with a goal of preventing occupational deaths, injuries, and illnesses. Without access to regular, structured live fire training may potentially impact the goals of NFPA 1550 Chapter 7, as real incidents alone do not provide the safe environment necessary to maintain required skills.
- ✓ The FHFD's training program somewhat supports compliance with ISO Public Protection Classification (PPC) Standard. In FHFD's most recent evaluation (2018), the department earned an 8.55 out of 9.00 points for training. This rating indicates a solid performance with room for enhancement. Specific deficiencies from the most recent report include:

  H. Pre-Fire Planning Inspections. For maximum credit, pre-fire inspections of each commercial, industrial, institutional, and other similar type building (all building except 1-4 family dwellings) should be made annually by company members. Records of inspections should include up to date notes and sketches.

- ✓ FHFD's Paid-on-Call members provide valuable supplemental staffing; however, their EMS training and certification requirements differ from those of career personnel. Unlike full-time firefighters, POC personnel are not required to be certified paramedics, limiting their ability to deliver advanced prehospital care. This disparity reduces the level of service available when POC units respond to medical incidents, often requiring the dispatch of additional ALS-capable units. In turn, this places further strain on FHFD's already lean deployment model, as additional resources must be pulled from service to supplement calls. These gaps are also

33. Ibid.

noticeable on incident scenes, where differences in skill proficiency and command-level experience between career and POC personnel can impact operational effectiveness, incident safety, and overall service delivery.

- ✓ The two full-time training officers are frequently diverted to emergency response, reducing their ability to plan, deliver, and evaluate structured training programs.
- ✓ While promotional processes reference education and training, FHFD lacks a formalized framework for career progression, leadership development, or succession planning.
- ✓ Current training is primarily classroom and skills-based, with limited integration of simulation tools, online platforms, or blended learning approaches.
- ✓ While training generally aligns with NFPA and state requirements, the absence of a routine training audit leaves potential gaps in documentation, content, and frequency.

CPSM assesses that the Farmington Hills Fire Department demonstrates a strong organizational commitment to training and education, as reflected in the 22,000 hours of training delivered in 2024, dedicated fire and EMS training officers, and alignment with Michigan and NFPA requirements. The department's structure supports a baseline of compliance and provides personnel with continuing education to maintain EMT and paramedic licensure, as well as foundational firefighter certifications. These practices demonstrate FHFD's recognition that training is integral to safe, effective, and professional service delivery.

At the same time, CPSM identifies several strategic challenges that limit the overall effectiveness of the training program.

- ✓ Operational demands and lean staffing create difficulties in removing companies from service for multi-company or scenario-based drills.
- ✓ The absence of a dedicated training facility prevents the department from conducting live fire training, leaving FHFD reliant on real incidents for fireground experience, a practice inconsistent with NFPA 1550.
- ✓ The disparity between career and Paid-on-Call (POC) training and certification requirements creates service-level differences, particularly in EMS delivery, where POC members are not required to hold paramedic certification. This potentially results in additional strain on ALS-capable units and can impact incident efficiency and safety.

CPSM also assesses that the department's two training officers are often diverted to operational response, limiting their capacity to manage structured training programs, develop curriculum, and evaluate outcomes. Career development and leadership pathways are informal, with limited frameworks for officer development or succession planning. Technology integration, including simulation, blended learning, and online modules, remains limited. Finally, while the training program generally aligns with regulatory requirements, FHFD does not conduct routine audits of training records or compliance, leaving potential gaps unaddressed.

To address these challenges and strengthen training delivery, ***CPSM recommends*** the following items be considered when building a strategic plan:

- ✓ Further develop a formal training division while sustaining dedicated staff, annual training calendars, with a focus on consistent training delivery.
- ✓ Implement a career development framework that incorporates officer training, mentorship, and progressive certification.
- ✓ Explore partnerships or investment in a dedicated training facility to conduct compliant live fire training and complex, multi-company drills.

- ✓ Incorporate simulation software, online training platforms, and blended delivery methods to increase training flexibility and reach.
- ✓ Develop strategies to align POC training with career standards, encourage EMS paramedic certification, and integrate POC personnel into broader training and leadership pathways.
- ✓ Establish regular audits of training documentation and program alignment with NFPA and ISO standards.

Health, Safety, and Wellness

Health and safety policies and procedures form the foundation of a fire department's operational readiness and organizational culture. These standards are intended to provide guidance for the protection of personnel, the public, and organizational assets during the performance of emergency and non-emergency activities. A well-structured health and safety program reduces risks, ensures compliance with applicable regulations and standards, and supports the physical and mental well-being of members across the organization.

Effective policies should be comprehensive, clearly communicated, and consistently applied. They must also reflect current industry best practices, including those established by the Occupational Safety and Health Administration (OSHA), the National Fire Protection Association (NFPA), and other governing bodies. Beyond compliance, progressive health and safety procedures should emphasize prevention, resilience, and continuous improvement.

The primary goals of any comprehensive health, safety, and wellness program includes:

- ✓ Reducing injury leave and light duty due to on-the-job injuries.
- ✓ Potentially lowering workers' compensation and employee health care costs.
- ✓ Reducing injuries.[34]

Further, to ensure the program's success, the following items should be in place:

- ✓ Senior Management buy-in.
- ✓ Establishment of a Health & Wellness Committee.
- ✓ A department health and safety needs assessment.
- ✓ The establishment of obtainable goals and objectives.
- ✓ The establishment of a budget for health, safety, and wellness.
- ✓ Implementation, compliance, and regular evaluation.[35]

The FHFD maintains a strong emphasis on member health and safety. Policies and procedures are in place to address occupational safety, personal protective equipment, training standards, and compliance with OSHA, NFPA, and state of Michigan regulations.

FHFD demonstrates a proactive approach to health and safety. The department utilizes a Safety Taskforce to oversee safety practices and procedures for the organization. The taskforce is responsible for ensuring the safety of all members through a consistent evaluation process of department practices and procedures while adhering to applicable federal, state, and local regulations. Additionally, injuries to personnel are documented, analyzed, and evaluated. Any

34. Creating a Health & Wellness Program for your Department, Firehouse Magazine, October 2022.
35. Ibid.

concerns, along with recommendations are prioritized, sent to the Fire Chief and the City's safety committee for consideration and review.[36]

The department's investment in modern apparatus, protective equipment, and health monitoring programs further reflects its emphasis on creating a safe working environment. Leadership has fostered a culture that prioritizes risk management and accountability, while also acknowledging the importance of behavioral health and overall member wellness.

An essential component of any health, safety, and wellness program is the inclusion of an occupational medical program. NFPA 1582, *Standard on Comprehensive Occupational Medical Programs for Fire Departments*, 2022, offers guidance on the specific medical and physical components of a comprehensive medical program. Overall, the NFPA 1582 Standard directs organizations and medical personnel in the following areas: prevention/early detection, criteria for medical evaluations, compliance/legal protection, and fitness for duty.

CPSM assess the FHFD places a strong emphasis on these areas, recognizing the importance for a safe and healthy organization, which supports the mission readiness and operational effectiveness of the department. This commitment is reflected in their Safety Taskforce, whose goal it is to ensure all policies, practices, and procedures are evaluated on a regular basis. The table below summarizes the department's relevant policies and procedures as outlined below:

Table 6: FHFD Health, Safety and Wellness Policies

Policy	Description	Policy	Description
330	Injury/Illness	**915**	Respiratory Protection Program
400.1	Peer Support	**920**	Driver Safety Standards
405	On Duty Workout/Exercise	**920.2**	Apparatus Backing
900	Safety Task Force	**921**	Emergency Scene Traffic Mgmt.
901	Accountability System	**935**	Safety of Personnel
902	Risk Assessment	**936**	Extreme Temperature Procedures
904	Incident Safety Officer	**937.1**	Ballistic Protection
910	Use of SCBA & PPE	**938**	Post Suppression Decon & Clean Cab
910.2	PPE Inspection Program	**1007**	After Action Review
911	Face & Eye Protection Program	**1304**	Exposure Control Plan

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The CPSM assessment evaluates the FHFD's foundational policy and guideline framework for a successful health, safety, and wellness program tailored to its employees. Furthermore, FHFD has

36. Procedure 900, Safety Task Force, 2025.

implemented several health and safety components derived from NFPA consensus standards and federal regulations. The CPSM assessment concludes that FHFD can continue to enhance the overall health, safety, and wellness of its employees through sustained policy compliance, review, and updates.

CPSM recommends the FHFD consider the following in any strategic planning:

- ✓ Establishing policies and procedures for candidate and incumbent physical examinations, to include paid-on-call members that incorporate essential components of NFPA 1582, *Standard on Comprehensive Occupational Medical Programs for Fire Departments*.
- ✓ Ensure annual evaluation and updates to the department's respiratory protection and risk management programs and policies.
- ✓ Implementation of a dedicated Safety Officer to ensure consistent on-scene safety supervision, injury/illness documentation and follow-through, and organizational analysis. This is not a new FTE. Any consideration should include already staffed positions such as the third arriving company officer or additional chief officer who responds.
- ✓ Conduct a gap analysis and formal integration of the 2024 edition of NFPA 1550, *Standard for Emergency Response Health and Safety*.
- ✓ Creation of a vehicle accident review program with that has a focus on prevention and reducing vehicular risk.

Fleet and Equipment

The fire department's fleet is a critical component of its overall operational capability. Apparatus and support vehicles represent some of the most significant capital investments made by the organization and are essential to meeting community service demands. A well-managed fleet ensures that response resources are reliable, safe, and appropriately matched against the risks present in the community. Evaluating fleet composition, utilization, age, and maintenance practices provides insight into both operational readiness and long-term sustainability.

In addition to frontline fire and EMS apparatus, the department relies on a fleet of light duty vehicles and support units to maintain daily operations. These vehicles provide essential functions such as command, community risk reduction, training, and administrative support. Although less visible than emergency apparatus, the light duty fleet plays a critical role in organizational efficiency and overall service delivery. Assessment of these vehicles includes considerations of utilization, assignment practices, replacement cycles, and maintenance management.

The procurement, maintenance, and replacement of operational response vehicles represent some of the most substantial and ongoing financial obligations faced by the department. These costs are inherent due to the specialized nature of fire and EMS apparatus, the demands of emergency service delivery, and the necessity of sustaining a dependable fleet. From the initial acquisition of apparatus, through the recurring expenses associated with preventive and corrective maintenance, to the eventual replacement of units reaching the end of their service life, each stage requires careful planning and structured funding. Effectively managing these responsibilities is vital to balancing fiscal accountability with the need for reliable and modern emergency response capabilities.

The replacement of fire and rescue response vehicles is a crucial and costly component of fire department budgeting. A carefully planned and documented vehicle replacement program

guarantees the ongoing preservation of a safe, dependable, and operationally sound response fleet. Furthermore, a comprehensive plan should encompass a schedule for future capital outlay that is financially feasible for the community.

NFPA 1900, *Standard for Aircraft Rescue and Firefighting Vehicles, Automotive Fire Apparatus, Wildland Fire Apparatus, and Automotive Ambulances*, 2024 edition offers guidance to apparatus manufacturers and the departments that procure them.

Annex F, Guidelines for First Line and Reserve Fire Apparatus (NFPA 1901), provides language regarding service life. With respect to recommended vehicle service life, the following provides noteworthy:

> *To maximize firefighter capabilities and minimize risk of injuries, it is important that fire apparatus be equipped with the latest safety features and operating capabilities. In the last 10 to 15 years, much progress has been made in upgrading functional capabilities in improving the safety features of fire apparatus. Apparatus more than 15 years old might include only a few of the safety upgrades required by the recent additions of the NFPA fire department apparatus standards or the equivalent Underwriters Laboratories of Canada (ULC) standards. Because the changes, upgrades, and fine-tuning to NFPA 1901, now 1900, have been truly significant especially in the area of safety, fire department should seriously consider the value, or risk, to firefighters of keeping fire apparatus more than 15 years old in first line service.*
>
> *It is recommended that apparatus more than 15 years old that have been properly maintained and that are still in serviceable condition be placed in reserve status; be upgraded in accordance with NFPA 1910; incorporate as many features as possible of the current fire apparatus standard. This will ensure that, while the apparatus might not totally comply with the current additions of the automotive fire apparatus standards, many of the improvements and upgrades required by the current additions of the standards are available to firefighters who use the apparatus.*
>
> *Apparatus that were not manufactured to the applicable NFPA fire apparatus standards or that are over 25 years old should be replaced.*

NFPA 1900 establishes service life thresholds for emergency response apparatus to ensure that fleets remain both safe and effective. These thresholds reflect continual advancements in occupant safety features, vehicle construction, and performance standards that occur across the industry. Modern apparatus are designed with enhanced crash protection, improved braking and stability systems, and safer crew compartments, all of which reduce risk to firefighters during emergency response. Likewise, ongoing improvements in materials, manufacturing methods, and vehicle systems have produced apparatus that are more reliable, environmentally efficient, and compliant with evolving safety regulations.

By establishing service life guidelines, NFPA emphasizes the need for fire departments to regularly evaluate the condition and age of their fleets and plan for replacement before vehicles become obsolete or unsafe. Older apparatus may remain operational but often lack the most current safety technologies and design enhancements that protect both responders and the public.

The FHFD operates a modern, standard fleet of heavy fire and EMS vehicles as outlined in the tables below. All FHFD vehicles appear to be in good condition during the CPSM site visit, with normal wear and tear. Equipment assigned to apparatus is comprehensive, relevant to the unit's tactical abilities, and common with industry trends. Equipment appears to be modern, secure, clean, and in good working condition.

Table 7: FHFD Frontline and Reserve Fire Fleet

Unit Alias and Type	Year Manufactured	Make/Model	Current Age
Engine 1	2019	Rosenbauer Commander	6
Engine 2	2013	Rosenbauer Commander	12
Engine 3	2016	Rosenbauer Commander	9
Engine 4	2015	Rosenbauer Commander	10
Engine 5	2020	Rosenbauer Commander	5
Engine 33- Reserve	2010	Spartan Metro Star	15
Tower 1	2018	Rosenbauer Commander	7
Ladder 2	2022	Rosenbauer Commander	3
USAR 5	2000	Freightliner FL60 8.3	25

Table 8: FHFD Frontline and Reserve EMS Fleet

Unit Alias and Type	Year Manufactured	Make/Model	Current Age
Squad 1	2022	Ford Truck F550	3
Squad 2	2022	Ford Truck F550	3
Squad 3	2019	Freightliner M2	6
Squad 4	2022	Dodge 5500 HD	3
Squad 5	2022	Dodge 5500 HD	3
Squad 6- Reserve	2017	Freightliner M2	8
Squad 7- Reserve	2017	Freightliner M2	8
Squad 8- Reserve	2017	Freightliner M2	8

Currently, the National Fire Protection Association (NFPA) 1917 *Standard for Automotive Ambulances*, 2019 edition, the United States General Services Administration Standard KKK-A-1822 for ambulances, and the Commission on Accreditation of Ambulance Services do not provide recommended service life replacement standards for EMS transport vehicles. Common industry practice suggests typical replacement intervals of four to eight years for busy systems or up to ten years for less busy systems. Individual replacement schedules are contingent upon various factors, including vehicle mileage, the escalation of repair expenses, and the frequency of vehicle out-of-service periods.

Once replaced, serviceable EMS transport vehicles may be placed into reserve status for an additional two to four years. Given the shorter service life of ambulances, which are subject to a

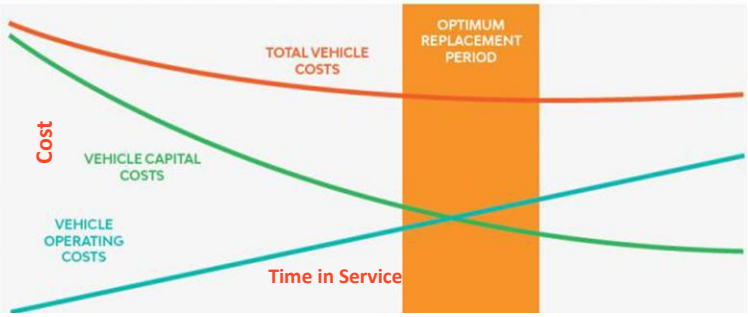
higher frequency of runs compared to fire apparatus, there are fewer concerns regarding the potential absence of essential enhancements in occupant/operator safety standards.

Overall, the FHFD utilizes a 100,000-mile benchmark in conjunction with maintenance records and down time to replace light vehicles, which includes ambulances. Heavy fire apparatus replacement is generally considered as the vehicle ages or the 10-15-year mark. Again, consideration of road miles, wear and tear, down time, and maintenance costs are considered.

Regardless of the replacement plan for heavy fire fleet, the reality is that it may be best to establish a life cycle for fire apparatus that would match the development of replacement funding, while applying the methodology of determining the replacement date in real life, in an effort to achieve greater planning and cost efficiency where possible. In the case of FHFD heavy fire fleet, replacement is considered at the 10-15-year front-line service mark and subsequent 5-8 years in reserve status for engines is prudent and efficient based on current use, wear and tear, and corrosion factors affecting the chassis components (*As a note here, the FHFD apparatus are exposed to extreme environmental conditions in the winter that includes temperatures below freezing during extreme weather periods that may include snow and ice. Roads are treated prior to and during snow and ice storms, which, along with the water from melting snow and ice, corrodes frame rails and other vulnerable metals used in the construction of the apparatus and ambulances*).

Of course, as the department's response demand increases, this model may be shifted dependent on the apparatus. Ladder trucks generally follow the same replacement as that suggested for FHFD engines.

Furthering the efficiency of vehicle grading and to some extent the real-life replacement time of fire apparatus, one could consider the Economic Theory of Vehicle Replacement.



The Economic Theory of Vehicle Replacement states that, as a vehicle ages, the cost of capital diminishes and its operating cost increases. The resultant combination of these two costs produces a total cost curve and suggests the optimal time to replace any piece of apparatus is when the operating cost begins to exceed the capital costs. This optimal time may not be a fixed point, but rather a range over time, such as a 5–8-year period heavy fire apparatus is in reserve status (such as NFPA 1900 provides guidelines on).

Deferring replacement purchases may be a good strategy at the time for balancing the budget, however this typically leads to the following:

- ✓ Costs are transferred from the capital budget to the operating budget to pay for maintenance and repair of the ageing vehicle.
- ✓ Deferral of capital costs may increase overall fleet costs in future years as more than one apparatus or ambulance may have to be replaced in a given budget year rather than spread out over several budget years.

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One additional note here. Since the pandemic, heavy fire apparatus (engines, ladders, rescues) typically takes 36-42 months to deliver after an order is placed, depending on the manufacture. There are some circumstances that can shorten this time frame; however, these are stock units that may not fit the department's needs and response profile. ***These lead times have to be considered in any fleet replacement program methodology and will require considerable forecasting.***

FHFD fleet maintenance and repair is coordinated as an ancillary duty. Currently, an administrative FF/PM and a retired part-time employee manage these tasks. The city's Department of Public Works manages the fleet program and maintenance and repair.

CPSM assesses that the FHFD maintains a well-documented and generally modern fleet of fire and EMS apparatus. Most frontline engines, ladders, and squads are relatively new, appropriately equipped, consistent with industry trends, and within NFPA and industry . Equipment assigned to each unit is comprehensive, secure, and in good working order, supporting both fire suppression and EMS delivery. The department's investment in Rosenbauer engines and a mix of modern ladder and squad units reflects thoughtful standardization, which simplifies training, operations, and maintenance.

While much of the frontline fleet is well within NFPA 1900 service life thresholds, there are notable exceptions. For example, USAR 5, at 25 years of age, is beyond the NFPA's recommended threshold and should be considered for replacement. Reserve apparatus, such as Engine 33 (15 years) and multiple reserve EMS units (2017 models now eight years old), are approaching ages where maintenance costs will rise and reliability may diminish. In addition, ambulances, due to their high call volume, require shorter service lives and predictable replacement intervals to maintain reliability. Industry norms suggest replacement at 4–8 years for busy systems, with 2–4 additional years of reserve service.

The current fleet maintenance program, coordinated as an ancillary duty by a FF/PM and a part-time retiree, may not provide sufficient capacity to manage long-term preventative and corrective maintenance demands as the fleet ages. A more formalized maintenance management program, potentially including external service partnerships or dedicated fleet management staffing, would improve tracking, scheduling, and lifecycle cost control.

CPSM assesses further that the following should be considered in any strategic planning efforts:

- ✓ Sustain a formal heavy fire apparatus replacement schedule that phases out vehicles as they approach NFPA 1900 recommended service life, ensuring reliability, reducing maintenance costs, and maintaining compliance with evolving safety standards.
- ✓ Sustain a formal Squad replacement cycle of 6–8 years frontline service, followed by limited reserve service, to avoid unexpected downtime and escalating repair costs.
- ✓ Evaluate opportunities to strengthen fleet management through dedicated staffing, enhanced software-based maintenance tracking, or external service agreements to ensure preventative maintenance is systematic and cost-effective.

  Establish criteria for reserve fleet utilization and retirement, ensuring that reserves remain reliable and aligned with operational needs and do not go beyond a safe and useful life cycle.

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Facilities

The facilities that house fire and EMS resources are foundational to the delivery of emergency services. Stations and support buildings provide not only the operational base for apparatus and personnel but also serve as critical hubs for training, administration, community interaction, and overall readiness. The condition, location, and functionality of these facilities directly influence the department's ability to meet service demands, maintain appropriate response times, and support the health, safety, and efficiency of its workforce.

Modern fire and EMS facilities must balance a variety of demands, including apparatus housing, living quarters, training space, technology integration, and compliance with health and safety standards. Beyond operational considerations, facilities also play a vital role in workforce well-being by providing adequate accommodations, rest areas, and work environments designed to reduce stress and exposure to occupational hazards. Evaluating these facilities requires an assessment of their age, condition, suitability to current deployment models, and capacity to support both present and future community needs.

In addition to overall condition and functionality, fire and EMS facilities must include programmatic elements that ensure operational continuity, resiliency, and compliance with modern standards. A critical component is the availability of emergency power. Stations should be equipped with permanently installed backup generators capable of supporting all mission-essential functions, including apparatus bay doors, communications equipment, IT infrastructure, lighting, and living quarters. This safeguard ensures that fire stations remain fully functional during utility outages, severe weather, or other disruptive events.

Facilities must also be constructed and maintained with effective safeguards to support operations in adverse conditions. These features include robust building design, resilient HVAC systems, adequate stormwater management, and redundancy in critical mechanical and electrical systems. These features protect the workforce, apparatus, and equipment while maintaining readiness during community emergencies when the department's role is most critical.

Fire and EMS stations must be designed and maintained with personnel safety as a primary consideration. Modern facilities should incorporate systems that protect responders from occupational hazards such as diesel exhaust exposure by using direct capture exhaust systems in apparatus bays and establishing clean/dirty zone separation to prevent contaminants from entering living quarters. Automatic sprinkler and fire alarm systems provide essential life safety protection, while backup emergency power ensures uninterrupted operations during utility outages. Living quarters should support rest and wellness through quiet, private, and inclusive accommodations, while ergonomic design features such as non-slip flooring, proper lighting, and safe gear storage all reduce the risk of injury or illness.

Increasingly, departments also recognize the importance of fitness and wellness spaces, separate from apparatus bay areas, to support physical and behavioral health. Collectively, these features reinforce the department's commitment to protecting its personnel, ensuring that facilities not only house apparatus but also provide safe, healthy, and sustainable environments for the workforce.

Fire and EMS facilities should be designed with ergonomics in mind to reduce physical strain, minimize risk of injury, and improve operational efficiency. One important factor is travel distance between living quarters and apparatus bays. Short, direct, and well-lit pathways allow personnel to respond quickly without unnecessary obstacles, reducing the likelihood of slips, trips, and falls during emergency responses. Apparatus bays themselves should be sized appropriately

to accommodate modern vehicles, providing safe clearance around apparatus for entry, egress, and maintenance activities.

Workspaces such as kitchens, offices, and training rooms should be arranged for efficient use, with attention to lighting, ventilation, and furniture design that supports long-term comfort. Incorporating these ergonomic considerations not only improves responder safety but also contributes to healthier, more efficient, and sustainable operations.

Facilities must strive to align with current NFPA standards to ensure both structural and operational safety. NFPA 1550, *Standard for Emergency Response Health and Safety* emphasizes health, wellness, and occupational safety as it relates to fire facilities. Stations must be designed to facilitate infection control, decontamination zones, and reliable system redundancy, including emergency power and resilient mechanical infrastructure. Complementing this, NFPA 1851, 2020 edition establishes the framework for the selection, care, inspection, cleaning, repair, and retirement of protective ensembles, driving the need for dedicated gear storage, cleaning, and decontamination areas within each facility. Together, these standards ensure that stations provide safe, sustainable, and health-conscious environments that protect responders while supporting operational readiness.

As discussed throughout this analysis, the FHFD responds with 5 fire and EMSD facilities. Specifics are outlined next.

Station 1

Address: 35725 Nine Mile Rd

Year Bulit: 1990

Living Area: 2,253 sq ft

Square Footage:4,288 sq ft

#Apparatus Bays: 3



Station 2

Address: 28225 Middlebelt Rd

Year Bulit: 1992

Living Area: 5,600 sq ft

Square Footage: 3,024sq ft

#Apparatus Bays: 3



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Station 3

Address: 29260 Grand River Ave

Year Bulit: 2007

Living Area: 4,980 sq ft

Apparatus Bay: 4,890 sq ft

#Apparatus Bays: 3

Station also has an attached community center.



Station 4

Address: 28711 Drake Rd

Year Bulit: 1980

Living Area: 4,020 sq ft

Apparatus Bay: 6,064 sq ft

#Apparatus Bays: 3



Station 5

Under Renovation

Serves as HQ and EOC

Address: 31455 W. 11 Mile Rd

Year Bulit: 1996

Living Area: 11,801 sq ft

Apparatus Bay: 6,786 sq ft

#Apparatus Bays: 3



As part of our assessment, CPSM conducted site visits to each of the Farmington Hills Fire Department's five stations, examining structural conditions, operational capabilities, living spaces, safety features, and overall functionality. **Note, this was not an engineering assessment of mechanical systems or building construction.**

Overall, the stations are in good condition, reflecting a commitment to personnel safety, comfort, and operational readiness. Living quarters are generally well-maintained, apparatus bays are functional, and safety systems such as fire alarms and sprinkler protection are in place. The department has demonstrated attention to both responder wellness and the practical needs of emergency operations.

Despite these strengths, several upgrades and enhancements should be considered in future renovations to fully align with modern fire service standards and NFPA recommendations.

- ✓ Apparatus bay floors resurfacing to maintain durability, improve safety, and reduce wear on vehicles.
- ✓ Negative pressure gear and PPE storage areas to prevent contamination and support proper decontamination workflows.
- ✓ SCBA compressor systems upgrades to ensure rapid, reliable air replenishment for personnel.
- ✓ Modernized station alerting systems to enhance response times and incident communication.
- ✓ Living spaces, including locker rooms and dormitories reconfiguration to fully support both male and female personnel safely and comfortably.
- ✓ A dedicated training facility, which is critical for maintaining skills and operational readiness, and requires additional storage for specialty vehicles, trailers, and other operational equipment.

Addressing these needs will strengthen personnel safety, operational efficiency, and the department's ability to provide effective fire and EMS services throughout the community, ensuring that the facilities continue to support both current operations and future growth.

CPSM assesses that the FHFD operates a network of stations constructed between 1980 and 2007 (18-45 years old) . While these facilities remain generally functional and support daily operations, their age necessitates a careful evaluation of structural integrity, system reliability, and alignment with contemporary standards for firefighter safety, operational efficiency, and wellness.

CPSM assesses further that nearly all of the Farmington Hills Fire Department's facilities currently include, or will soon include, a number of contemporary fire station features designed to enhance operational efficiency, personnel safety, and wellness. These features include:

- ✓ Fitness areas that are fully separated from apparatus bays and living spaces.
- ✓ Decontamination rooms with showers that are distinct from sleeping areas.
- ✓ Dedicated washers and dryers for station wear.
- ✓ Non-porous kitchen surfaces.
- ✓ Gender-separated bunking areas and bathroom facilities.
- ✓ Facility generators to ensure continuity of operations.
- ✓ PPE extractors and dryers for proper cleaning of structural firefighting gear.
- ✓ PPE storage areas that are physically separated from both living spaces and apparatus bays.
- ✓ Carbon Monoxide (CO) capture systems in the apparatus bays.
- ✓ Air-lock systems that separate the living areas from operational zones.

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CPSM recommends that the department include, as part of any strategic planning effort, the continued upfitting and modernization of facilities to ensure that all stations consistently meet these contemporary standards. This includes evaluating gaps in current infrastructure and systematically prioritizing improvements to enhance personnel safety, operational readiness, and compliance utilizing NFPA and industry standards as guidance.

To support these objectives, ***CPSM recommends*** further that the FHFD prioritize specific facility upgrades during strategic planning sessions. Key improvements include:

- ✓ Resurfacing apparatus bay floors to ensure durability and safety.
- ✓ Implementing negative-pressure gear and PPE storage areas to mitigate contamination.
- ✓ Upgrading SCBA compressor systems to ensure rapid and reliable air replenishment.
- ✓ Modernizing station alerting systems to improve response times and incident communication.
- ✓ Reconfiguring living space (locker rooms and dormitories) to fully support both male and female personnel.
- ✓ The department would also benefit from a dedicated training facility and additional storage for specialty vehicles and trailers, ensuring that all operational equipment is readily accessible and properly housed.

End of Section

§§§

SECTION 5. OPERATIONAL ANALYSIS

Fire, rescue, and emergency medical service (EMS) incidents and the department's ability to respond to and manage them effectively, efficiently, and safely are mission-critical to the overall emergency services system. These core operations form the primary foundation and purpose of the FHFD.

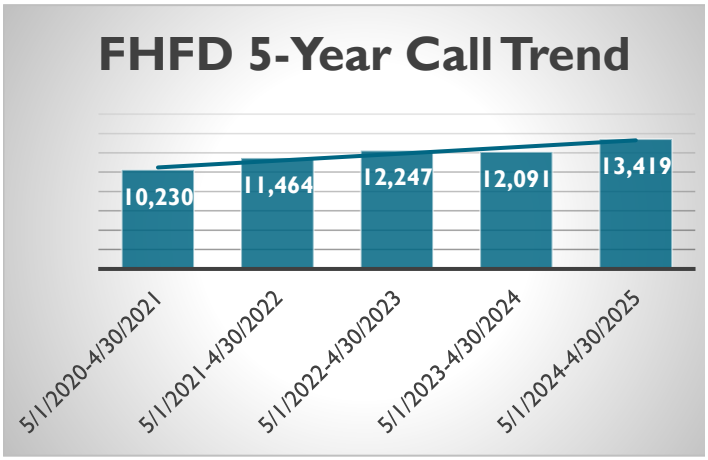
Across the country, fire departments are responding to a growing number of EMS incidents while experiencing fewer fire responses, particularly those involving active firefighting. This trend is well documented in national data and in CPSM's work across the U.S. Farmington Hills reflects these same patterns in its service demand as 68 percent of all calls between May 1, 2024, and April 30, 2025, are EMS related.

Contributing factors such as improved building construction, stronger fire codes, wider use of automatic sprinkler systems, and ongoing public education efforts have collectively reduced the frequency of building fires. Statistically, from 2015 to 2023 residential fires have decreased 9.5 percent. Civilian fire fatalities have decreased from calendar year 2000 (14.8 per million population) to calendar year 2023 (13.3 per million population). That said, fire fatalities have increased from calendar year 2015 (10.5 per million population) to 13.3 million per population in 2023.[37]

Although there is a statistical decrease in residential fires, these fires continue to occur and pose significant risk to the public. Non-residential building fires, however, have increased from 2015 to 2023 by 5 percent. In 2023, non-residential building fire loss totaled $3,164,400,000.[38] Non-residential building fire loss has the potential to impact a locality's economy, tax base, and long-term community development. As discussed later in this section, it remains essential that the FHFD can assemble an Effective Response Force (ERF) swiftly to control these incidents and minimize loss to life and property.

Service Demand Analysis

An indication of the community's fire risk is the type and number of fire related, non-fire related, EMS, technical rescue, and hazard incidents the fire department responds to.



CPSM conducted a data analysis for this project that analyzed FHFD's incident responses and workload for a five-year period May 1, 2020, to April 30, 2025.

Overall, over the five-year period FHFD calls have increased 31percent as outlined in the figure to the left.

37. U.S. Fire Administration Fire Death and Injury Risk Statistics.
38. Ibid.

While five-year trends are discussed in this section, a more focused analysis is for the one-year period May 1, 2024, to April 30, 2025. Between May 1, 2024, and April 30, 2025, FHFD responded to 13,419 calls, of which 68 percent were EMS calls, 28 percent were fire-related calls, and four percent were canceled or aid given calls. The FHFD call workload between May 1, 2024, and April 30, 2025, is outlined in the next table.

Table 9: FHFD Call Workload May 1, 2024, and April 30, 2025

Call Type	Total Calls	Calls per Day	Call Percentage
Breathing difficulty	1,166	3.2	8.7
Cardiac and stroke	1,068	2.9	8.0
Fall and injury	1,669	4.6	12.4
Illness and other	2,957	8.1	22.0
MVA	553	1.5	4.1
Overdose and psychiatric	497	1.4	3.7
Seizure and unconsciousness	1,214	3.3	9.0
EMS Subtotal	**9,124**	**25.0**	**68.0**
False alarm	1,348	3.7	10.0
Good intent	428	1.2	3.2
Hazard	393	1.1	2.9
Outside fire	54	0.1	0.4
Public service	1,512	4.1	11.3
Structure fire	53	0.1	0.4
Technical rescue	23	0.1	0.2
Fire Subtotal	**3,811**	**10.4**	**28.4**
Canceled	365	1.0	2.7
Aid given	119	0.3	0.9
Total	**13,419**	**36.8**	**100.0**

Statistically, fires are more likely to occur in residential structures and are more likely due to human causes. Historical CPSM statistics tell us that EMS calls for service typically involve one patient whose symptoms are such that the capabilities of the initial arriving unit(s) can manage the call. A mass casualty incident or significant wild land event may occur in the FHFD response area, and the impact on the district would likely be overwhelming, most likely triggering the need for extensive mutual aid.

Technical Rescue incidents in Farmington Hills will typically involve removal of people in stalled elevators. Persons trapped in vehicle that require removal utilizing specific vehicle extrication equipment and skill also occur in the city. Overall, from Mai 1, 2024 to April 30, 2025, there were 553 motor vehicle accidents in the city.

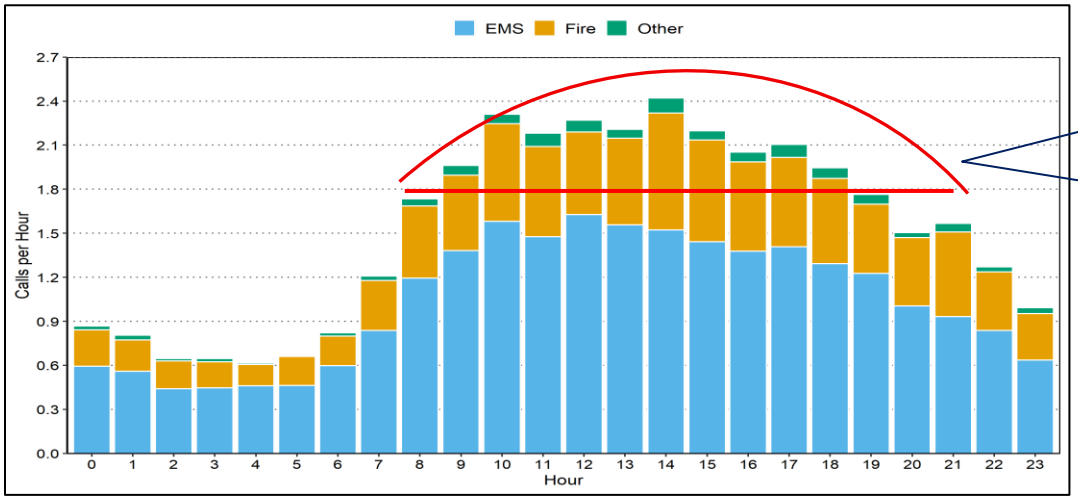
Hazardous Materials or hazard calls for service may include transportation accidents with leaks/spills/release of hazardous materials on roadways (moderate risk), gas leaks in or on the exterior of residential and other buildings, carbon monoxide in buildings, electrical wiring incidents in buildings or power lines down to name a few of the higher workload hazard responses. Farmington Hills has fixed sites that store/use hazardous materials. Should a significant incident occur, the FHFD would require the response of regional specialized teams to mitigate the hazard.

Temporal Variation

It is important as well to look at fire and EMS response activity over time, such as calls by month, calls by hour of the day, and calls by day of the week.

First, we look at FHFD responses by time of day (calls per hour). As the analysis shows, the FHFD has a higher demand for service between the hours of 8:00 am and 9:00 pm with peaks at 10:00 am, 2:00 pm, and 5:00 pm. EMS calls create the highest demand.

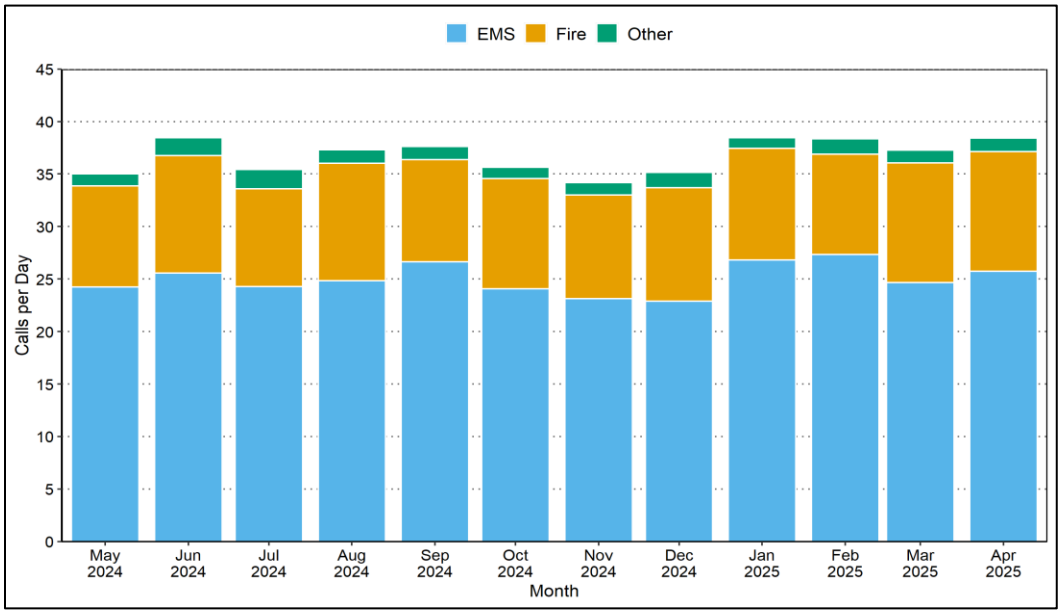
Figure 11: Calls by Hour of Day May 1, 2024, and April 30, 2025



Peak call times are consistent with CPSM data analyses

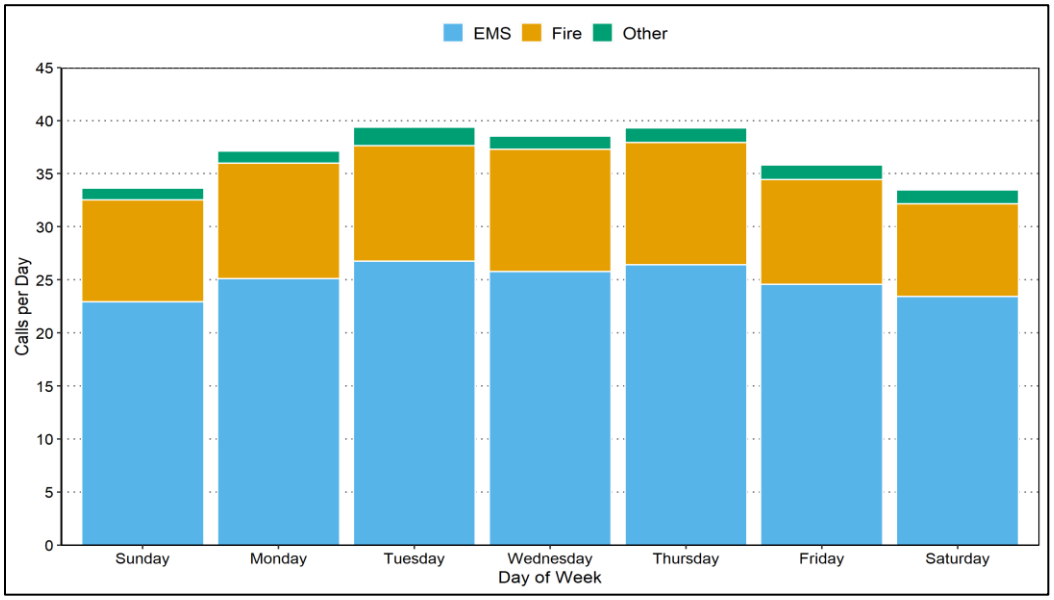
Next, we analyzed the fire and EMS demand by month of the year (calls per day). Demand is consistent during the months of May, July, October, and December with moderate increases in March, August, and December. The months of January, February, April, and June have higher demands. November has the lowest demand. EMS throughout all months creates the highest demand on the FHFD.

Figure 12: Calls by Month May 1, 2024, and April 30, 2025



Additionally, CPSM looks at responses by day of the week. Calls peak Tuesday and Thursday with a slight dip on Wednesdays. Calls are consistent on Monday and Friday. Saturday and Sunday are the lowest call demand days of the week. Again, EMS calls have the greatest demand on the FHFD.

Figure 13: Calls by Day of the Week May 1, 2024, and April 30, 2025



Overall, the temporal variation analysis tells us:

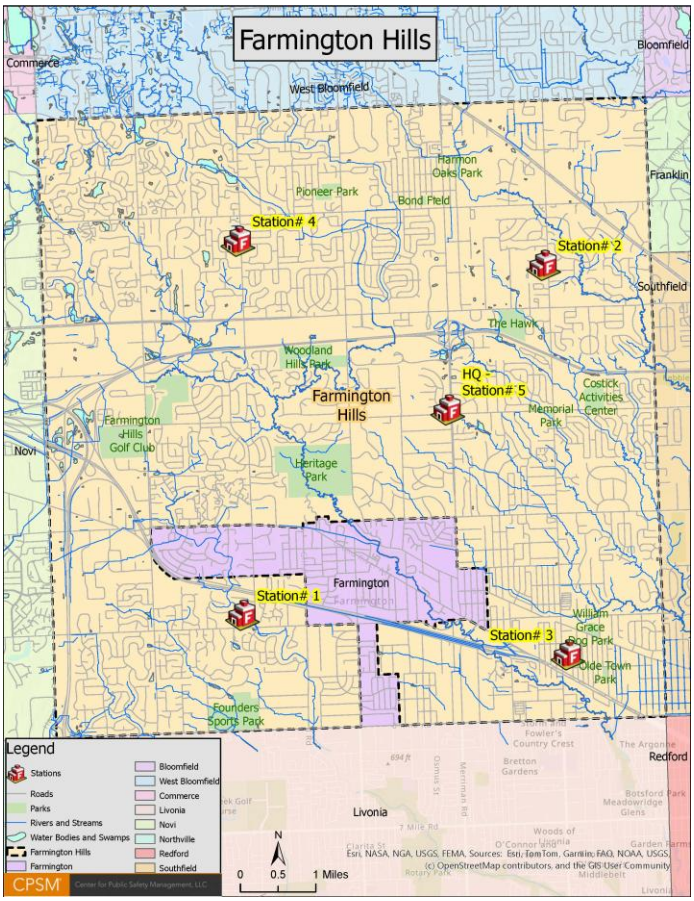
- The least demand by hour of the day is between midnight and 6:00 am. The highest peak demand hours are 10:00 am, 12 noon, and 2:00 pm. The overall peak is between 8:00 am and 9:00 pm.
- Demand by month is typical of communities in the upper Midwest– colder months peak (January and February) along with Spring, Summer, and Fall when there is more activity (vehicle and person) during milder climates.
- Calls by day of the week are highest on Tuesday and Thursday. Saturday and Sunday are the lowest demand days of the week, which is typical in CPSM studies.

Station Response Variation

Station and unit response variation analyzes response patterns and demand by station. The first table analyzes workload by station. There was a total of 13,300 first due calls dispatched in Farmington Hills and the City of Farmington (includes 365 cancelled calls). In city calls totaled 12,420. The FHFD provides first due EMS advanced life support (ALS) ground transport services to the City of Farmington. During the one-year period the FHFD was dispatched to 880 EMS calls in Farmington.

In the next discussion we introduce the term "runs." A call is an emergency service request or incident (a single call count). A run is a dispatch of a unit (i.e., a unit responding to a call). Thus, a single call may include multiple units. Each unit responding receives credit for a run. Run workload is the true workload of a fire and EMS department.

Figure14: Station Locations: Calls and Runs in District



Call Demand: 1/1/2024-12/31/2024

In analysis of station demand, demand is highest for Station 36 overall.

Location	First Due Area	Calls	Percent Calls	Runs	Runs Per Day
Inside FHFD District	Station 1	2,450	18.3	3,783	10.4
	Station 2	3,035	22.6	4,618	12.7
	Station 3	2,508	18.7	3,464	9.5
	Station 4	2,542	18.9	4,540	12.4
	Station 5	1,885	14.0	2,696	7.4
	Farmington Hills Subtotal	**12,420**	**92.6**	**19,101**	**52.3**
	FCM 1	461	3.4	771	2.1
	FCM 3	340	2.5	446	1.2
	FCM 5	79	0.6	118	0.3
	Farmington Subtotal	**880**	**6.6**	**1,335**	**3.7**
	Inside District Subtotal	**13,300**	**99.1**	**20,436**	**56.0**

By Station:

Station 2 handled 22.6% of all calls and 4,618 runs (highest demand in both categories).

Stations 1, 3, and 4 were consistent in call workload percentage (18.3, 18.7, and 18.9 percent respectively).

Station 5 had the lowest overall call workload demand with 14 percent.

It is useful to look at geographic demand in addition to temporal and station response variations. Additionally, understanding population density and its relationship to demand is important, particularly when considering how to close response gaps in higher demand areas and in the deployment planning of fire and EMS departments.

Higher population centers will typically have increased demand and will require increased fire and EMS resources (along with other municipal services).

The next maps show population density and fire and EMS demand in whole and by station district.

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Figure 15: Farmington Hills Population Density with Fire and EMS Demand

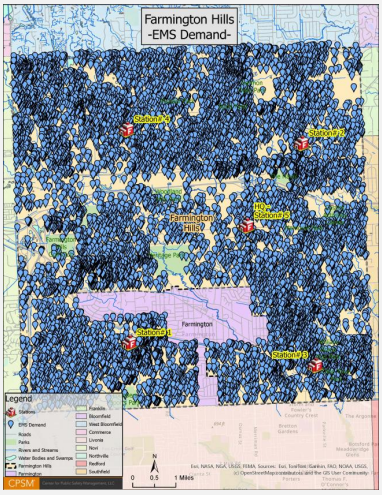


Persons per square mile by census tract

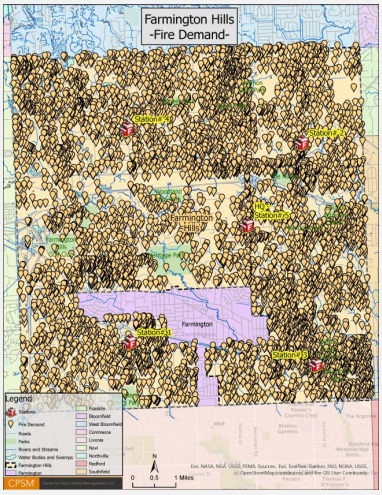
- 10,000.0 or more
- 5,000.0 to 9,999.9
- 2,000.0 to 4,999.9
- 1,000.0 to 1,999.9
- 500.0 to 999.9
- 100.0 to 499.9
- 50.0 to 99.9
- Less than 50.0
- Water only

Map Source: 2020 Census Demographic Data Map Viewer

EMS Demand



Fire Demand



As discussed earlier, each station district has densification in terms of population, which drives demand for public services, in the case of the FHFD, fire and EMS services.

In review of the fire and EMS demand maps, demand is spread out fairly evenly amongst the five station districts with each having densified areas of call demand, and each having areas of the district with less call demand.

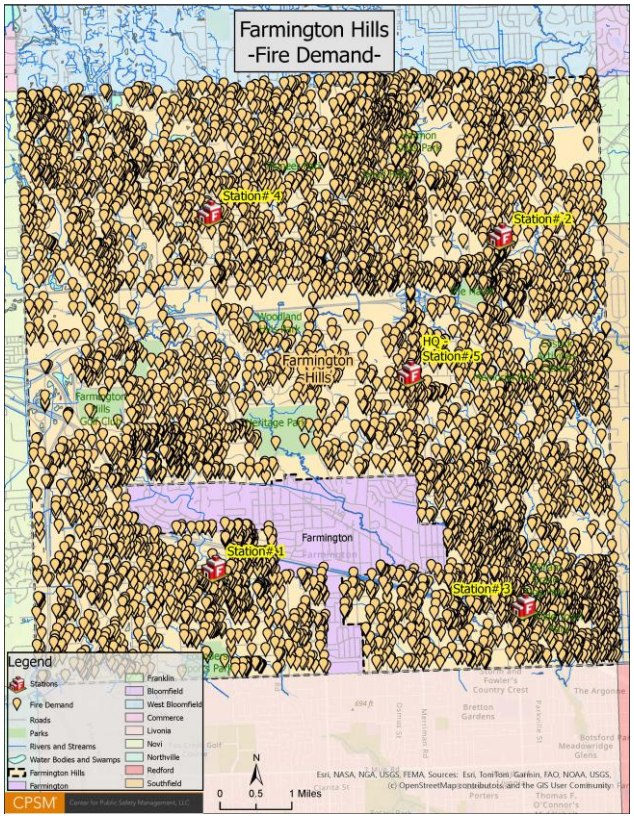
Overall, EMS demand is consistent with built-upon areas and population density city-wide.

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The next set of figures looks at fire and EMS demand in an expanded view.

Figure 16: Fire and EMS Demand

Fire Demand-City Wide



EMS Demand-City Wide

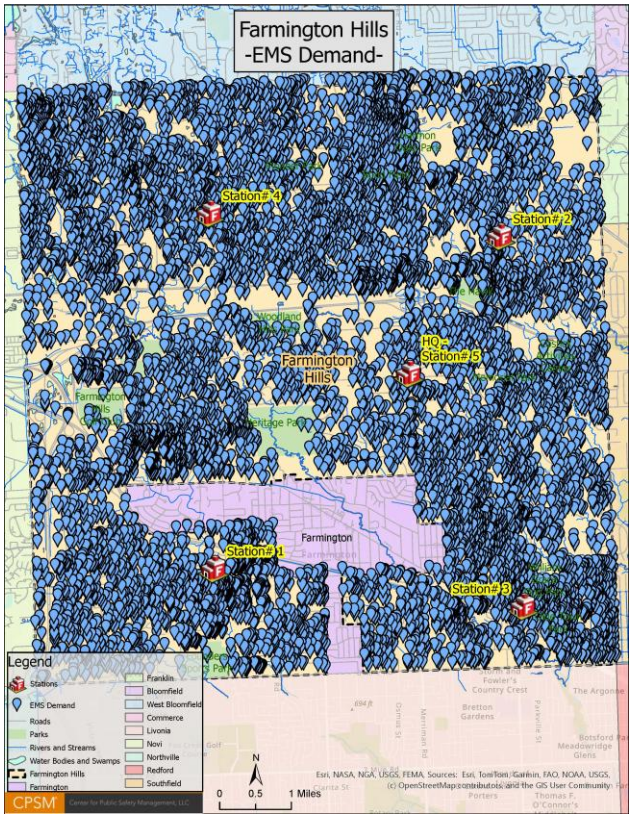
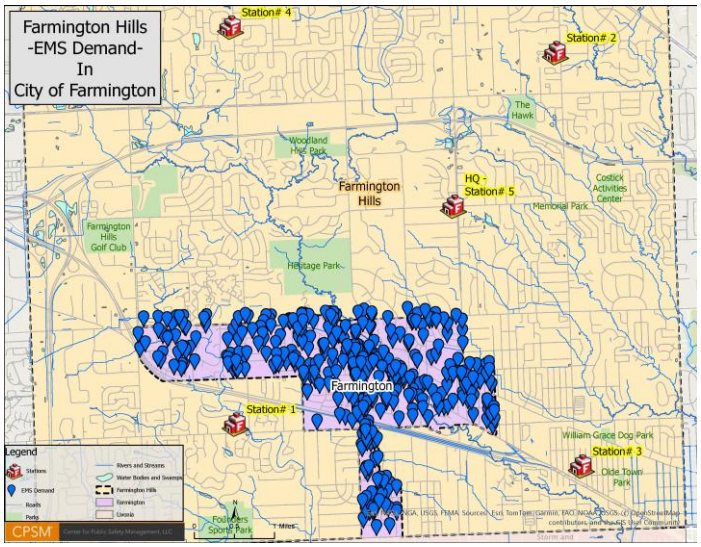


Figure 17: EMS Demand-City of Farmington



In the May 1, 2024, to April 30, 2025, workload analysis year, the FHFD was dispatched 880 times to the City of Farmington for ALS-EMS ground transport service.

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Summarizing call demand, from May 1, 2020, to April 30, 2025, the FHFD experienced a 31 percent increase in fire and EMS call demand. In the most recent one-year period of analysis (May 1, 2023, to April 30, 2025) the FHFD responded to:

- ✓ 13,410 calls
  - 9,124 or 68% were EMS related.
  - 3,811 or 28.4% were fire related.
  - 356 or 2.7 were cancelled prior to a unit leaving the station or while enroute to the call.
  - 119 or 0.9% were calls to other jurisdictions as mutual aid.
  - 880 EMS calls were to the Coty of Farmington through an interlocal agreement to provide ALS EMS ground transport service.
- ✓ Call activity was notably higher between 8:00 a.m. and 9:00 p.m., with peak hours occurring at 10:00 am, 2:00 pm, and 5:00 pm. EMS calls create the highest demand.
- ✓ The months of January, February, April, and June have higher demands with Saturday and Sunday being the lowest overall.
- ✓ Calls by day of the week are highest on Tuesday and Thursday. Saturday and Sunday are the lowest demand days of the week, which is typical in CPSM studies.

Fire and EMS demand maps indicate that call activity is distributed fairly evenly between the five station districts, each exhibiting areas of higher and lower call density based on population density. Overall, EMS demand aligns closely with the city's built-upon areas and population density, reflecting consistent service needs across the Farmington Hills community and City of Farmington community.

Fire and EMS Resiliency Analysis

Resiliency refers to an organization's capacity to quickly recover from incidents and adapt to changing demands or conditions. Strengthening resilience requires ongoing evaluation and improvement of the response system and is supported by three key components:

- ✓ Resistance: The ability to deploy only resources necessary to control an incident and bring it to termination safely and effectively.
- ✓ Absorption: The ability of the agency to quickly add or duplicate resources necessary to maintain service levels during heavy call volume or incidents of high resource demand.
- ✓ Restoration: The agency's ability to quickly return to a state of normalcy.

For the CPSM data analysis study period, May 1, 2024, through April 30, 2025, the FHFD responded to 13,419 calls for service. The following tables and figure analyze FHFD resiliency. In this analysis, CPSM included all calls that occurred inside and outside Farmington Hills and the City of Farmington (including cancelled calls). We did this because responses outside of the city and canceled calls impact on the resilience of the department to respond to calls.

The first table examines the workload in terms of runs for each district. As reviewed earlier, Station 2 has the highest workload and Station 5 has the lowest workload. Stations 1, 3, and 4 have similar workload.

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Table 10: Workload by Location

Location	First Due Area	Calls	Percent Calls	Runs	Runs Per Day
Inside FHFD District	Station 1	2,450	18.3	3,783	10.4
	Station 2	3,035	22.6	4,618	12.7
	Station 3	2,508	18.7	3,464	9.5
	Station 4	2,542	18.9	4,540	12.4
	Station 5	1,885	14.0	2,696	7.4
	Farmington Hills Subtotal	**12,420**	**92.6**	**19,101**	**52.3**
	FCM 1	461	3.4	771	2.1
	FCM 3	340	2.5	446	1.2
	FCM 5	79	0.6	118	0.3
	Farmington Subtotal	**880**	**6.6**	**1,335**	**3.7**
	Inside District Subtotal	**13,300**	**99.1**	**20,436**	**56.0**
Outside FHFD District	Bingham Farms	2	0.0	3	0.0
	Farmington	51	0.4	75	0.2
	Franklin	2	0.0	4	0.0
	Lathrup	1	0.0	1	0.0
	Livonia	9	0.1	11	0.0
	Northville Twp	1	0.0	1	0.0
	Novi	4	0.0	9	0.0
	Redford Twp	11	0.1	13	0.0
	Royal Oak	1	0.0	1	0.0
	Southfield	36	0.3	64	0.2
	W Bloomfield Twp	1	0.0	2	0.0
	Outside District Subtotal	**119**	**0.9**	**184**	**0.5**
Total		**13,419**	**100.0**	**20,620**	**56.5**

Out of City Analysis

EMS Service: City of Farmington

- ✓ There were 880 calls, or 2.4 calls per day.
- ✓ There were 1,335 runs, including 39 runs for canceled calls. The daily average was 3.6 runs.

Mutual Aid Given

- ✓ There were 119 calls, or 0.3 calls per day.
- ✓ There were 184 runs, including 24 runs for canceled calls. The daily average was 0.5 runs.

District Analysis

Station 1 District:

- ✓ There were 2,450 calls, or 6.7 calls per day.
- ✓ There were 3,783 runs, including 98 runs for canceled calls. The daily average was 10.4 runs.

Station 2 District:

- ✓ There were 3,035 calls, or 8.3 calls per day.
- ✓ There were 4,618 runs, including 133 runs for canceled calls. The daily average was 12.7 runs.

Station 3 District:

- ✓ There were 3,508 calls, or 6.9 calls per day.
- ✓ There were 3,464 runs, including 113 runs for canceled calls. The daily average was 9.5 runs.

Station 4 District:

- ✓ There were 2,542 calls, or 6.9 calls per day.
- ✓ There were 4,540 runs, including 105 runs for canceled calls. The daily average was 12.4 runs.

Station 5 District:

- ✓ There were 1,885 calls, or 5.2 calls per day.
- ✓ There were 2,696 runs, including 72 runs for canceled calls. The daily average was 7.4 runs.

Regarding EMS calls in the City of Farmington, FHFD internal guidance stipulates an ALS Squad (ambulance) will respond to all medical calls in Farmington. The addition of an FHFD Engine will be dispatched for all high acuity medical calls. As well, the FHFD Battalion Chief is dispatched on all critical auto accidents.

Each station's ability to respond to calls in their first due area is examined at the next table. The lower the percentage responded in first due area the potential for less resiliency across the entire station's district. Another factor is the percentage responded to in the first due area (the percentage of calls toned out in a district and that districts resources availability to respond). In the FHFD there is another factor to consider, which is when station staffing is consistent. Currently the FHFD staffs all stations with career firefighter/paramedics and officers, relying on paid-on-call staff to fill the gaps when available. The next table outlines the current staffing schedule.

Table 11: FHFD Station Staffing Matrix

Station	Staffing	Units Staffed
1	Career Sgt.: 1 - 24/7 Career FF/PM: 2 - 24/7 Paid-On-Call: 1 - 24/7	Engine 1 (ALS): Staffed (Career Sgt./1 POC) *Tower 1- Staffed with Engine or Squad crew based on call type.* Squad 1 (ALS): Staffed (2 Career FF/PM)
2	Career Sgt.: 1 Career FF/PM: 3 Paid-On-Call: If available-backfills leave vacancies on Engine.	Engine 2 (ALS): Staffed (Career Sgt./1 FF/PM) *Ladder 2- Staffed with Engine or Squad crew.* Squad 2 (ALS): Staffed (2 Career FF/PM)
3	Career Sgt.: 1 - 24/7 Career FF/PM: 1 - 24/7 Paid-On-Call: 1- 6:00 pm - 7:30 am and 24 hours Saturday/Sunday if available.	*Engine 3 (BLS): Staffed with Squad crew based on call type.* Squad 3 (ALS): Staffed (Career Sgt./1 FF/PM)
4	Career Sgt.: 1 Career FF/PM: 1 Paid-On-Call: 1 – 6:00 pm – 7:30 am weekday nights. 24 hours Saturday/Sunday if available.	*Engine 4 (BLS): Staffed with Squad crew based on call type.* Squad 4 (ALS): Staffed (Career Sgt./1 FF/PM) *Squad 8 (BLS): Unit available for Paid-On-Call staff if available.*
5	Career Battalion Chief: 1 Career Sgt.: 1 Career FF/PM: 3	Battalion Chief: Staffed -1BC Engine 5 (ALS): Staffed (Career LT/1 FF/PM) Squad 5 (ALS): Staffed (2 Career FF/PM)

In review of the table above:

Stations 1, 2, and 5 have 24/7 career staffing and have the ability to staff both an Engine and Squad out of these stations. If in the station, Station 1 and 2 crews (Engine or Squad staff) jump to Tower 1 or Ladder 2 if this apparatus is needed.

Stations 3 and 4 primarily staffs the Squad (based on the higher percentage of EMS calls) with career staff, leaving the Engine unstaffed when the crew is committed to an EMS call. If the crew is in station and Engine 3 or Engine 4 are needed, the crews jump to the Engine and respond, leaving the Squad unstaffed.

Paid-On-Call staff units and respond to all calls when available. Paid-On-Call recruitment and retention is currently a challenge for the FHFD.

The next two tables outline the ability to respond to calls in the first due district (availability to respond – district unit(s) on another call or out of service for admirative reasons). CPSM analyzed this resiliency factor for two time periods – 7:30 am to 6:00 pm and 6:00 pm to 7:30 am. As the FHFD has a mix of staffing hours and units as outlined in the table above.

Table 12: Station Availability to Respond to Calls – 7:30 am to 6:00 pm

First Due Area	Calls in Area	First Due Responded	Percent Responded	First Due Arrived	Percent Arrived	First Due First	Percent First
1	1,516	1,342	88.5	1,313	86.6	1,270	83.8
2	1,795	1,582	88.1	1,542	85.9	1,469	81.8
3	1,525	1,068	70.0	1,028	67.4	1,000	65.6
4	1,348	980	72.7	950	70.5	916	68.0
5	1,108	953	86.0	930	83.9	913	82.4
Total	**7,292**	**5,925**	**81.3**	**5,763**	**79.0**	**5,568**	**76.4**

Table 13: Station Availability to Respond to Calls – 6:00 pm to 7:30 am

First Due Area	Calls in Area	First Due Responded	Percent Responded	First Due Arrived	Percent Arrived	First Due First	Percent First
1	1,205	1,145	95.0	1,138	94.4	1,123	93.2
2	998	943	94.5	930	93.2	901	90.3
3	1,123	935	83.3	920	81.9	899	80.1
4	1,005	868	86.4	856	85.2	808	80.4
5	696	652	93.7	640	92.0	632	90.8
Total	**5,027**	**4,543**	**90.4**	**4,484**	**89.2**	**4,363**	**86.8**

CPSM assesses that overall, there is built in district resiliency in the Station 1, 2, and 5 districts as the FHFD is able to staff more than one unit over a 24-hour period. The station 3 and 4 districts staffing schedule have the ability to staff one unit at each station, which may impact the ability of these stations to arrive first in their respective districts. Availability of additional staffing by paid on call at Stations 3 and 4 during daylight and evening hours and on weekends potentially has an effect on unit availability as well.

The following table presents the frequency of overlapping calls by district. Station 2 records the lowest percentage of non-overlapping calls (73.2%), indicating a higher occurrence of concurrent incidents. In contrast, Station 5 shows the highest percentage of non-overlapping calls (83.1%), suggesting fewer concurrent events. ***CPSM assesses*** that all districts experience consistent challenges related to overlapping call resiliency. Stations 3 and 4 each staff only a single unit and utilize a mix of career and paid-on-call staffing, all of which may further impact response times during overlapping call periods. Additionally, Stations 1, 3, and 5 have additional overlapping call impacts when responding to incidents in the City of Farmington, as EMS transports increase overlap frequency and extend unit unavailability within Farmington Hills.

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Table 14: Frequency of Overlapping Calls by Fire District

First Due Area	Scenario	Number of Calls	Percent of All Calls
1	No overlapped call	1,949	79.6
	Overlapped with one call	422	17.2
	Overlapped with two calls	64	2.6
	Overlapped with three calls	10	0.4
	Overlapped with four calls	4	0.2
	Overlapped with five calls	1	0.0
2	No overlapped call	2,221	73.2
	Overlapped with one call	642	21.2
	Overlapped with two calls	143	4.7
	Overlapped with three calls	24	0.8
	Overlapped with four calls	5	0.2
3	No overlapped call	1,992	79.4
	Overlapped with one call	425	16.9
	Overlapped with two calls	62	2.5
	Overlapped with three calls	15	0.6
	Overlapped with four calls	8	0.3
	Overlapped with five calls	5	0.2
	Overlapped with six calls	1	0.0
4	No overlapped call	1,990	78.3
	Overlapped with one call	464	18.3
	Overlapped with two calls	79	3.1
	Overlapped with three calls	8	0.3
	Overlapped with four calls	1	0.0
5	No overlapped call	1,566	83.1
	Overlapped with one call	267	14.2
	Overlapped with two calls	48	2.5
	Overlapped with three calls	4	0.2
FCM 1	No overlapped call	425	92.2
	Overlapped with one call	36	7.8
FCM 3	No overlapped call	322	94.7
	Overlapped with one call	15	4.4
	Overlapped with two calls	2	0.6
	Overlapped with three calls	1	0.3
FCM 5	No overlapped call	77	97.5
	Overlapped with one call	2	2.5
Aid given Area	No overlapped call	116	97.5
	Overlapped with one call	3	2.5

21.4% of calls are overlapped with another call.

26.9% of calls are overlapped with another call.

20.5% of mutual aid calls are overlapped with another call.

21.7% of calls are overlapped with another call.

16.9% of calls are overlapped with another call.

18.1% of aid given calls are overlapped with another call.

Table 15: Frequency Distribution of the Number of Calls

Calls in an Hour	Frequency	Percentage
0	2,434	27.8
1	2,627	30.0
2	1,810	20.7
3	1,017	11.6
4	505	5.8
5	228	2.6
6	74	0.8
7	44	0.5
8+	21	0.2
Total	**8,760**	**100.0**

This resiliency measure is the frequency distribution of calls, or how many calls occur in an hour.

The table to the left tells us that 27.8% of the time there are no calls in an hour; 50.7% of the time there are one or two calls in an hour; and 21% percent of the time there are three or more concurrent or overlapping calls.

The next table analyzes the frequency of overlapping calls.

Table 16: Frequency of Overlapping Calls

Scenario	Number of Calls	Percent of All Calls
No overlapped call	4,278	31.9
Overlapped with one call	4,214	31.4
Overlapped with two calls	2,769	20.6
Overlapped with three calls	1,349	10.1
Overlapped with four calls	538	4.0
Overlapped with five calls	190	1.4
Overlapped with six calls	50	0.4
Overlapped with seven calls	22	0.2
Overlapped with eight calls	8	0.1
Overlapped with nine calls	1	0.0

This resiliency measure is the frequency of overlapping calls.

- ✓ The table to the left tells us that 31.9% of the time there are no overlapped calls.
- ✓ 68.1% of the time there is an overlapped call.
- ✓ The greatest percent (52%) there is on or two overlapping calls.

CPSM assesses that when coupled with the table above and the FHFD staffing matrix, there are absorption resiliency issues as 72 percent of the time there is one or more calls occurring in an hour, and overall 68 percent of all calls are overlapped with another call.

The next table looks at the duration of calls, a measure that contributes to overlapping calls in a district, particularly those that last one or more hours.

For the FHFD:

- ✓ 37.8 percent of all calls were managed in 30 minutes or less.
- ✓ 38.9 percent of all calls were managed in 30 minutes to one hour.
- ✓ 22.4 percent of all calls were managed in one to two hours.
- ✓ < 1 percent of all calls were managed in two or more hours.

Table 17: Calls by Type and Duration

Call Type	Less than 30 Minutes	30 Minutes to One Hour	One to Two Hours	Two or More Hours
Breathing difficulty	129	612	420	5
Cardiac and stroke	154	476	426	12
Fall and injury	252	842	554	21
Illness and other	507	1,621	818	11
MVA	206	203	133	11
Overdose and psychiatric	82	293	117	5
Seizure and unconsciousness	160	648	394	12
EMS Subtotal	**1,490**	**4,695**	**2,862**	**77**
False alarm	1,218	114	15	1
Good intent	375	43	9	1
Hazard	251	105	33	4
Outside fire	20	24	6	4
Public service	1,251	209	47	5
Structure fire	9	17	8	19
Technical rescue	18	2	3	0
Fire Subtotal	**3,142**	**514**	**121**	**34**
Canceled	362	3	0	0
Aid given	79	14	19	7
Total	**5,073**	**5,226**	**3,002**	**118**
Total Percentage	**37.8**	**38.9**	**22.4**	**0.9**

Analysis of this table tells us:

- ✓ 77% % of all calls are managed in 1 hour or less, enhancing overall restoration resiliency.
- ✓ 23% of all calls last one or more hours.

The next table details the number of calls with one, two, and three or more FHFD units arriving at a call, broken down by call type. From an initial response level, this is resistance or deploying only resources necessary to control an incident and bring it to termination safely and effectively.

To begin the next discussion regarding number of units responding and arriving on scene, the FHFD fire and EMS response matrix is outlined next. In review of the general incident deployment matrix, ***CPSM assesses*** there are resistance challenges in the structure fire response matrix. For structure fire responses all stations are alerted for response as well as all paid-on-call personnel. CPSM understands why this response is scripted in this manner (current staffing levels and assembling the required Effective Response Force), this response matrix does create absorption challenges should an overlapping call occur. EMS, fire related, and technical rescue calls have a right-sized response utilizing automatic and mutual aid from neighboring communities and regionally for the more technical incidents requiring a more robust response.

Figure 18: FHFD General Response Matrix

- ✓ Structural Fire
  - Stations 1, 2, 3, 4, 5 are dispatched
    Units deployed based on building type
  - All-Call for Paid-On-Call to respond
- ✓ Brush/Grass Fire
  - Engine – call upgraded as needed
- ✓ Vehicle Fire (Roadway)
  - Battalion Chief
  - Engine, Squad, 1 Engine to block roadway
- ✓ Outside/Trash Fire
  - 1 Engine
- ✓ EMS Incident
  - Priority 1: 1 Squad, 1 Engine
  - Priority 3: 1 Squad
- ✓ Motor Vehicle Accident
  - Battalion Chief
  - Engine, Squad – additional units as needed based on number of patients to be transported and if a vehicle extrication is required.
- ✓ Service or Good Intent Calls (No sign of smoke or fire)
  - Squad or Engine based on unit availability
- ✓ Technical Rescue or Haz-Mat Incident
  - FHFD initial response plus Western Wayne/MABAS response.
- ✓ Armed Individual in a Barricaded Situation
  - Battalion Chief
  - 1 Engine
  - 2 Squads
  - 1 Command Staff

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The next table analyses the number of units arriving on scene. In analysis of this table:

- ✓ 73.9% of calls evaluated involves only one unit. This enhances absorption, clearing and/or leaving other FHFD units available to respond, if not already committed to a call.
- ✓ 22.7% of calls evaluated involves two units.
- ✓ 3.4% of calls involves more than two units, enhancing overall resistance.

As a note here, this table measures number of units arriving on scene. There may be more than one unit dispatched based on the response matrix, but units were cleared by the initial arriving unit based on scene size-up.

Table 18: Calls by Type and Number of Arriving Units

Call Type	Number of Units				Total Calls
	One	Two	Three	Four or More	
Breathing difficulty	815	337	8	1	1,161
Cardiac and stroke	662	383	20	1	1,066
Fall and injury	1,207	435	13	4	1,659
Illness and other	2,311	579	19	2	2,911
MVA	171	169	157	26	523
Overdose and psychiatric	386	109	1	1	497
Seizure and unconsciousness	710	488	13	1	1,212
EMS Subtotal	**6,262**	**2,500**	**231**	**36**	**9,029**
False alarm	1,032	60	5	3	1,100
Good intent	284	78	16	19	397
Hazard	300	38	13	8	359
Outside fire	12	12	21	7	52
Public service	1,141	86	9	2	1,238
Structure fire	4	9	5	35	53
Technical rescue	18	2	1	1	22
Fire Subtotal	**2,791**	**285**	**70**	**75**	**3,221**
Canceled	52	15	2	0	69
Aid given	47	12	7	1	67
Total	**9,152**	**2,812**	**310**	**112**	**12,386**
Total Percentage	**73.9**	**22.7**	**2.5**	**0.9**	**100.0**

Measures calls with scene arrival time stamp.

CPSM assess the FHFD has resistance challenges for Structure Fire calls based on the response matrix – all stations and paid on call are alerted to respond. Four or more units arrived on scene thirty-five times or 66 percent of the time for structure fire calls. The remaining fire related calls have resistance built into the response matrix. There is resistance with EMS calls as only the highest priority calls (Priority 1) have more than one unit dispatched. Overall 69 percent of EMS calls had only one unit arrive on scene.

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EMS Transport Resiliency

Evaluating EMS transport resiliency is critical to ensuring that emergency medical services can continue to deliver timely and effective patient care amid increasing demand challenges. Rising hospital offload delays, longer transport times, and limited ambulance availability can all lead to service interruptions and diminished capacity.

Assessing transport resiliency allows agencies to pinpoint bottlenecks, evaluate resource sufficiency, and implement strategies to maintain performance during periods of high demand or EMS system stress. Through continuous monitoring and analysis, EMS transport agencies can enhance operational reliability, improve unit efficiency, and ultimately strengthen patient outcomes through a more resilient EMS system.

The next table looks at ambulance transport conversion rate (rate of calls that resulted in a transport). Overall, the EMS call to transport ratio for EMS only calls is 78.0 percent (19.5 transports/day). Because the fire response matrix relies heavily on Squad (ambulance) responses for additional staffing the overall call (fire and EMS) to transport ration is 53.3 percent. Transports originating from fire or fire related calls is <1 percent. The transports per day remains at 19.5.

Table 19: EMS Call to Transport Conversion Rate

Call Type	Number of Calls			Conversion Rate
	Non-transport	Transport	Total	
Breathing difficulty	173	993	1,166	85.2
Cardiac and stroke	233	835	1,068	78.2
Fall and injury	327	1,342	1,669	80.4
Illness and other	639	2,318	2,957	78.4
MVA	298	255	553	46.1
Overdose and psychiatric	103	394	497	79.3
Seizure and unconsciousness	236	978	1,214	80.6
EMS Subtotal	**2,009**	**7,115**	**9,124**	**78.0**
Fire & Other*	4,261	34	4,295	0.8
Total	**6,270**	**7,149**	**13,419**	**53.3**

19.5 transports per day

*Fire and other refers to fire and fire related calls where an EMS transport occured with an on scene ambulance.

The CPSM data analysis also outlines:

- ✓ The largest percentage of transport occur between the hours of 8:00 am and 7:00 pm, which parallels the overall peak call time between the hours of 8:00 am and 9:00 pm.
- ✓ The greater conversion rate for call to transport ratio (80% or greater) occurs at 6:00 am, 8:00 am, 9:00 am, 10:00 am, 11:00 am, 1:00 pm, and 2:00 pm. All other hours of the day have transport ratios of 70%-79%.
- ✓ EMS call volume is lowest from midnight to 5:00 am, 7:00 am, and from 8:00 pm to 11:00 pm.
- ✓ Overall, the FHFD averages 25 EMS calls per day and transport 19.5 times per day.

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The next two tables analyze the transport time components (only calls with complete time stamps are analyzed).

Table 20: Time Component Analysis for Transport Runs by Run Type (Minutes)

Call Type	Average Time Spent per Run				Number of Runs
	On Scene	Traveling to Hospital	At Hospital	Deployed	
Breathing difficulty	16.7	9.5	25.2	57.1	1,085
Cardiac and stroke	18.9	9.1	28.1	61.9	956
Fall and injury	17.3	10.5	24.9	59.0	1,392
Illness and other	15.3	10.4	23.6	55.6	2,371
MVA	14.8	9.9	27.1	58.7	274
Overdose and psychiatric	13.6	9.1	24.6	54.6	409
Seizure and unconsciousness	17.2	9.3	25.4	57.5	1,082
EMS Total	**16.5**	**9.9**	**25.1**	**57.6**	**7,569**

Overall, transport time are very efficient (enhances absorption/availability of EMS units) as outlined here:

- ✓ Transport unit on-scene time is on average 16.5 minutes ***(very efficient).***
- ✓ Travel time to hospital is on average 9.9 minutes ***(very efficient).***
- ✓ Hospital turnover time is on average 25.1 minutes. ***This is very efficient*** and significantly increases ambulance resiliency.
- ✓ Total deployed transport time is on average 57.6 minutes.
- ✓ Additionally, CPSM analyzed EMS call times where a transport did not occur. On average a FHFD ambulance was on scene 27.6 minutes when calls did not require a transport.

CPSM assesses FHFD EMS transport times are very efficient resulting in moderate to elevated EMS ambulance resiliency issues based on call volume and transport ratio of 78 %.

CPSM also analyzed transport times to the receiving hospital FHFD Squads transported to. The results include:

- ✓ 63% or 4,819 transports went to Corewell Health Farmington Hills Hospital. Transport travel times averaged 8.8 minutes and turnover time to the hospital averaged 24.6 minutes.
- ✓ 28.3 5 or 2,154 transports went to Henry Ford West Bloomfield Hospital. Transport travel times averaged 9.9 minutes and turnover time to the hospital averaged 24.2 minutes.
- ✓ 3% or 235 transports went to Ascension Providence Hospital Novi. Transport travel times averaged 17.9 minutes and turnover time to the hospital averaged 29.9 minutes.
- ✓ 2.1% or 160 transports went to Beaumont Hospital Royal Oak. Transport travel times averaged 22.0 minutes and turnover time to the hospital averaged 37.8 minutes.
- ✓ 1.5% or 112 transports went to St. Mary Mercy Livonia Hospital. Transport travel times averaged 16.3 minutes and turnover time to the hospital averaged 32.4 minutes.
- ✓ The remaining 2% of transports included other regional hospitals. Detroit Receiving Hospital had the highest hospital turnover time (59.6 minutes). There was one transport to University of Michigan Medical Center, which was an anomaly.

Ambulance Unit Hour Utilization

When assessing the workload and resiliency of EMS transport units, Unit Hour Utilization (UHU) is a commonly used metric to evaluate transport productivity. The standard method for calculating UHU is to divide the total number of transport hours ambulances are staffed (in-service time) by the total number of transports completed. A higher UHU indicates greater productivity, meaning more transports are being performed sometimes with fewer available units. This measure is frequently used in private EMS systems to assess efficiency and balance expenditures against overall operating costs. However, increased utilization can have significant impacts on the crews performing the work.

In fire-based EMS systems, ambulance personnel are typically cross-trained in both fire and EMS operations. These units are often dispatched to fire incidents to stand by in case a civilian or firefighter requires treatment or transport. Ambulance crews are also factored into the Effective Response Force and frequently perform assigned critical tasks on scene.

UHU also reflects the amount of time a unit is unavailable to respond because it is already committed to another incident. As UHU increases, unit availability decreases, potentially leading to longer response times. High utilization levels can also contribute to crew fatigue, which increases the risk of patient care errors. Additionally, elevated UHU levels reduce the time crews have for essential non-emergency duties such as training, physical conditioning, documentation, and administrative responsibilities.

There is no generally accepted UHU, as EMS systems can be EMS only, fire based, emergency only, non-emergency transport, or both emergency and non-emergency transport. Systems nationally also staff differently in terms of total shift segments (8, 12, and 24 hours are the most common). That said, many Academy of International Mobile Healthcare Integration (AIMHI) member organizations use 0.228-0.476 as an acceptable range.[39] Some urban based EMS systems use .25-.35 as a UHU range, while others utilize an upper range of .45. Many EMS only systems however staff with shifts of less than 24 hours. The fire service views UHU above .25 -.30 as creating resiliency issues, which lead to increased response times.[40] And as most fire departments operate on a 24-hour shift, UHU above .30 has the potential to lead to fatigue, particularly in the second half of the shift.

CPSM utilized three methods to calculate UHU for FHFD. First, we calculated UHU based on the number of annual unit hours divided by number of annual transports; then we calculated annual unit deployed minutes (all calls) divided by annual minutes; and lastly number of transports divided by days in the year. The results are outlined below.

Table 21: UHU: Total Transports/Total Unit Hours (May 1, 2023, to April 30, 2024)

Number of Frontline Ambulances: 5 Total Unit Hours: 43,800 (24x5x365) Number of Transports: 7149	Number of Transports (7,149)/Total Unit Hours (43,800) $UHU = \frac{7,149}{43,800} = .16$

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39. Where should you start when it comes to benchmarking, EMS 1, December 30, 2020.
40. How Busy is Busy, Fire Engineering, 2016.

Table 22: UHU: Total Deployed Minutes/Total Minutes in a Day (May 1, 2023, to April 30, 2024)

Unit and Total Deployed Minutes	UHU
Squad 1 302 minutes	302/1440 = **UHU of .21**
Squad 2 322 minutes	322/1440 = **UHU of .22**
Squad 3 273 minutes	273/1440 = **UHU of .19**
Squad 4 253 minutes	253/1440 = **UHU of .18**
Squad 5 271 minutes	271/1440 = **UHU of .19**

Table 23: UHU: Runs Per Day/24 Hours (May 1, 2023, to April 30, 2024)

Unit and Total Calls	UHU
Squad 1 calls	2458/365 = 6.7/24 hours = **UHU of .28**
Squad 2 calls	2816/365 = 7.7/24 hours = **UHU of .32**
Squad 3 calls	2575/365 = 7.1/24 hours = **UHU of .30**
Squad 4 calls	2340/365 = 6.4/24 hours = **UHU of .27**
Squad 5 calls	2362/365 = 6.5/24 hours = **UHU of .27**

In summary:

- ✓ Total FHFD transports/total unit hours (in a year) yield an overall system UHU of .16.
  - This methodology yields a UHU that is below the AIMHI benchmark range (0.228-0.476), and below the accepted fire services range (.25 -.30).
- ✓ Total deployed minutes (individual units)/total minutes in a day yields UHU for each unit as:
  - Squad 1: .21
  - Squad 2: .22
  - Squad 3: .19
  - Squad 4: .18
  - Squad 5: .19

This methodology yields individual unit UHU that is within or below the AIMHI acceptable range and below the generally accepted fire services range. Squads 1 and 2 have the higher UHU overall.

- ✓ Calls per day (individual units/24 hours):
  - Squad 1: .28
  - Squad 2: .32
  - Squad 3: .30
  - Squad 4: .27
  - Squad 5: .27

This methodology yields individual unit UHU that is within the AIMHI acceptable range. This methodology also yields individual unit UHU for Squads 2 and 3 that exceeds the generally accepted fire services range (.25-.30). Squads 1, 4, and 5 trend to the high end of the generally accepted fire services range and should be monitored.

CPSM assesses The FHFD is already staffing prudently by cross-staffing apparatus at Stations 1, 2, 3, and 4. With a high call demand that includes continual calls around the clock and an elevated level of overlapping calls (68.1% overall – 50.7% of the time there are one or two calls an hour – 21% of the time there are three or more calls in an hour) there are elevated absorption resiliency challenges, which means the FHFD at times may not be able to quickly add or duplicate resources necessary to maintain service levels during heavy call volume or incidents of high resource demand. There is a need to fully staff additional units as funding allows.

Single-source crew deployment, where a specific station houses an engine, ladder, or ambulance further compounds these challenges. When that unit is committed to a call, the entire station becomes unavailable, leaving its district uncovered until the resource clears or another unit is reassigned. Stations 1, 3, and 4 experience this on a regular basis. This creates service gaps that force longer travel distances for responding units, impacting both turnout and travel time performance. In areas with high call demand or limited redundancy, single-source deployment significantly reduces operational flexibility and can limit the FHFD's ability to mount an effective initial response, particularly during concurrent incidents.

These conditions directly affect the overall resiliency of the response system. As iterated above, resiliency refers to the FHFD's ability to absorb and adapt to fluctuating demand without significant degradation in service delivery. High call demand, frequent overlapping incidents, and single-source station configurations reduce this resiliency by limiting available resources and eroding the department's capacity to respond effectively under stress. As a result, response reliability declines, incident outcomes have a potential to deteriorate, and personnel experience greater operational fatigue.

Sustaining resilient fire and EMS operations under these conditions requires strategic resource planning, data-driven deployment modeling, and investment in staffing and apparatus capacity to ensure that the system can continue to deliver consistent, timely service even during peak demand periods.

- ✓ From May 1, 2020, to April 30, 2025, the FHFD experienced a 31 percent increase in fire and EMS call demand.
- ✓ Between May 1, 2024, to April 30, 2025:
  - The FHFD responded to 13,410 calls of which 68 percent were EMS.
  - Call activity was notably higher between 8:00 a.m. and 9:00 p.m. (peak time), with peak hours occurring at 10:00 am, 2:00 pm, and 5:00 pm. EMS calls create the highest demand.
  - The months of January, February, April, and June have higher demands with Saturday and Sunday being the lowest overall.
  - Calls by day of the week are highest on Tuesday and Thursday. Saturday and Sunday are the lowest demand days of the week, which is typical in CPSM studies.
- ✓ Station 2 handled 22.6% of all calls and 4,618 runs (highest demand in both categories).
- ✓ Stations 1, 3, and 4 were consistent in call workload percentage (18.3, 18.7, and 18.9 percent respectively).
- ✓ Station 5 had the lowest overall call workload demand with 14 percent.
- ✓ Demand is spread out fairly evenly amongst the five station districts with each having densified areas of call demand, and each having areas of the district with less call demand.
- ✓ Overall, EMS demand is consistent with built-upon areas and population density city-wide.

- ✓ The staffing matrix allows for:
  - Stations 1, 2, and 5 to staff both a fire suppression apparatus and a Squad (ambulance:, which builds absorption of call resiliency.
  - Stations 3 and 4 primarily staff the Squad (based on the higher percentage of EMS calls), leaving each Engine unstaffed when the crew is committed to an EMS call. If the crews are in station and Engine 3 is needed, the crews jump to the Engine and respond, leaving the Squad unstaffed. This reduces absorption capabilities.
- ✓ All districts experience consistent challenges related to overlapping call resiliency. Stations 3 and 4 each staff only a single unit and utilize a mix of career and paid-on-call staffing, all of which may further impact response times during overlapping call periods. ***Additionally, Stations 1, 3, and 5 have additional overlapping call impacts when responding to incidents in the City of Farmington, as EMS transports increase overlap frequency and extend unit unavailability within Farmington Hills.***
- ✓ There are overall absorption resiliency issues as 72 percent of the time there is one or more calls occurring in an hour, and overall 68 percent of all calls are overlapped with another call.
- ✓ The FHFD has resistance challenges for Structure Fire calls based on the response matrix as all stations and paid on call are alerted to respond. Four or more units arrived on scene thirty-five times or 66 percent of the time for structure fire calls. The remaining fire related calls have resistance built into the response matrix. There is resistance with EMS calls as only the highest priority calls (Priority 1) have more than one unit dispatched. Overall 69 percent of EMS calls had only one unit arrive on scene.
- ✓ FHFD EMS transport times are very efficient resulting in moderate to elevated EMS ambulance resiliency issues based on call volume and transport ratio of 78 %.
- ✓ In review of Squad Unit Hout Utilization compared to three national benchmarking methodologies:
  - Methodology 1: Transports/total unit hours (in a year):
    - This methodology yields a UHU of .16, which is below the AIMHI benchmark range (0.228-0.476), and below the accepted fire services range (.25 -.30).
  - Methodology 2: Deployed minutes (individual units)/total minutes in a day:
    - This methodology yields individual unit UHU (Squads 1-5) that is within or below the AIMHI acceptable range(0.228-0.476) and below the generally accepted fire services range(.25 -.30). Squads 1 and 2 have the higher UHU overall (.21 and .22).
  - Methodology 3: Calls per day (individual units)/24 hours:
    - This methodology yields individual unit UHU that is within the AIMHI acceptable range(0.228-0.476). This methodology also yields individual unit UHU for Squads 2 and 3 that exceeds the generally accepted fire services range (.25-.30). Squads 1, 4, and 5 trend to the high end of the generally accepted fire services range and should be monitored.

Recruiting and retaining volunteer or paid-on-call (POC) firefighters has become increasingly challenging for many fire departments across the country. Societal changes, shifting work patterns, and competing personal and family obligations have significantly reduced the available pool of individuals willing and able to serve in an on-call capacity. Many potential

POC volunteer staff may no longer live and work within close proximity to their assigned station, making it difficult to respond promptly when calls occur. In addition, training requirements have become more extensive and time-consuming, often equaling those required of career personnel, which can discourage participation from those balancing full-time employment or other commitments. These factors impact POC staff and align with declining numbers of POC firefighters and inconsistent availability and apparatus staffing.

Relying on a volunteer or paid-on-call force to fill engine or ladder company positions on a regular basis presents additional operational challenges. Apparatus staffing that depends on POC volunteers can lead to unpredictable response capability as units may not always respond with adequate personnel, or response times may be extended while members travel to the station to respond. This inconsistency affects the FHFD's ability to meet established performance Effective Response Force benchmarks in the early stages of an incident. Moreover, the operational demands placed on POC firefighters, particularly those expected to function in front-line suppression or technical roles can lead to burnout or attrition when the call volume or expectations exceed what can reasonably be sustained by POC volunteer personnel.

Further, when career staffing is at or near minimum levels, the reliance on volunteer or POC personnel becomes even more critical, and more problematic. Insufficient career staffing can leave gaps in apparatus coverage, delay response to simultaneous incidents, and increase dependence on POC members whose availability cannot always be guaranteed. In turn, this creates stress on the FHFD and heightens risk for both responders and the public. Career members may face increased workloads and forced overtime to compensate for staffing shortages, while POC volunteer members may be called upon more frequently, potentially impacting morale and reducing participation over time.

Ultimately, a response profile that relies on POC volunteer firefighters to supplement or backfill minimum career staffing may struggle to maintain reliable, consistent service delivery, especially during periods of high demand or when volunteer participation declines.

CPSM recommends the FHFD include in any strategic planning:

- ✓ Continued recruitment and engagement of paid-on-call (POC) firefighters should remain a priority for the FHFD, with the understanding that current challenges related to POC availability and participation will continue to affect overall FHFD response reliability. Given the increasing call demand, staffing limitations, and the FHFD's growing difficulty in absorbing concurrent incidents, particular structure fires that require an all FHFD unit response due to limited staffing, FHFD should develop a structured transition plan toward a fully career-staffed fire and EMS department.

  A transition toward a full career staffed department should be implemented in phases. One consideration is the use of certified part-time employees in addition to POC staff to bridge coverage gaps until funding becomes available for additional full-time positions. This phased approach will enhance operational reliability, improve response consistency, and strengthen overall fire and EMS resiliency while aligning staffing growth with fiscal capacity and long-term service delivery goals.

  Any additional staffing priority should be given to Stations 1, 3, and 4, which are stations that staff a single unit depending on the call type, and which also experience high call volumes and overlapping call pressures. An initial goal of achieving two-person staffing on each fire apparatus and two-person staffing on each Squad unit should be considered as funding permits. ***This strategy takes a combination of reliable POC, part-time, and FTE positions to fulfill this strategic initiative over the long term (20 apparatus positions).***

- ✓ Monitor Unit Hour Utilization (UHU) on all Squads (calls per day/24 hours methodology). As there is currently two Squads (Squad 2 and Squad 3) that are at or exceed a .30 UHU, the FHFD should begin to plan for an additional Squad during peak times (9:30 am to 7:00 pm) on the following days – Monday, Tuesday, Thursday, and Friday. This matrix includes a 10.5-hour workday over four scheduled days for a 42-hour workweek, which aligns with the current operational shift schedule. ***This strategy requires two FF/PMs.*** Should UHU reach .30 on two additional Squads, the FHFD should plan for an additional peak time ambulance utilizing the same matrix (4 10.5-hour days) that aligns with peak call times and peak call days. ***This strategy requires two FF/PMs.***
- ✓ Establish ongoing data collection and analysis of EMS calls, transports, unit hours, and overlap frequency associated with responses to the City of Farmington. CPSM further recommends to include in any strategic planning that the FHFD Conduct an annual reimbursement review to ensure compensation reflects actual service demand, operational impacts, and full cost of service delivery.

Response Times and Performance - Station Distribution

Response times are one of the primary metrics used to evaluate Fire and EMS service performance. They serve as a key benchmark to assess how effectively a department is operating, identify geographic or temporal trends in response coverage, and, when analyzed alongside service demand, help forecast future operational needs. Achieving the fastest and safest possible response times remains a fundamental objective for all fire departments, as it directly impacts life safety, property conservation, and overall service effectiveness.

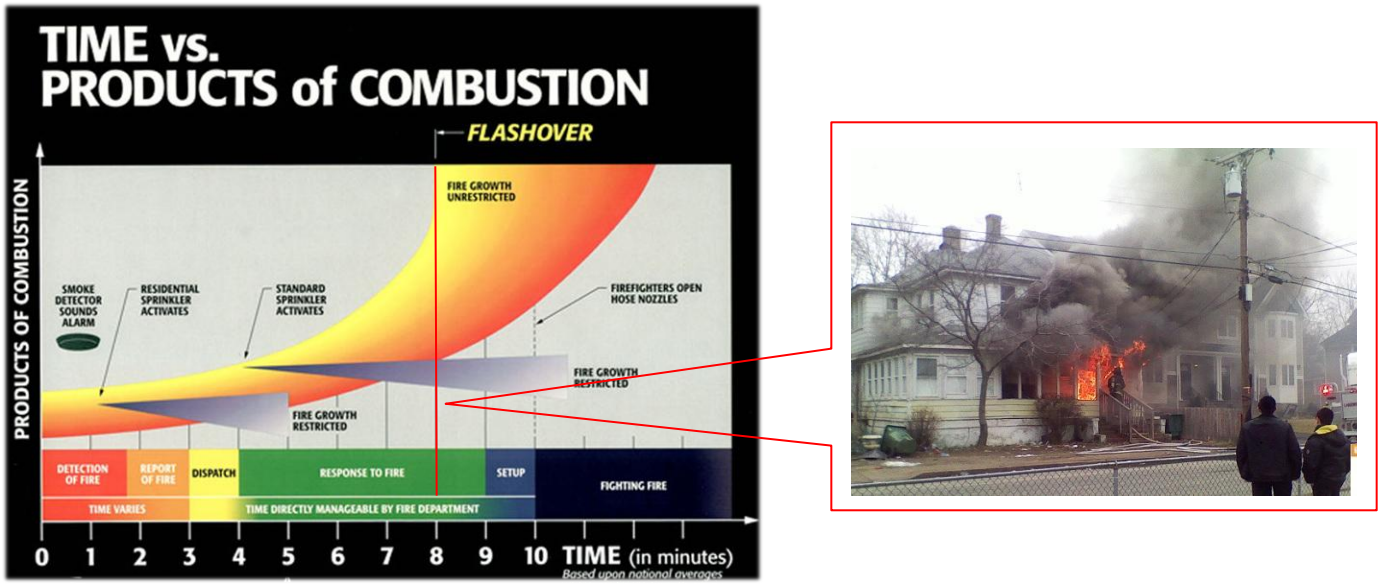
For fire incidents, response time standards are often based on the concept of flashover, which is the critical point in a fire's development when nearly all exposed combustible materials in an enclosed space ignite almost simultaneously. As organic materials are heated, they release flammable gases through thermal decomposition. When the temperature of most surfaces within the space reaches their autoignition point, rapid ignition occurs throughout the area. Flashover marks a major escalation in fire behavior, dramatically increasing danger to occupants and firefighters alike, and underscores the importance of minimizing response times to control fires before this transition phase occurs.[41]

Flashover occurs more rapidly and more frequently in modern structures, largely due to the widespread use of plastic and foam-based materials found in furnishings, mattresses, bedding, insulation, decorative finishes, electronics, and even building components such as plumbing and wiring. These synthetic materials ignite easily, burn at extremely high temperatures, and produce dense, toxic smoke.

Once a fire reaches this critical and highly hazardous stage, initial firefighting crews can quickly become overwhelmed, and the incident often escalates into a larger, more destructive fire. At this point, the fire typically extends beyond the room or even the structure of origin, requiring significantly greater resources to achieve control and extinguishment. This underscores the importance of assembling an Effective Response Force (ERF) capable of managing such rapidly developing fire conditions. The following figure illustrates how fire department response times and fire protection systems interact with this phenomenon.

41. National Institute of Standards and Technology, Definition of Flashover.

Figure 19: Fire Growth and Flashover [42]



The illustration above shows how a fire grows over a brief period of time from inception (event initiation) through flashover. The time-versus-products of combustion curve shows activation times and effectiveness of residential sprinklers (approximately one minute), commercial sprinklers (four minutes), flashover (eight to ten minutes), and firefighters applying water first to the fire after notification, dispatch, response, and set-up (ten minutes or more based on the efficiency of dispatch, FD turnout, FD travel an FD set-up times). ***This illustrates the demand on the fire department to have a quick response to a building fire with the goal of containing the fire to the room of origin to reduce property loss and more quickly address a life-safety scenario.***

The focus of EMS response time analysis should center on evidence-based research that examines the relationship between response intervals and patient outcomes. Current studies indicate that response time has minimal effect on clinical outcomes for low-acuity incidents. However, for high-acuity emergencies such as strokes, respiratory or cardiovascular compromise (including S-T segment elevation myocardial infarctions or STEMI), certain obstetrical emergencies, and other conditions affecting the heart, lungs, or brain a rapid response, prompt initiation of basic and advanced life support, efficient on-scene care, and expedited transport to definitive medical facilities are all critical to improving survival and recovery rates.

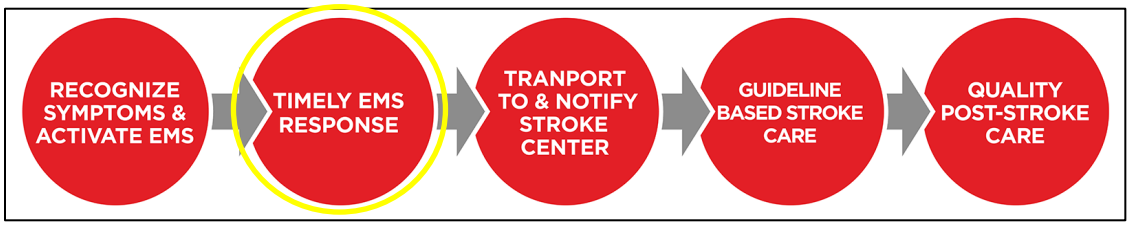
Additionally, there are time-sensitive emergencies where response time clearly influences patient outcomes, including cardiac arrests, drowning incidents, severe allergic reactions, electrocutions, and major traumatic injuries such as gunshot wounds, stabbings, and serious motor vehicle collisions.

The following figure illustrates the out-of-hospital chain of survival for stroke emergencies, which outlines the sequence of critical actions that reduce mortality and improve recovery. ***Timely EMS response remains a key component in achieving favorable clinical outcomes.***

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42. Fire Protection System Designs, Grant, 2018.

Figure 20: Cerebrovascular Emergency (Stroke) Chain of Survival



Source: https://nhcps.com/lesson/acls-acute-stroke-care/

The next figure illustrates the out of hospital chain of survival, which is a series of actions that, when put in motion, reduce the mortality of sudden cardiac arrest. Adequate EMS response times coupled with community and public access defibrillator programs can positively impact the survival rate of sudden cardiac arrest victims. ***Again, timely basic and advanced EMS response is a key component of the overall patient care system.***

Figure 21: Sudden Cardiac Arrest Out of Hospital Chain of Survival



From: 2020 American Heart Association Guidelines for Cardiopulmonary Resuscitation and Emergency Cardiovascular Care.

Typically, only a small percentage of 911 medical incidents involve patients with truly time-sensitive conditions requiring advanced life support (ALS). For those critical cases, however, every minute can significantly influence morbidity and mortality outcomes. For the majority of 911 callers who do not have life-threatening conditions, the expectation for a rapid response remains high. To these patients and their families, response time often serves as the most visible indicator of EMS performance. ***Therefore, regardless of the service delivery model, response times must be viewed not only as a clinical benchmark but also as a key measure of customer service and community trust, both of which are essential to maintaining public confidence in EMS response.***

Response Time Benchmarks

A key factor in understanding overall response time is what is known as "***detection time***." This refers to the interval between the onset of a fire or medical emergency and the moment it is recognized and reported to 911, initiating the emergency response.

Detection time can be prolonged in many situations especially during nighttime hours or in locations without functioning automatic detection systems such as smoke alarms or fire sprinklers. Fires that go undetected during this period can grow rapidly in size and intensity, becoming far more destructive and difficult to control. Similarly, medical or trauma emergencies that are not promptly identified and reported can result in delayed care, reduced clinical effectiveness, and diminished chances for full recovery.

For the purpose of the CPSM data analysis, ***response time*** is a product of three components: ***dispatch time***, ***turnout time***, and ***travel time***.

Dispatch time (alarm processing time) is the difference between the time a call is received and the time a unit is dispatched. Dispatch time includes call processing time, which is the time required to determine the nature of the emergency and types of resources to dispatch. ***The NFPA 1710 standard for these components of response times is as follows:***

The event is processed and dispatched in:

- ✓ ≤ 64 seconds 90 percent of the time.
- ✓ ≤ 106 seconds 95 percent of the time.

Special call types:

- ✓ ≤ 90 seconds 90 percent of the time.
- ✓ ≤ 120 seconds 99 percent of the time.

The next component of response time is **turnout time**, an aspect of response which is controlled by the responding Fire and EMS department. ***NFPA 1710 states that turnout time shall be:***

- ✓ ≤ 80 seconds for fire and special operations 90 percent of the time.
- ✓ ≤ 60 seconds for EMS responses.

The last component of response time is **travel time** (as outlined previously when discussing station distribution), an aspect of response time that is affected by factors such as station location, road conditions, weather, and traffic control systems. ***NFPA 1710 states that travel time for the first arriving fire suppression unit to a fire incident shall be:***

- ✓ ≤ 240 seconds for the first arriving engine company to a fire suppression incident 90 percent of the time.
- ✓ ≤ 360 seconds for the second company 90 percent of the time.
- ✓ ≤ 480 seconds to assemble the initial first alarm assignment on scene 90 percent of the time for low/medium hazards, and 610 seconds for high-rise fire incidents 90 percent of the time.

For EMS incidents the standard NFPA 1710 standard establishes a travel time of:

- ✓ ≤ 240 seconds for the first arriving engine company with automated external defibrillator (AED) or higher-level capability.
- ✓ ≤ 480 seconds or less travel time of an Advanced Life Support (ALS) unit at an EMS incident where the service is provided by the fire department provided a first responder with an AED or basic life support unit arrived in 240 seconds or less travel time.

The next figures illustrate the cascade of events for a Fire or EMS incident, which includes all components of response time performance.

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Figure 22: Incident Cascade of Events: Fire Response

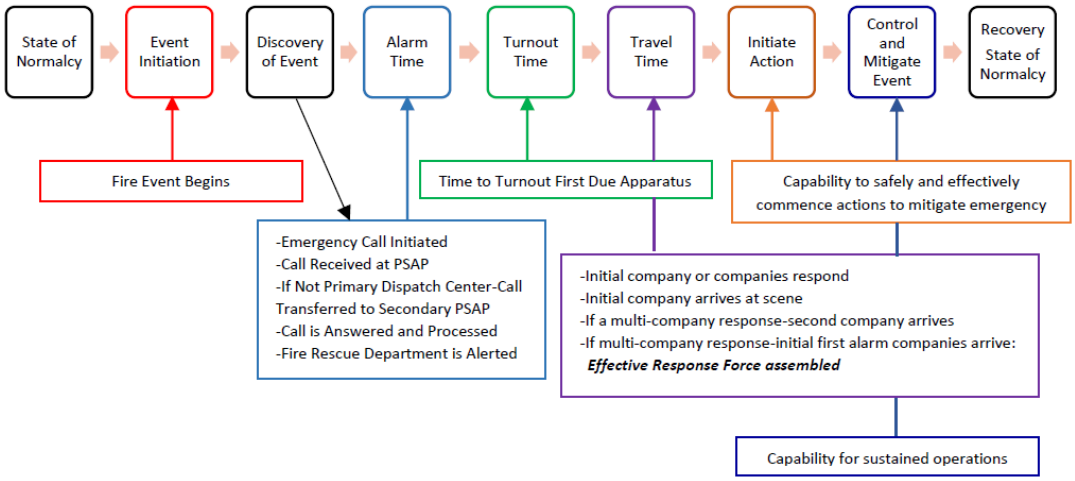
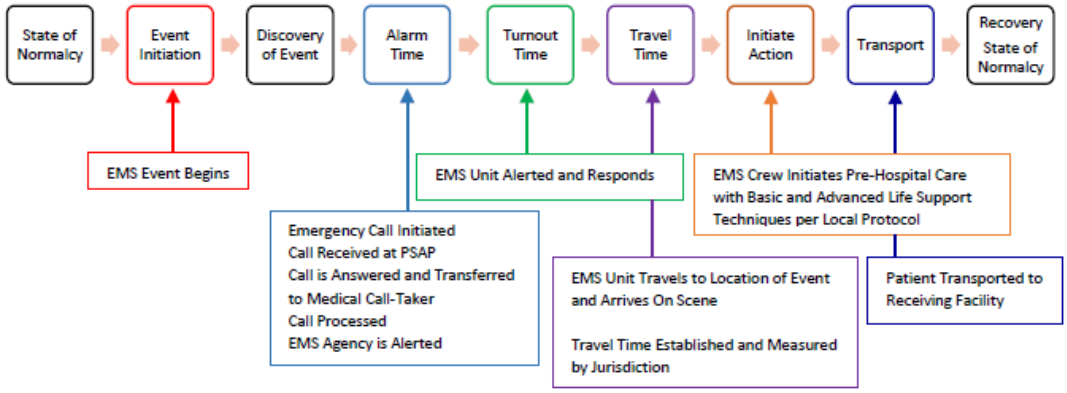


Figure 23: Incident Cascade of Events: EMS Response



Travel time is key to understanding how Fire and EMS station location influences a community's aggregate response time performance. Travel time can and should be mapped when existing and proposed station locations are known. The location of responding units is one key factor in response time; reducing response times, which is typically a key performance measure in determining the efficiency of department operations, often depends on this factor.

The goal of placement of a single fire station or creating a network of responding fire stations in a single community is to optimize coverage with short travel distances, when possible, while giving special attention to natural and manmade barriers, and response routes that could create response-time problems.[43] This goal is generally budget-driven and based on demand intensity of Fire and EMS incidents, travel times, and identified risks.

43. NFPA 1710, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Departments*, 2020 Edition.

FHFD Response Times

In this part of the analysis, we present FHFD response time statistics for different call types. For this analysis, CPSM included all calls within the FHFD jurisdiction to which at least one unit responded, while excluding canceled calls. Calls with a total response time of more than 30 minutes were excluded as well as these are typically a statistical anomaly. In addition, we focused on units that had complete time stamps, that is, units with all components recorded, so that we could calculate each segment of response time.

The first table breaks down the 90th percentile response times by call type. As stated above, the 90th percentile is the national benchmark utilized for career departments and referenced in the NFPA 1710 standard. The second table details the 90th percentile response times broken down by FHFD station, which is the first due area unless of course another FHFD unit is closer by location.

Table 24: 90th Percentile Response Times of First Arriving Unit, by Call Type (Minutes)

Call Type	90th Percentile Response Time				Call Count
	Dispatch	Turnout	Travel	Total	
Breathing difficulty	2.2	1.3	7.3	9.6	1,016
Cardiac and stroke	2.2	1.3	7.4	9.7	922
Fall and injury	2.5	1.3	7.5	10.5	806
Illness and other	2.5	1.4	7.8	10.5	972
MVA	2.8	1.8	9.9	13.2	267
OD	2.6	1.5	7.9	11.2	150
Seizure and UNC	2.1	1.4	7.1	9.4	995
EMS Subtotal	**2.3**	**1.4**	**7.6**	**10.2**	**5,128**
False alarm	2.3	1.9	8.9	11.4	17
Good intent	3.1	1.6	7.9	11.3	102
Hazard	2.9	2.2	10.8	14.9	45
Outside fire	2.4	1.8	10.7	14.5	36
Public service	2.6	2.0	7.2	11.3	41
Structure fire	2.4	3.0	7.0	10.5	41
Technical rescue	5.5	0.8	7.0	13.2	3
Fire Subtotal	**2.8**	**2.2**	**8.9**	**11.9**	**285**
Total	**2.3**	**1.4**	**7.6**	**10.3**	**5,413**

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Table 25: 90th Percentile Response Time to Emergency Calls, by First Due Station Area (Minutes)

First Due Area	90th Percentile Response Time				Call Count
	Dispatch	Turnout	Travel	Total	
Station 1	2.5	1.5	7.9	10.7	949
Station 2	2.4	1.4	7.2	9.7	1,181
Station 3	2.3	1.4	7.0	9.4	1,050
Station 4	2.4	1.4	8.8	11.3	1,064
Station 5	2.3	1.5	6.6	9.3	651
Farmington Hills Subtotal	**2.4**	**1.4**	**7.7**	**10.4**	**4,895**
FCM 1	1.5	1.5	7.1	8.8	301
FCM 2	1.4	1.5	7.0	8.0	171
FCM 3	1.6	1.8	7.6	9.0	46
Farmington Subtotal	**1.5**	**1.5**	**7.1**	**8.6**	**518**
Total	**2.3**	**1.4**	**7.6**	**10.3**	**5,413**

Detailed review of the above tables tells us:

- ✓ The 90th percentile dispatch time (alarm handling) was 2.3 minutes (**138 seconds**).
  - The NFPA 1710 dispatch time or call processing time standard is 64 seconds, 90 percent of the time, and not more than 106 seconds, 95 percent of the time. For special calls, the dispatch time or call processing is 90 seconds, 90 percent of the time, and not more than 120 seconds, 95 percent of the time. The 911 Center exceeds this standard. CPSM recognizes the FHFD does not have control over call processing times. However, it is prudent that the FHFD work with the 911 Center to reduce call processing times with a goal of aligning closer to NFPA 1710 standard.
- ✓ The 90th percentile turnout time was 1.4 minutes (**84 seconds**).
  - The NFPA 1710 turnout time is 60 seconds for EMS responses and 80 seconds for fire and special call responses. The FHFD exceeds this standard for both Fire and EMS responses, but only slightly for Fire responses. These times should be monitored regularly with a goal of closing the gap and achieving better times that align closer to NFPA 1710.
- ✓ The 90th percentile travel time for EMS is 7.6 minutes (**456 seconds**). This measures both Squad and fire unit response (initial arriving unit).
  - The NFPA 1710 travel time standard for EMS incidents is ≤ 240 seconds for the first arriving engine company with automated external defibrillator (AED) or higher-level capability.
- ✓ The 90th percentile travel time for Structure Fires is 7.0 minutes (**420 seconds**).
  - The FHFD exceeds the NFPA 1710 standard significantly.
    - The NFPA 1710 travel time standard for structure fires is ≤ 240 seconds for the first arriving engine company to a fire suppression incident 90 percent of the time.

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Historical Response Times

For the five-year data analysis, we chose calls for the response time analysis based on the methodology introduced above. For emergency calls, the trends in 90th percentile dispatch, turnout, travel, and total response times by year are analyzed next.

Table 26: 90th Percentile Response Time by Analysis Period (5/1/2020 -4/30/2025)

Period	Grand Type	90th Percentile Response Time				Calls
		Dispatch	Turnout	Travel	Total	
1	EMS	2.4	1.8	7.4	10.3	3,662
	Fire	2.7	2.6	7.9	11.1	311
	Subtotal	**2.5**	**1.8**	**7.4**	**10.4**	**3,973**
2	EMS	2.4	1.6	7.4	10.2	4,119
	Fire	3.1	2.3	7.9	11.4	287
	Subtotal	**2.4**	**1.7**	**7.4**	**10.3**	**4,406**
3	EMS	2.3	1.5	7.6	10.2	4,540
	Fire	2.7	1.9	8.4	11.7	296
	Subtotal	**2.3**	**1.6**	**7.7**	**10.3**	**4,836**
4	EMS	2.3	1.4	7.5	9.9	4,562
	Fire	2.8	2.5	8.8	11.8	281
	Subtotal	**2.4**	**1.5**	**7.5**	**10.1**	**4,843**
5	EMS	2.3	1.4	7.6	10.2	5,128
	Fire	2.8	2.2	8.9	11.9	285
	Subtotal	**2.3**	**1.4**	**7.6**	**10.3**	**5,413**

Historically:

- ✓ Historical response times at the 90th percentile changed/trended very little in the three-year analysis.
  - Call processing/dispatch time remained consistent. The 911 Center exceeds NFPA standard call processing times.
  - The turnout time over the three-year period remained consistent. The FHFD operates above the NFPA 1710 standard for EMS and fire responses (fire responses only slightly).
  - The 90th percentile travel time remained consistent over the three years.

In conclusion, it is essential to recognize that evaluating response times and response coverage represents a key measure of operational performance. As noted in the discussion of community risk, the FHFD like most fire departments across the nation operates as an all-hazards response agency. Although specific environmental risks may vary by region, the core hazards faced by fire departments are largely consistent. Connecting response performance data to identified community risks provides the foundation for developing effective fire and EMS resource deployment strategies.

Managing fire department response capabilities to the identified community's risk focuses on three components, which are:

- ✓ Having a full understanding of the total risk in the community and how each risk impacts the fire department in terms of resiliency, what the consequences are for the community and fire department should a specific risk or combination of two or more occur, and preparing for and understanding the probability that the risk may occur.
- ✓ Linking risk to the deployment of resources to effectively manage every incident. This includes assembling an Effective Response Force for the response risk in measurable times benchmarked against NFPA standards, deploying the appropriate apparatus (engines, ladders, heavy rescues, ambulances), and having a trained response force trained to combat a specific risk.
- ✓ Understanding that each element of response times plays a role in the management of community risk. Low response times of the initial arriving engine and low time to assemble an Effective Response Force on fire and other incidents are associated with positive outcomes.

Finally, as a community's expectations and desired level of service are unique, no two communities then will be alike. Response performance goals must be shaped to match community expectations, level of community risk, and the ability to fund contemporary Fire and EMS resources required to achieve the level of service and performance expected by the community.

Station Distribution

Sound community fire-rescue protection depends on the strategic distribution and placement of fire and EMS stations to ensure that effective service coverage is achieved across all areas of the jurisdiction. An adequate number of well-located facilities helps ensure that response travel times align with community performance goals and national best practices, while also providing the infrastructure necessary to support mission-critical personnel, apparatus, and operational requirements.

As discussed in this report, the FHFD fire and EMS response model operates from five stations, which together serve the city's emergency response needs. No additional stations are currently planned for the near or mid-term future.

When analyzing station distribution and response efficiency, several key factors must be considered, including the road network, geographic layout, and population or service demand patterns within each response district. These factors directly influence travel time, which, as discussed earlier, is a central component in understanding how station location impacts overall community response time performance.

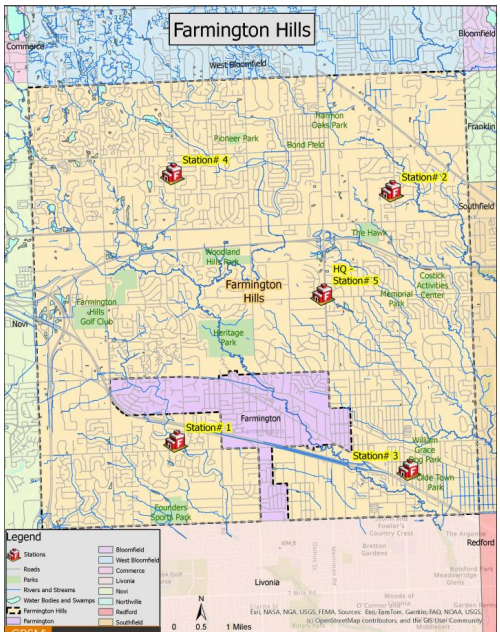
The current FHFD station distribution represents a configuration developed as the city expanded and demand for service increased, with each facility located based on available land and the intent to meet the highest concentrations of emergency call activity. While this arrangement provides a generally effective service model, future analysis of station distribution, coverage gaps, and response performance will be important to ensure continued alignment with the city's growth and evolving community risk profile.

The next set of maps analyzes station distribution compared to fire and EMS demand and how each station performs when benchmarked using GIS against the NFPA 1710 standards for first arriving unit on structure fire and EMS incidents (240 seconds), second arriving fire unit on structure fires (360 seconds), and how each station performs in all other response districts when assembling an Effective Response Force (480 seconds.

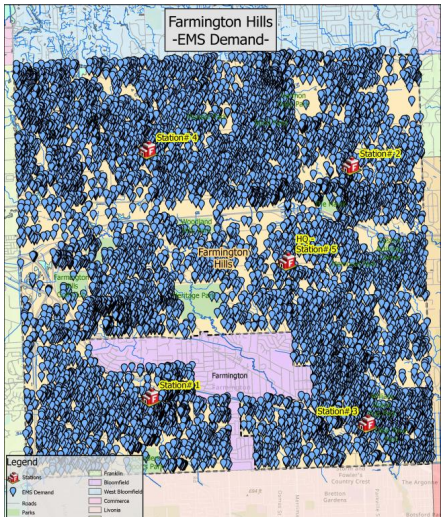
Figure 24: FHFD Stations and Demand



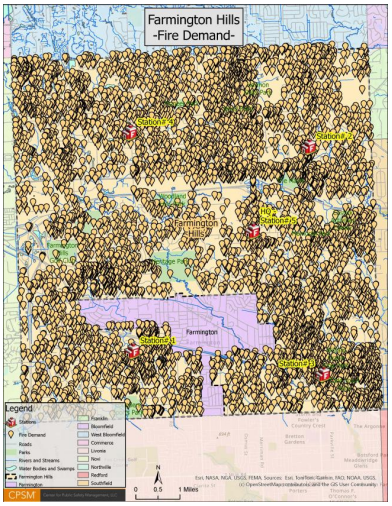
Photo Credit: City of Farmington Hills



FHFD EMS Demand



FHFD Fire Demand



FHFD EMS Demand: City of Farmington

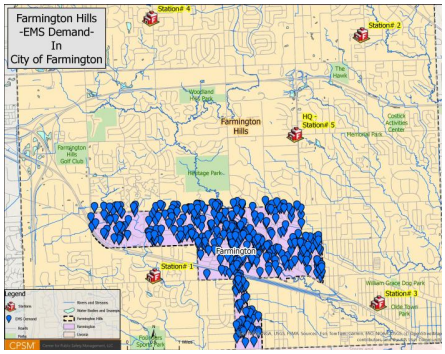


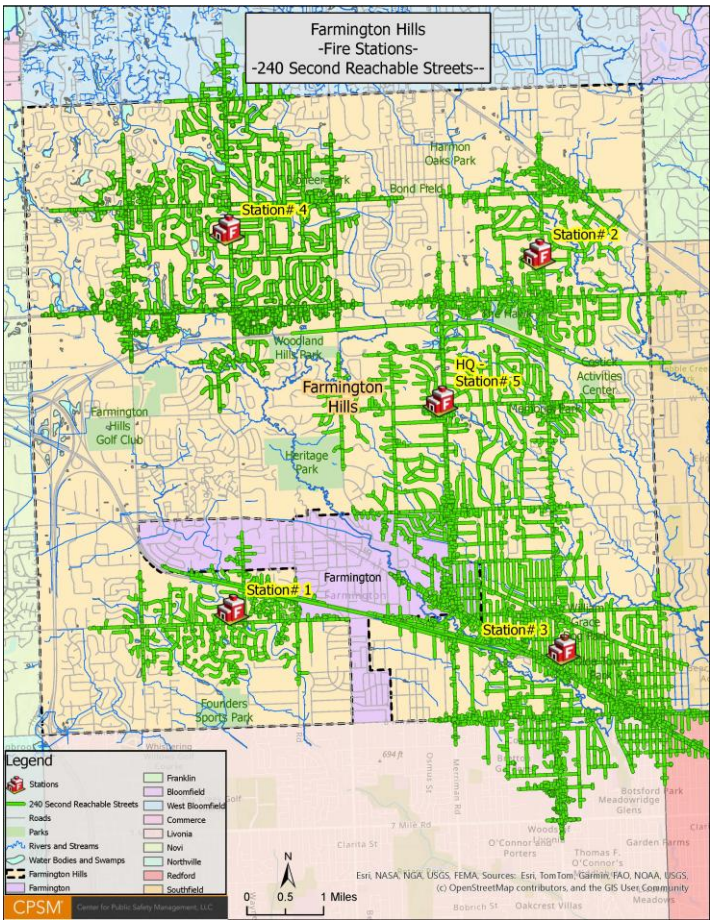


Photo Credit: City of Farmington Hills

CPSM analyzed each station's response reach in terms of travel time (referred to as bleeds) using ArcGIS. In this analysis CPSM utilizes the city's street network and considers actual speed limits with allowance for emergency vehicles, and traffic signals-stop signs and traffic at peak hours of the day and off-peak hours. As discussed previously, for travel time bleeds, CPSM analyzed NFPA 1710 response time benchmarks at the 240, 360, and 480 second standards.

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Figure 25: All Stations 240 Second Travel Time Bleeds



In analysis of the 240 second standard for first arriving fire suppression unit on a structure fire or EMS incident using the current street network:

Station 1 has gaps south, west, And north.

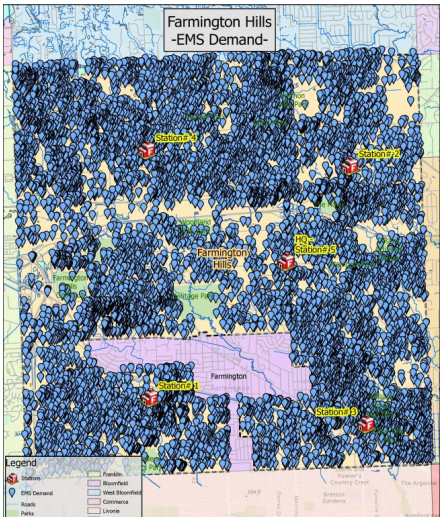
Station 2 has gaps north and east.

Station 3 has gaps north and west.

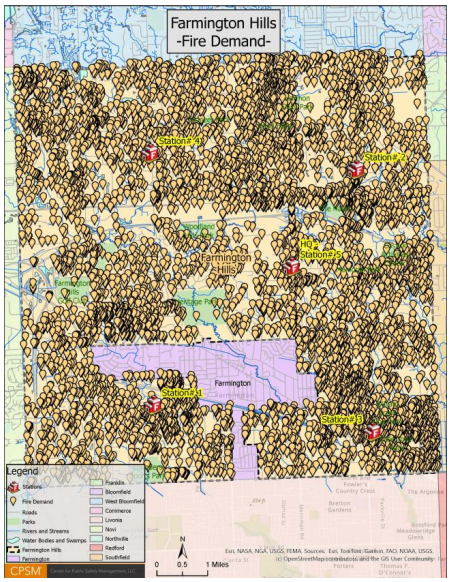
Station 4 has gaps west, south, and some to the east.

Station 5 has gaps east and west.

FHFD EMS Demand



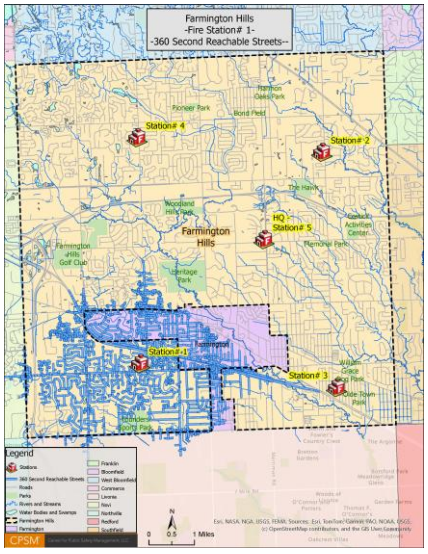
FHFD Fire Demand



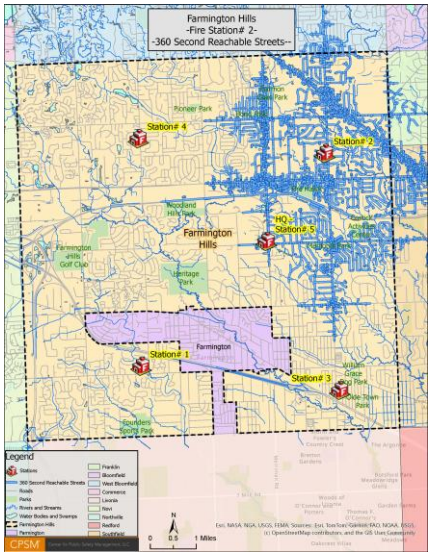
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Figure 26: 360 Second Travel Time Bleeds

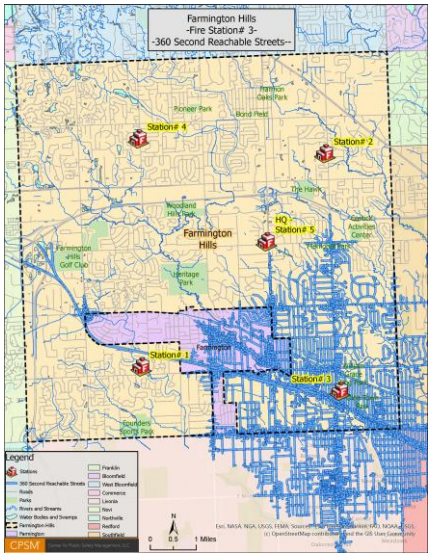
Station 1



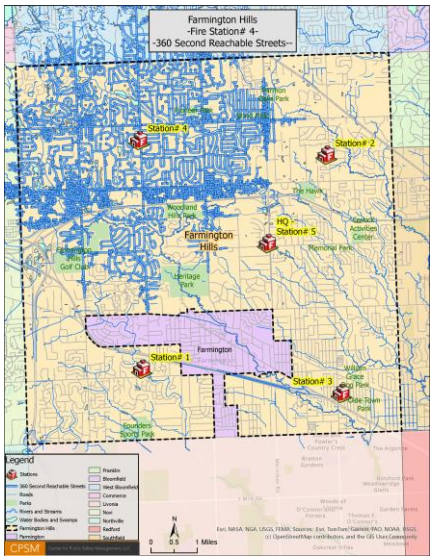
Station 2



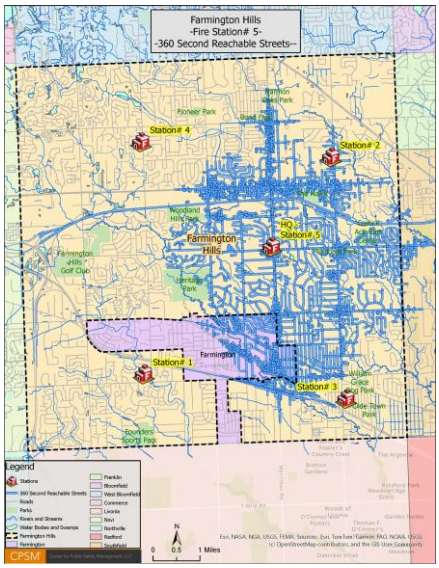
Station 3



Station 4



Station 5



In analysis of the 360 second standard for second arriving fire suppression unit on a structure fire using the current street network:

Station 1 has minimal coverage from Stations 4 only.

Station 2 has good coverage south and west from Station 5 and coverage from Station 4 to the east.

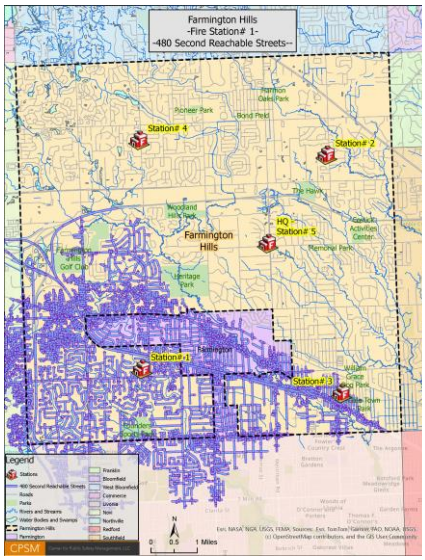
Station 3 has coverage to the north from Stations 2 and 5, and the west from Station 1.

Station 4 has some coverage from Station 2 to the east and Station 5 east and southeast.

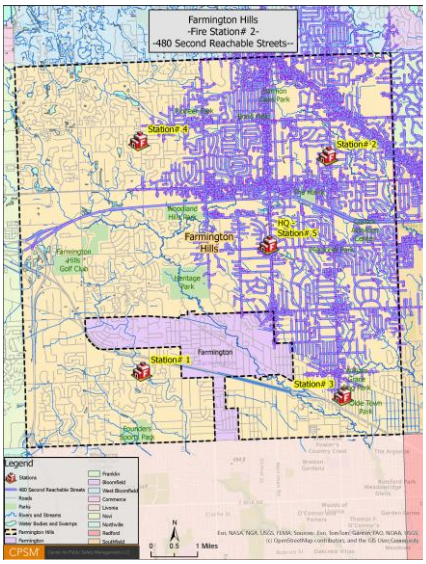
Station 5 has coverage from Station 2 north and east, Station 3 south and east, and Station 4 north and west.

Figure 27: 480 Second Travel Time Bleeds

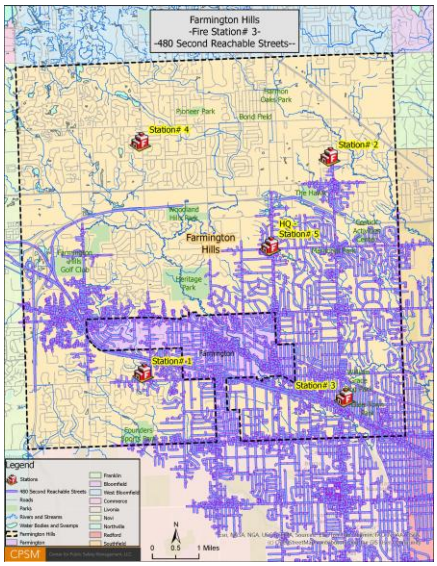
Station 1



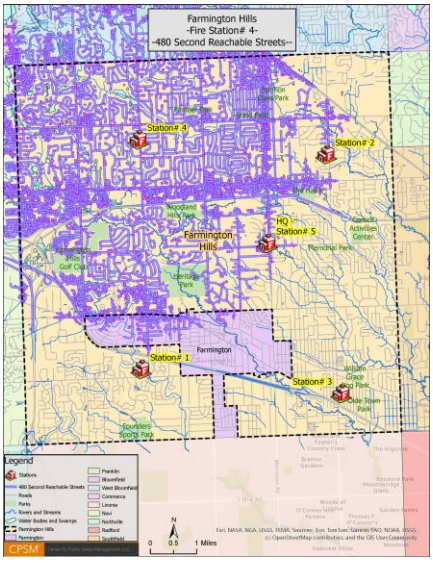
Station 2



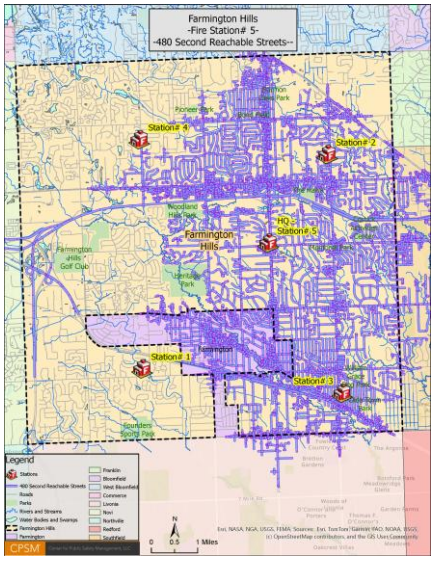
Station 3



Station 4



Station 5



In analysis of the 480 second standard for assembling an Effective Response Force on a structure fire using the current street network:

Station 1 has some coverage from Station 3 north, south and east, Station 4 north and northwest.

Station 2 has coverage to the north, west, and south from Station 5, south from Station 2, north and east from Station 4.

Station 3 has coverage west from Station 1, north from Station 2, and north and west from Station 5.

Station 4 has coverage east from Station 2, and east and south from Station 5.

Station 5 has coverage in all directions from Stations 2 and 3, and west and south from Station 4.

In closing, it is important to understand that measuring and analyzing response times and response time coverage are measurements of performance. When we discussed community risk, we identified that the FHFD, like most other fire departments in the nation, is an all-hazards response agency. While different regions of the country respond to different environmental risks, the majority of hazards that fire departments confront remain the same. Linking response data to community risks lays the foundation for future fire department planning in terms of fire station location, the need for additional fire stations, and staffing levels whether supplied by the fire department or a combination of a jurisdiction's fire department plus automatic aid.

Finally, as a community's expectations and desired level of service are unique, no two communities then will be alike. Response performance goals must be shaped to match community expectations, level of community risk, and the ability to pay for contemporary Fire and EMS resources required to achieve the level of service and performance expected by the community.

CPSM assesses the FHFD should include in any strategic planning:

- ✓ CPSM's response time assessment found that FHFD response travel times overall are elevated in part due to the current staffing and deployment model (staffing by station in some cases and jump staffing - unit to unit in Stations 1, 2, 3, and 4), as well as overall high call demand, which links to elevated overlapping calls. Both (station staffing and call demand) create district resiliency challenges, which drives cross district response (one district to another) and increases travel time.
- ✓ The May 1, 2025, to April 30, 2025, structure fire travel time of 7.0 minutes (420 seconds) exceeds the NFPA 1710 standard of first arriving fire unit in 240 seconds. Because travel time is influenced by factors such as call demand, station workload, the street network, unit location, and traffic conditions, ***CPSM recommends*** that the FHFD adopt a more attainable performance benchmark of 420 seconds (7.0 minutes) for structure fire and high acuity EMS calls measured at the 90th percentile. This recommendation aligns with recent travel time performance trends, which have remained consistent over the five-year data analysis period, and which align with GIS mapping included in this analysis. Overall historical 90th percentile travel times for both fire and EMS responses average 7.5 minutes (450 seconds).

  Additionally, and as outlined in the station distribution section, GIS analysis from each station using current road network tells us that although there are travel time gaps, each station is within 240- and 360-seconds road travel time of the heaviest demand sections of their response areas.

  Lastly, The NFPA 1710 dispatch time or call processing time standard is 64 seconds, 90 percent of the time, and not more than 106 seconds, 95 percent of the time. For special calls, the dispatch time or call processing is 90 seconds, 90 percent of the time, and not more than 120 seconds, 95 percent of the time. The 911 Center exceeds this standard. CPSM recognizes the FHFD does not have control over call processing times. However, it is prudent that the FHFD work with the 911 Center to reduce call processing times with a goal of aligning closer to NFPA 1710 standard.
- ✓ In addition, and as FHFD's turnout times do not meet NFPA standards, ***CPSM recommends*** the department adopt a turnout time performance benchmark of ≤ 80 seconds for fire and special operations incidents and ≤ 60 seconds for EMS responses, both measured at the 90th percentile.

  These response time benchmarks provide realistic and measurable goals to guide future performance evaluation and operational improvement.

Staffing and NFPA 1710 Performance

Staffing and deployment are central elements in determining a fire department's ability to deliver timely and effective emergency services. The number, distribution, and qualifications of personnel directly influence operational performance, response reliability, and overall community safety. Fire and EMS staffing models must balance available resources with the service demands of the community, ensuring that adequate personnel are deployed to emergencies while also maintaining flexibility for training, prevention, and administrative responsibilities, as well as fiscal efficiencies.

Best practices in staffing and deployment emphasize achieving effective response force standards, maintaining compliance with regulatory requirements, and aligning unit deployment with call volume and risk patterns. The integration of career and part-time personnel, station location, apparatus configuration, and cross-staffing arrangements all affect the department's ability to deliver consistent service. Similarly, EMS demand continues to grow in most communities, often comprising most of the call volume, which places increasing emphasis on the efficiency and sustainability of EMS deployment strategies.

Effective fire department management requires understanding and demonstrating how resource changes impact community outcomes. Fire department leaders and policy makers must assess how local resource deployment influence firefighter injury/death, civilian injury/death, and property loss. The goal is to align departmental resources with the community's risk levels resulting in reduced negative outcomes in all three areas.

When assessing an organization's current staffing and deployment models, CPSM evaluates the following variables:

Fire Risk and Vulnerability of the Community: The community risk and vulnerability assessment serves to identify and evaluate potential risks, hazards, and vulnerabilities within the community, including those outlined in the community's Hazard Mitigation Plan. When assessing individual buildings or groups of structures, the process measures the level of risk associated with each property and classifies them as high, medium, or low hazard. This classification is based on factors such as life safety and building content hazards, the estimated fire flow needed for suppression, and the staffing and apparatus required to effectively manage an emergency at the site. The assessment should include both structural and nonstructural analyses encompassing weather-related threats, wildland-urban interface conditions, transportation corridors, and critical community infrastructure, each categorized by high, medium, or low levels of risk.

Population and Demographics of a Community: Population, demographics, and population density drive calls for local government service, particularly public safety. The risk from fire is not the same for everyone, with studies telling us age, gender, race, economic factors, and what region in the country one might live, all contribute to the risk of death from fire. Studies also tell us these same factors affect demand for EMS, particularly population increase and access to care challenges for vulnerable population. Many uninsured or underinsured patients rely on emergency departments for their primary and emergent care, utilizing pre-hospital EMS transport systems as their entry point.

Call Demand: Demand includes the types of calls to which fire and EMS units are responding to, the frequency, and the location of the calls. Demand drives workload as well as station staffing and location considerations. Higher population centers with increased demand require greater resources. High demand affects the resiliency of fire and EMS departments, which can translate into longer response times.

Workload of Units: The types of calls to which units are responding and the workload of each unit in the deployment model. This tells us what resources are needed and where; it links to demand and station location, or in a dynamically deployed system, the area(s) in which to post units. The higher the workload, the more effect it has on the resiliency of the department. Runs (more than one unit responding to a call) represents the true workload of a Fire-EMS department.

Travel Times from Fire Stations: The ability to cover the response area/district in a reasonable and acceptable travel time when measured against national benchmarks. Links to demand, risk assessment, resiliency.

NFPA Standards, ISO-PPC, OSHA requirements (and other national benchmarking): CPSM considers national benchmarks, standards, best practices, and applicable laws when making recommendations or alternatives regarding the staffing and deployment of fire and EMS resources.

EMS Demand: EMS demand includes several interrelated factors: overall community demand for emergency medical services; the workload placed on available EMS units and crews; the frequency with which non-EMS units (such as fire or police) respond to medical calls; and the impact on staffing availability in departments where cross-trained personnel perform both EMS and fire suppression duties.

Critical Tasking: The ability of a fire and EMS department to collect an Effective Response Force as benchmarked against national standards when confronted with the need to perform required critical tasks on a fire or EMS incident scene defines its capability to provide adequate resources to mitigate each event. Department-developed and measured against national benchmarks. Links to risk and vulnerability analysis.

Community Expectations: Measuring, understanding, and meeting community expectations.

Ability to Fund: The community's ability and willingness to fund all local government services and understanding how the revenues are divided up to meet the community's expectations.

While each component presents its own metrics of data, consensus opinion, and/or discussion points, aggregately they form the foundation for informed decision making geared toward the implementation of sustainable, data- and theory-supported, effective fire and EMS staffing and deployment models that fit the community's profile, risk, and expectations.

The FHFD fire and EMS response system operates using a cross-staffing model. In this scenario, the fire and EMS units are staffed using the same personnel and respond according to the call type. There are several benefits such as increased efficiency, better resource utilization, and cost savings. However, and as already discussed, there are drawbacks to this staffing model. When a unit is committed to a call, the other units are not available for response, potentially delaying response times for subsequent calls. This can stress operational capacity and ability during simultaneous incidents or high demand periods. Overall, while cross-staffing may be an effective strategy in some instances, it requires careful planning and monitoring to ensure it does not compromise service delivery.

Critical Tasking

The efficiency and effectiveness of a department's operations are directly influenced by how well its staffing and deployment model aligns with community risk and needs. Incidents occur at all times of the day and under all sorts of conditions. A department's response to these factors has been to develop a methodology for being prepared to respond and deploy adequate resources in a timely fashion when deployed.

Critical tasking are those activities that must be conducted on time and preferably simultaneously by responders at emergency incidents to mitigate the situation and minimize/stop loss. These are the tenants of property and life safety. For fire operations, critical tasking is the minimum number of personnel needed to perform the tasks needed to effectively control and mitigate a fire or other emergency. Critical tasking for EMS operations are those activities that must be conducted, some in succession, and some simultaneously, to rapidly assess the patient, determine the level of intervention needed, and provide pre-hospital clinical care.

For critical tasking to be effective, the department must assign enough personnel so that all identified functions can be performed. However, it is important to note that initial response personnel may manage secondary support functions once they have completed their primary assignments. When properly executed, critical tasking functions will provide adequate resources to immediately begin bringing the incident under control.

The specific number of personnel required to perform all the critical tasks associated with an incident type is referred to as an Effective Response Force (ERF). The goal is to deliver an ERF within a prescribed timeframe as outlined in national standards and the ISO-PPC benchmarking.

Fire departments are typically staffed in one of three ways: full-time (career), combination (career and volunteer/paid-on-call), or fully volunteer. Fire departments that *utilize full-time or full-time-equivalent (FTE) station-based personnel immediately available to comprise at least 50 percent of an initial full alarm assignment* are benchmarked against the NFPA 1710 *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Department*, 2020 addition, which sets national consensus standards for staffing deployment and resource response times for career fire departments.[44]

The FHFD career personnel staff all frontline apparatus 24 hours a day seven days a week 365 days a year providing consistent first-out response to all calls with full-time staffing. To enhance staffing and when available to do so, the department also staffs with paid-on-call volunteers to enhance staffing at FHD stations. Based on the NFPA 1710 definition as cited above, CPSM benchmarked FHFD against the NFPA 1710 standard for this analysis

NFPA 1710

NFPA 1710 serves as a benchmark to measure staffing and deployment of resources to certain building types, EMS, and special operations response. Questions of legal responsibilities are often discussed in terms of compliance with NFPA standards. NFPA standards are consensus standards and not the law. Many cities and county strive to achieve these standards to the extent possible while not placing an undue financial burden on the community. Cities and communities must decide on the level of service and compliance they can deliver based on budgetary constraints, overall community risk, and operational capabilities.

NFPA 1710 establishes standards for an Effective Response Force (ERF) applicable to various building types, including single-family dwellings, multi-family residential structures, commercial and mercantile occupancies, and special-risk properties such as high-rise or large-footprint buildings. The ERF is defined as the minimum number of firefighters, EMS personnel, and equipment required to arrive at the scene of an emergency within a prescribed maximum travel time to effectively mitigate the incident.

44. NFPA 1710, 2020 edition, Section 3.3.13.

The Center for Public Safety Excellence (CPSE) has also established benchmarks regarding staffing and deployment. CPSE has developed standards for agencies desiring accreditation through the Commission on Fire Accreditation International (CFAI). CPSE defines critical tasking as *the application of tasks assigned to human and physical resources that are minimum required to effectively mitigate pain suffering and loss of life and or property. Critical tasking is relevant to risk classification and risk categories.*[45]

Challenges

Fire departments across the United States are struggling with staffing challenges as growing community demands, expanded service expectations, and increasingly complex incidents have impacts on service delivery.[46] Many agencies are responding by implementing creative staffing models, relying on overtime, and drawing on mutual aid agreements with neighboring jurisdictions. FHFD is recognized as a busy Fire and EMS agency and widely praised for their dedication and perseverance; however, maintaining the service levels while running with single crews in three stations has its impacts on crews. Fatigue increases the risk of on-the-job injuries, contributes to burnout, and diminishes readiness during critical incidents. Moreover, prolonged overuse of apparatus due to high call volume and limited downtime accelerates wear and tear on expensive fire equipment, straining already tight replacement budgets.

As a review here, the FHFD staffs all fire stations with at least one two-person crew; two stations have two, two person crews. Paid-on-call staff, when available, backfills leave vacancies on engines or upstaffs stations or single units in support of the total response effort. The FHDS staffing matrix is outlined next. Stations 3 and 4 are left without resources when a single unit is on a call.

Table 27: FHFD Staffing Matrix

Station	Staffing	Units Staffed
1	Career Sgt.: 1 - 24/7 Career FF/PM: 2 - 24/7 Paid-On-Call: 1 - 24/7	Engine 1 (ALS): Staffed (Career Sgt./1 POC) *Tower 1- Staffed with Engine or Squad crew based on call type. Not all POCs are Tower certified.* Squad 1 (ALS): Staffed (2 Career FF/PM)
2	Career Sgt.: 1 Career FF/PM: 3 Paid-On-Call: If available-backfills leave vacancies on Engine.	Engine 2 (ALS): Staffed (Career Sgt./1 FF/PM) *Ladder 2- Staffed with Engine or Squad crew.* Squad 2 (ALS): Staffed (2 Career FF/PM)
3	Career Sgt.: 1 - 24/7 Career FF/PM: 1 - 24/7 Paid-On-Call: 1- 6:00 pm - 7:30 am and 24 hours Saturday/Sunday if available.	*Engine 3 (BLS): Staffed with Squad crew based on call type.* Squad 3 (ALS): Staffed (Career Sgt./1 FF/PM)
4	Career Sgt.: 1 Career FF/PM: 1 Paid-On-Call: 1 – 6:00 pm – 7:30 am weekday nights. 24 hours Saturday/Sunday if available.	*Engine 4 (BLS): Staffed with Squad crew based on call type.* Squad 4 (ALS): Staffed (Career Sgt./1 FF/PM) *Squad 8 (BLS): Unit available for Paid-On-Call staff if available.*
5	Career Battalion Chief: 1 Career Sgt.: 1 Career FF/PM: 3	Battalion Chief: Staffed -1BC Engine 5 (ALS): Staffed (Career LT/1 FF/PM) Squad 5 (ALS): Staffed (2 Career FF/PM)

45. Center for Public Safety Excellence, Quality Improvement for the Fire and Emergency Services, 2020.
46. https://www.usfa.fema.gov.

FHFD Response Methodology

The FHFD does not utilize a traditional run card structure to guide the dispatch of resources. Instead, the department has implemented a structured set of internal policies that include Station Notification/Type of Incident (FHFD Procedure 1000.1) and Emergency Vehicle Response (FHFD Procedure 1000.2) that collectively establish how incidents are dispatched and resourced.

Station Notification/Type of Incident (FHFD Procedure 1000.1) provides dispatchers with guidance on which stations and units should be notified for different categories of incidents, considering the type of emergency, time of day, and station availability. Structure fires, technical rescues, and high-casualty incidents are dispatched as "all call" events, requiring response from all stations. Other incident types, such as medical emergencies, alarms, or non-structure fires, are assigned to the appropriate district station or the next available station if the primary district station is unavailable. Special provisions exist for station staffing variations that may occur. The on-duty Battalion Chief plays a central role in ensuring adequate coverage, reallocating resources when necessary, and authorizing mutual aid requests.

Emergency Vehicle Response (FHFD Procedure 1000.2) further refines the process by categorizing response priorities and assigning the appropriate apparatus. Incidents are classified as either Priority 1 (lights and sirens) for urgent emergencies or Priority 3 (no lights/sirens) for routine or lower-risk events. Fire, EMS, hazardous materials, odor investigations, and utility emergencies each have specific response designations based on risk, exposures, and potential life hazards.

Apparatus assignment emphasizes sending the most appropriate unit with specialized equipment, with consideration given to maintaining citywide coverage and preparing for back-to-back incidents. EMS incidents are typically initiated with a Priority 1 response, but once the first-arriving unit is on scene, additional units are directed to downgrade unless otherwise ordered. Freeway incidents have additional requirements, with a Battalion Chief, Squad, and Engine assigned to ensure safety and adequate operational capacity.

Together, these two procedures provide FHFD with a clear, standardized system for dispatching incidents that emphasizes flexibility, resource availability, and situational judgment by the on-duty Battalion Chief. While this system differs from the rigid automation of run card-based models, it allows the department to adapt resources to incident needs in real time while ensuring adequate coverage across the city.

While the FHFD's dispatching procedures are structured through policy, the absence of a traditional run card system introduces challenges in understanding and tracking unit availability. Because incident response is not strictly pre-assigned by a tiered run card matrix, dispatchers and the on-duty Battalion Chief must make real-time determinations about which units or stations to assign. This creates variability in which apparatus and crews respond, depending on staffing levels, station availability, and concurrent incidents.

This approach makes it more difficult for both dispatch and incident commanders to immediately know what units are available and what staffing levels are responding. For example, when backup units must be assigned based on station coverage or when Paid-On-Call personnel are supplementing staffing, the composition of the response force may vary from incident to incident. As a result, the Effective Response Force, which is the critical number of firefighters and paramedics needed to perform essential fireground and EMS functions can be inconsistent.

Without the predictability of run cards, there may be uncertainty regarding whether sufficient staffing is enroute to meet NFPA recommended benchmarks, particularly for structure fires or complex medical emergencies. The reliance on the Battalion Chief to continuously balance coverage across the city while also monitoring incident-specific needs increases operational complexity. In periods of simultaneous incidents or reduced staffing the FHFD may face delays or reductions in achieving a full Effective Response Force on the initial alarm.

Effective Fire Response Force- NFPA 1710

The following section outlines the critical tasking and assembly of an effective response force as measured by NFPA 1710. CPSM compares the FHFD fire response system against this standard for the building types prevalent in the response area.

Single Family Dwellings, NFPA 1710, 5.2.4.1

The initial alarm assignment (ERF) to a structure fire in a typical 2,000 square foot, two-story, single-family dwelling without a basement and with no exposures must provide for a minimum of 16 members (17 if aerial device is used). The table below outlines the critical tasks for this risk.

Table 28: Effective Response Force for Single Family Dwelling Fires

Critical Tasks	Personnel
Incident Command	1
Continuous Water Supply	1
Fire Attack via Two Handlines	4
Hydrant Hook Up - Forcible Entry - Utilities	2
Primary Search and Rescue	2
Ground Ladders and Ventilation	2
Aerial Operator if Aerial is Used	1
Establishment of IRIC (Initial Rapid Intervention Crew)	4
Total Effective Response Force	**16 (17 If aerial is used)**

The next table outlines how the FHFD fire response system assembles staffing and deployable resources for a single-family dwelling fire as measured against NFPA 1710.

Table 29: FHFD Effective Response Force for Single Family Dwelling Fires*

Apparatus	Min Staff	Max Staff
FHFD Battalion Chief	1	1
FHFD Engine or Tower #1 **Squad 1**	2 2	2 2
FHFD Engine or Ladder #2 **Squad 2**	2 2	2 2
FHFD Engine #3	2	2
FHFD Engine #4	2	2
FHFD Engine #5 **Squad 5**	2 2	2 2
FHFD Admin & POC	2	6
FHFD Effective Response Force	**19**	**23**

This table and staffing numbers assume all units are in quarters and available for the incident, to include admin staff and available POC and that Station 1 has a POC on duty.

As a stand-alone responding system, the FHFD fire response system meets the minimum benchmarks of NFPA 1710 for an effective response force for a single-family dwelling fire utilizing the current response matrix and staffing compliment. However, the response matrix staffing numbers relies on all units and staff to be available and in quarters at the time of the incident.

Apartment Building, NFPA 1710. 5.2.4.3

The initial full alarm assignment (ERF) to a structural fire in a typical 1,200 square-foot apartment within a three-story, garden-style apartment building is outlined to include a minimum effective response force (ERF) of 27 members (28 if an aerial device is used). The table below outlines the critical tasks for this risk.

Table 30: Effective Response Force for Apartment Building Fires

Critical Tasks	Personnel
Incident Command	2
Continuous Water Supply	2
Fire Attack via Two Handlines	6
Hydrant Hook Up - Forcible Entry - Utilities	3
Primary Search and Rescue	4
Ground Ladders and Ventilation	4
Aerial Operator if Aerial is Used	1
Establishment of IRIC (Initial Rapid Intervention Crew	4
Medical Care Team	2
Total Effective Response Force	**27 (28 If aerial is used)**

The next table outlines how the FHFD fire response system assembles staffing and deployable resources for this risk as measured against NFPA 1710.

Table 31: FHFD Effective Response Force for Apartment Building Fires*

Apparatus	Min Staff	Max Staff
FHFD Battalion Chief	1	1
FHFD Engine or Tower #1 **Squad 1**	2 2	2 2
FHFD Engine or Ladder #2 **Squad 2**	2 2	2 2
FHFD Engine #3	2	2
FHFD Engine #4	2	2
FHFD Engine #5 **Squad 5**	2 2	2 2
FHFD Admin & POC	2	6
FHFD Effective Response Force	**19**	**23**

This table and staffing numbers assume all units are in quarters and available for the incident, to include admin staff and available POC and that Station 1 has a POC on duty.

As a stand-alone responding system, the FHFD fire response system cannot meet the minimum benchmarks of NFPA 1710 for an effective response force for an apartment building fire utilizing the current response matrix and staffing compliment. Arriving units can, however, begin priority

critical tasks until additional units and staffing arrives. The response matrix relies on all units and staff to be available and in quarters at the time of the incident.

Open-Air Strip Mall/Commercial Building, NFPA 5.4.2

The initial full alarm assignment (ERF) to a structural fire in a typical open-air strip center/commercial building ranging from 13,000 square feet to 196,000 square feet in size is outlined to include a minimum of 27 members (28 if an aerial device is used). The table below outlines the critical tasks for this risk.

Table 32: Effective Response Force for Open-Air Strip Mall/Commercial Building

Critical Tasks	Personnel
Incident Command	2
Continuous Water Supply	2
Fire Attack via Two Handlines	6
Hydrant Hook Up - Forcible Entry - Utilities	3
Primary Search and Rescue	4
Ground Ladders and Ventilation	4
Aerial Operator if Aerial is Used	1
Establishment of IRIC (Initial Rapid Intervention Crew)	4
Medical Care Team	2
Total Effective Response Force	**27 (28 If aerial is used)**

Table 33: FHFD Effective Response Force for Open-Air Strip Mall/Commercial Building Fires*

Apparatus	Min Staff	Max Staff
FHFD Battalion Chief	1	1
FHFD Engine or Tower #1 **Squad 1**	2 2	2 2
FHFD Engine or Ladder #2 **Squad 2**	2 2	2 2
FHFD Engine #3	2	2
FHFD Engine #4	2	2
FHFD Engine #5 **Squad 5**	2 2	2 2
FHFD Admin & POC	2	6
FHFD Effective Response Force	**19**	**23**

This table and staffing numbers assume all units are in quarters and available for the incident, to include admin staff and available POC and that Station 1 has a POC on duty.

As a stand-alone responding system, the FHFD fire response system cannot meet the minimum benchmarks of NFPA 1710 for an effective response force for an apartment building fire utilizing the current response matrix and staffing compliment. Arriving units can, however, begin priority critical tasks until additional units and staffing arrives. The response matrix relies on all units and staff to be available and in quarters at the time of the incident.

Two-In/Two-Out

Another consideration, and one that links to critical tasking and assembling an Effective Response Force, is that of two-in/two-out regulations. Essentially, prior to starting any fire attack in an immediately dangerous to life and health (IDLH) environment (with no confirmed rescue in progress), the initial two-person entry team shall ensure that there are sufficient resources on-scene to establish a two-person initial rapid intervention team (IRIT) located outside of the building.

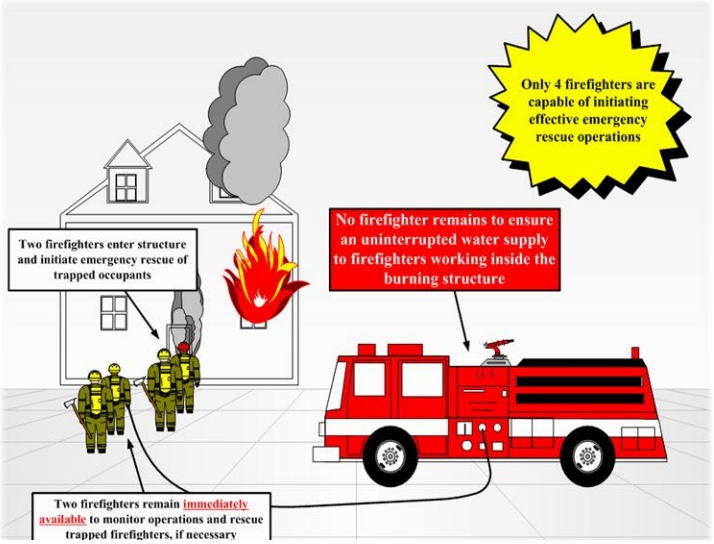
This critical tasking model outlined above has its genesis with the Occupational Safety and Health Administration, specifically 29 CFR 1910.134(g)(4). This standard is also cited in MIOSHA-STD-1208 (as amended April 26, 2021).

1910.134(g)(4): Procedures for interior structural firefighting. In addition to the requirements as set forth under paragraph (g)(3), interior structural fires, the employer shall ensure that:

- ✓ 1910.134(g)(4)(i)
  - At least two employees enter the IDLH atmosphere and remain in visual or voice contact with one another at all times;
- ✓ 1910.134(g)(4)(ii)
  - At least two employees are located outside the IDLH atmosphere; and
- ✓ 1910.134(g)(4)(iii)
  - All employees engaged in interior structural firefighting use SCBAs.

Note 1 to paragraph (g): One of the two individuals located outside the IDLH atmosphere may be assigned to an additional role, such as incident commander in charge of the emergency or safety officer, so long as this individual is able to perform assistance or rescue activities without jeopardizing the safety or health of any firefighter working at the incident.

Note 2 to paragraph (g): Nothing in this section is meant to preclude firefighters from performing emergency rescue activities before an entire team has assembled.



NFPA 1550, *Standard for Emergency Responder Health and Safety,* 2024 Edition, has similar language as CFR 1910.134(g)(4) to address the issue of two-in/two-out, stating the initial stages of the incident where only one crew is operating in the hazardous area of a working structural fire, a minimum of four individuals shall be required consisting of two members working as a crew in the hazardous area and two standby members present outside this hazard area available for assistance or rescue at emergency operations where entry into the danger area is required.

NFPA 1550 also speaks to the utilization of the two-out personnel in the context of the health and safety of the firefighters working at the incident. The assignment of any personnel including the incident commander, the safety officer, or operations of fire apparatus, shall not be permitted as standby personnel if by abandoning their critical task(s) to assist, or if necessary, perform rescue, this clearly jeopardizes the safety and health of any firefighter working at the incident.[47]

In order to meet 1910.134(g)(4) (and MIOSHA), and NFPA 1550, the FHFD must utilize two personnel to commit to interior fire attack while two firefighters remain out of the hazardous area or IDLH area to form the Initial Rapid Intervention Team (IRIT), while attack lines are charged, and a continuous water supply is established.

However, NFPA 1550 allows for fewer than four personnel under specific circumstances.[48]

> *Initial attack operations shall be organized to ensure that if, on arrival at the emergency scene, initial attack personnel find an imminent life-threatening situation where immediate action could prevent the loss of life or serious injury, such action shall be permitted with less than four personnel.*
>
> ***No exception as permitted above shall be allowed when there is no possibility to save lives.***

In the end, the ability to assemble adequate personnel, along with appropriate apparatus to the scene of a structure fire, is critical to operational success and firefighter safety.

An important note here, that it was consistently reported to CPSM that the FHFD makes every attempt to adhere to the provisions of the OSHA CFR and NFPA 1550 regarding the Two-In/Two-Out regulations, which stipulate that an interior fire attack should not be initiated until four personnel are assembled when there are no life-safety rescues to be made.

EMS Critical Staffing and Effective Response Force

EMS is a vital component of the comprehensive emergency services delivery system in any community. Together with the delivery of police and fire services, it forms the backbone of the community's overall public safety net.

In terms of overall incidents responded to by the emergency agencies in most communities, it could be argued that EMS incidents constitute the greatest number of "true" emergencies, where intervention by trained personnel makes a difference, sometimes literally between life and death. Heart attack and stroke victims require rapid intervention, care, and transport to a medical facility. The longer the time duration without care, the less likely the patient is to fully recover. Contemporary pre-hospital clinical care deploys many clinical treatments one will receive in the emergency department, truly matching the long-time EMS saying, "we bring the emergency room to you."

Critical tasks by specific call type in EMS-only agencies assisted by fire departments are not as well-defined as those in the fire discipline. Notwithstanding, *Critical Tasking* in EMS is typical of that in the fire service in that there are certain critical tasks that need to be completed either in succession or simultaneously. EMS on-scene service delivery is based primarily on a focused scene assessment, patient assessment, and then followed by the appropriate basic and advanced clinical care through established medical protocols.

47. NFPA 1550, 10.8.2.4, 2024 Edition.
48. NFPA 1550, 10.8.2.10, 2024 Edition.

EMS critical tasking is typically developed (in fire-based EMS Standards of Cover documents) in accord with the U.S. Department of Health and Human Services, Centers for Medicare & Medicaid Services (CMS), as:

- ✓ Basic Life Support (BLS), which is an emergency response by a ground transport unit (and crew) and the provision of medically necessary supplies and services occurs.
- ✓ Advanced Life Support, Level 1 (ALS1), which is transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of an ALS assessment or at least one ALS intervention.
- ✓ Advanced Life Support, Level 2 (ALS2), which is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including:
  - *At least three separate administrations of one or more medications by intravenous push/bolus or by continuous infusion (excluding crystalloid fluids) or*
  - *(2) ground ambulance transport, medically necessary supplies and services, and the provision of at least one of the ALS2 procedures listed below:*

    a. Manual defibrillation/cardioversion.

    b. Endotracheal intubation.

    c. Central venous line.

    d. Cardiac pacing.

    e. Chest decompression.

    f. Surgical airway.

    g. Intraosseous line.

The next set of tables reviews the current critical tasking for the FHFD continuum of care based on the current CMS ground transport definition of ambulance services. Responder numbers are based on FHFD minimum staffing on EMS and fire apparatus.

Critical Tasking Key

- ✓ Incident Command: Fire Suppression Unit Officer
- ✓ Vehicle Operations: Ambulance Driver
- ✓ Primary, Secondary, Tertiary Care: Fire Suppression Unit and Ambulance Staff
- ✓ Min Staffing: Engine response-2 staff - Ambulance response-2 Staff

Table 34: Low Acuity Response: BLS Critical Tasking

Critical Task	# Responders
Incident Command	1
Primary Patient Care	1
Secondary Patient Care	1-2
Ambulance Transport-Continuum of Care (If Needed)	1
Effective Response Force	**2-5**

Resource Deployment

1 Squad

1 Fire Unit as needed

Table 35: ALS1Critical Tasking

Critical Task	# Responders
Incident Command	1
Primary Patient Care	1
Secondary Patient Care Vehicle Operations	1-2 1
Effective Response Force	5

Resource Deployment

1 Squad

1 Fire Unit

Table 36: ALS2 Critical Tasking

Critical Task	# Responders
Incident Command	1
Primary Patient Care	1
Secondary Patient Care	1
Tertiary Patient Care Provider	1
Vehicle Operations	1
Effective Response Force	5

Resource Deployment

1 Squad

1 Fire Unit

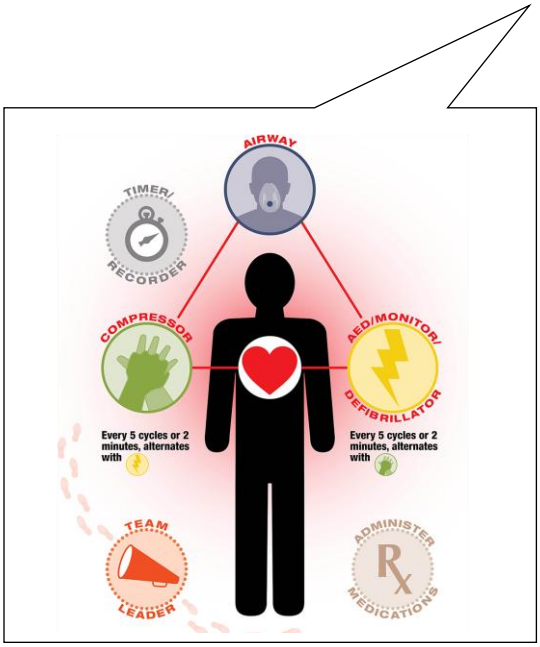
Table 37: Pulseless/Non-Breathing Critical Tasking

Critical Task	# Responders
Incident Command	1
Primary Patient Care	1
Secondary Patient Care	1
Tertiary Patient Care Provider	1
Vehicle Operations	1
Effective Response Force	5

Resource Deployment

1 Squad

1 Fire Unit



CPSM assesses the FHFD can assemble an appropriate Effective Response Force (ERF) on the initial EMS alarm as outlined herein.

CPSM assesses the FHFD's ability to enhance its Effective Response Force for building fires and EMS incidents can be challenging during peak response periods due to heavy demand and a high incidence of overlapping calls. That said, ***CPSM assesses further*** that the FHFD as a stand-alone responding system is able to assemble an Effective Response Force for single family dwellings (the largest building risk in Farmington Hills) when all stations are available for response. For building risk above a single-family dwelling, the FHFD cannot meet the minimum benchmarks of NFPA 1710 for an Effective Response Force utilizing the current response matrix and staffing compliment. Arriving units can, however, begin priority critical tasks until additional units and staffing arrives. Additionally, ***CPSM assesses*** the FHFD can assemble an appropriate Effective Response Force on the initial EMS alarm.

Considering this assessment, ***CPSM recommends*** the following considerations for any strategic planning undertaken by the FHFD to augment Effective Response Force to address these challenges and mitigate community risks:

- ✓ Continue to transition over the mid-to-large terms as funding permits to a career department by focusing on increasing staffing at Stations 1, 3, and 4. This includes upstaffing Station 1 by one FTE per shift (4 total) and Stations 3 and 4 by two FTEs per shift (16 total) so that both a fire suppression and EMS transport Squad can be staffed. This would allow fireground operations to be conducted more effectively and safely, reducing reliance on additional unit dispatches for basic functions, and increasing overall reliance of unit availability city-wide. This approach balances fiscal realities with operational needs and ensures adequate coverage for both suppression and EMS transport functions.
- ✓ Reassess the role of POC personnel with a focus on assigning this staff to stations 1, 3, and 4 to enhance current staffing levels for additional surge capacity.
- ✓ Implement System Status Management strategies to dynamically track and manage cross-staffed units. When a squad is deployed on a transport, dispatch should automatically show suppression coverage as unavailable, providing an accurate picture of system readiness.
- ✓ Expand mutual and automatic aid planning, particularly for structure fires. Ensuring concurrent dispatch of aid partners for certain call types can help offset service gaps caused by cross-staffing.

Mutual Aid

Mutual Aid (MA) is assistance is an essential component of almost every fire department's operation and is provided only when requested and typically by a contiguous jurisdiction. Automatic Aid (AA), by contrast, dispatches fire, rescue, and EMS units across jurisdictions under pre-established agreements, typically based on proximity, and on the initial call. While MA is arranged case by case, AA is built into run cards to ensure an immediate, coordinated response. Both systems strengthen the jurisdiction's Effective Response Force (ERF) by improving staffing, reducing response times, and enhancing coordination. Neither should be used to substitute for permanent staffing, inadequate equipment, or strategically located stations.

A run card is a pre-determined guide that specifies the type and number of fire and emergency units that respond to a given incident based on location, risk factors, and call type.

FHFD provides AA to the City of Southfield for incidents along the westbound I-696 freeway corridor and to the City of Novi for incidents on the city's east side, deploying either an engine or ladder depending on the incident type. Additional AA agreements

with Franklin, Commerce, and West Bloomfield supply Farmington Hills with Water Tenders for areas lacking fire hydrants. These "no municipal fire hydrant streets" are flagged within the dispatch system, so incident commanders are notified of tanker requirements at the time of dispatch. FHFD does not maintain an AA agreement for fire response with the City of Farmington, as Farmington operates a public safety model and does not consistently staff fire apparatus.[49]

In review of the five-year call total, FHFD responds to an average of 176 mutual and/or automatic aid requests annually outside city limits, including EMS incidents and fire-related incidents. This represents 1.5 to 2.0 percent of the department's annual call volume. Requests for aid may include more than one FHFD unit, which as discussed previously each unit responding is counted a run. By analysis period, mutual/automatic aid responses totaled:

- ✓ Calls: May 1, 2020 – April 30, 2021: 158
  - □ Runs: 278
- ✓ Calls: May 1, 2021 – April 30, 2022: 229
  - □ Runs: 391
- ✓ Calls: May 1, 2022 – April 30, 2023: 180
  - □ Runs: 328
- ✓ Calls: May 1, 2023 – April 30, 2024: 193
  - □ Runs: 291
- ✓ Calls: May 1, 2024 – April 30, 2025: 119
  - □ Runs: 184

As discussed herein, the FHFD also provides Advanced Life Support (ALS) ambulance service to the City of Farmington through a separate interlocal agreement.

Requests for incoming MA by FHFD are relatively infrequent. This reflects the department's culture of self-reliance, its commitment to consistent service delivery, and its recognition of the resource impacts on neighboring agencies. Nonetheless, expanding MA and especially AA agreements will help address operational gaps within Farmington Hills based on the current staffing and deployment model. This is something the FHFD may want to consider.

Michigan Mutual Aid Box Alarm System

The Michigan Mutual Aid Box Alarm System Association (MI-MABAS) provides a statewide framework for fire departments to provide and receive emergency services efficiently. Established under the Michigan Urban Cooperation Act of 1967, MI-MABAS is designed for large-scale or resource-intensive incidents, including major fires, hazardous materials releases, technical rescues, and natural or human-caused disasters.[50]

Key features of MI-MABAS include:

- ✓ Statewide Agreement: Legal framework enabling cooperation between participating fire/EMS agencies.

49. Provided by FHFD.
50 https://mabasmi.org.

- ✓ Divisions and Regions: Michigan is divided into geographic divisions for coordinated response.
- ✓ Box Cards: Pre-planned response cards that identify required apparatus and personnel.
- ✓ Mission Ready Packages (MRPs): Standardized resource sets for specialized incidents.
- ✓ Interstate Coordination: Ability to connect with MABAS systems in neighboring states.
- ✓ Legal Protections: Liability and workers' compensation coverage for participating agencies.
- ✓ Training: Joint exercises and courses to maintain readiness.

Participation in MI-MABAS adds another layer of depth to FHFD's response capacity, positioning the department to scale resources effectively for large-scale emergencies and to integrate more seamlessly with state and interstate partners.

Multi-Unit Incident Responses-Structure Fires

As discussed herein, NFPA 1710 sets benchmarks for staffing and assembling an ERF.[51] These standards help determine *how many responders are needed*. Likewise, the Incident Command System (ICS) provides a standardized framework for escalating calls. The ISO Public Protection Classification (PPC) emphasizes assembling adequate resources within defined timeframes. Together, these benchmarks guide departments in designing run cards (pre-determined response plans) and dispatch procedures that more precisely align the response with the size and complexity of an incident.

Using these benchmarks, many U.S. fire agencies adjust their run cards to distinguish between a *possible* structure fire (e.g., appliance fire, odor of smoke, or unknown type) and a *confirmed* working fire. This tiered response approach sends fewer units to smaller or uncertain incidents, preserving citywide coverage and avoiding overcommitment. When conditions confirm a working fire, however, a full complement of resources is dispatched immediately to support fire attack, search and rescue, and water supply operations.[52]

This structure fire response approach is outlined in the next table.

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51. NFPA 1710 Sections 5.2.2 and 5.2.4 define minimum company staffing and ERF benchmarks.
52. NFPA 1720, Annex A.4.1.2 (*weight of response* can be scaled up or down depending on the situation).

Table 38: Structure Fire Tiered Response Example

Standard Fire Response	Full Fire Response ("Working Fire")
Activated for initial reports of a fire that may be small, contained, or uncertain in severity. Deploys fewer units for a rapid but measured response. Helps balance citywide coverage and minimize impacts on Automatic Aid partners. **Example:** "Structure fire, appliance."	Activated when information confirms a larger, complex fire (e.g., multi-story commercial occupancy or incidents with potential for rapid spread), or the initial arriving unit deems the incident as a working structure fire. This model dispatches a larger complement of units that includes mutual aid based on information received, which is focused on fire attack, search and rescue, and establishing water supply. **Example:** "Working structure fire."
The responding engine company officer or battalion chief retains authority to upgrade or downgrade the response at any time if conditions observed on scene differ from those initially reported. This is something the FHFD may want to consider.	

Emergency Service Zones

Emergency Service Zones (ESZs) are predefined, GIS-mapped geographic zones tied to tailored emergency response templates. They help ensure that the right mix of resources are dispatched based on each location's risk profile, such as the water tender response the FHFD receives for non-hydranted areas.

Developing ESZs helps minimize misallocated responses such as sending a ladder truck to a grass fire or conversely sending a water tender to an industrial fire. ESZs improve operational safety and response times. GIS-driven zoning also supports proactive planning, hydrant tracking, and improved coordination with neighboring aid partners.[53] Clear geographic boundaries tied to predefined response plans also boost collaboration across agencies and reduce confusion during multi-jurisdictional incidents.

Modern Computer-Aided Dispatch (CAD) systems rely on GIS tools, Automatic Vehicle Location (AVL), and mapping data to determine optimal unit assignments. ESZs simplify these calculations by providing structured geographic zones tied to response templates. GIS supports ESZ planning by integrating layers such as land use and occupancy type, hydrant locations and water supply, transportation corridors, building type and fire flow needs. This spatial intelligence transforms dispatching from a reactive to a predictive model, ensuring faster, more accurate, and safer responses. This is something the FHFD may want to consider.

CPSM recommends the FHFD consider in any strategic planning exploring current mutual and automatic aid programs and where they could possibly be enhanced.

- ✓ Consider expanding Automatic Aid agreements to strengthen FHFD's Effective Response Force and improve operational resilience, specifically for structure fires.

53. https://www.mass.gov/info-details/massgis-data-emergency-service-zones?utm.

- ✓ Consider incorporating regional and applicable NFPA Effective Response Force benchmarks into run card development for consistent staffed unit deployment through formal automatic or mutual aid agreements.
- ✓ Consider adopting a tiered response model to balance citywide coverage while ensuring rapid escalation for confirmed working structure fires and in designated Emergency Service Zones (ESZs) to align dispatch assignments with geographic risk profiles.

Closing Remarks

The CPSM team members recognize the magnitude of undertaking a Fire and EMS department and commend the city and FHFD leadership for their efforts in providing these essential services to the citizens and visitors of Farmington Hills and the City of Farmington.

Overall, CPSM found the Farmington Hills Fire Department staff to be knowledgeable in contemporary Fire and EMS programs and program delivery, the organization of a Fire and EMS department, and in the provision of basic, fundamental services of an all-hazards response and Community Risk Reduction agency. With the current staffing and deployment model, the FHFD delivers emergency services well.

This report provides a considerable amount of technical data, much of which was provided by the Farmington Hills Fire Department. Additional information was provided by the city to assist with the strategic plan input, community survey, and community risk assessment. The comprehensive approach of this document allows the reader to gain a clear understanding of the fire department's infrastructure, staffing levels, community risk, and programs a contemporary Fire and EMS department should be involved in.

This document is not intended to be a critical evaluation of the organization, but rather provide the fire department, City leadership, and City Council members with information relevant to the fire department and delivery of Fire and EMS services. The report also makes recommendations and outlines Strategic Planning Initiatives to create a more efficient and effective Fire and EMS department.

It is CPSM's hope that the information contained within this document is found to be useful and will provide the City with the information necessary to meet current and future emergency services and community risk reduction services as efficient and effective as possible.

End of Gap Analysis Report

APPENDIX A. OPERATIONAL STAFFING FACTOR

Effective staffing is fundamental to a fire department's ability to meet its mission of protecting life, property, and the environment. A staffing factor analysis examines the various components that influence how personnel are allocated, scheduled, and utilized to ensure adequate emergency response and operational readiness when vacancies occur. This analysis considers not only the total number of authorized positions but also the impact of factors such as leave usage, training requirements, vacancies, injuries, and administrative assignments.

By evaluating these influences, the department can determine the true number of personnel needed for daily operations, identify gaps that may affect service delivery, and make informed decisions regarding future staffing needs. Ultimately, this assessment supports strategic planning, fiscal efficiency, and the department's capacity to maintain safe and effective response capabilities.

It is common practice for fire departments to staff operational shifts with extra personnel to account for both scheduled and unscheduled absences. In some organizations, this approach is implemented broadly, such as assigning one additional firefighter per engine per shift. These additional staff members help fill short- and long-term vacancies, effectively minimizing the need for overtime. In cases where an organization does not staff with additional personnel to cover vacancies (referred to as constant staffing), overtime or part-time employees are utilized to fill-in and cover vacancies.

The FHFD operates under a constant staffing model using career staff through overtime to cover vacancies, as well as available Paid-On-Call staff who are utilized to cover leave and vacancies.

This staffing factor analysis utilizes FHFD information provided to CPSM. The study period is FY 2024-2025.

During the budget year studied, the FHFD operational deployment model included a normal daily staffing of four personnel assigned to Station 1 (C Shift had three assigned); four personnel assigned to Station 2; two personnel assigned to Station 3; and five personnel assigned to Station 5 (includes to Battalion Chief-Shift Commander). This daily compliment of full-time staff totaled fifteen personnel on a 24-hour shift (fourteen on C Shift) and represents the normal daily maximum staffing model (59 FTEs overall working 24-hour shifts). Additionally, during this fiscal period, Station 4 was staffed with one career Sergeant work four 10.5-hour days. Paid-On-Call filled in as available at night and on weekends to staff Station 3. Total operational employees for the fiscal period was 60 FTEs (there was one position vacant for the fiscal period-this FTE counted in total).

During the analysis year for this exercise, the FHFD staffed four operational shifts who work a shift of 24-hours on duty. The shift rotation is 24 on and 48 hours off then 24 hours on and 96 hours off. As stated above, the Sergeant position at Station 4 worked four 10.5-hour days for a 42-hour workweek as well. This shift schedules meet the Fair Labor Standards Act (FLSA) in terms of hours worked in the FHFD adopted work period. The work period equates to 2,184 scheduled hours a year for operational shift personnel. A 42-hour work week is below the FLSA further overtime threshold of 53 hours/week.

During the FY 2024-2025 fiscal period, the FHFD budgeted for 60 operational positions. Again, one position was vacant for the fiscal period. The FHFD does not budget for additional personnel on each operational shift to cover scheduled and unscheduled leave. To cover scheduled and

unscheduled leave vacancies, the FHFD utilizes career staff (overtime) and Paid-On-Call staff when available.

For the FY 2024-2025 fiscal period, career staff worked 15,113 hours of overtime, with the predominate total hours allocated to fill vacant shifts. Total overtime budget for the fiscal period was 913,556. Additionally, the FHFD budgeted $1,111,037 for paid callback wages (Paid-On-Call).[54]

The use of a staffing factor allows any department in a municipality that requires a level of minimum staffing to better plan the fiscal impacts of maintaining minimum staffing through full-time employees or overtime funding to fill minimum staff positions. In the case of the FHFD, there is also budgeted funds for Paid-On-Call staffing. A staffing factor exercise is a budget tool in as much as it is an operational tool. The staffing formula CPSM utilizes comes from the book *Tools for Decision Making, A Practical Guide for Local Governments*.[55] The staffing factor formula can be utilized for any government function that requires minimum staffing on a regular basis.

The staffing factor model is outlined next.

Staffing factor calculation: **staffing factor** $= \frac{\text{hours per year per employee}}{E}$

$E = P - A$

E = the number of effective hours per employee per year or hours scheduled.
P hours minus A hours.
P = the number of paid hours per employee per year.
2,184 per year for FHFD operational personnel.
A = the average number of hours of paid absences per year per employee.
Total number of leave and vacancy hours/60 for shift based staff.

To determine the number of additional personnel needed to cover vacated positions due to leave or because of a vacancy through separation, an operational staffing factor should be established. The following calculations show how this would apply to FHFD.

The FHFD utilized 60 full-time positions assigned to shift operations as outlined above. The total number of paid hours each employee was scheduled to work in FY 2024-2025 was 131,040 - (2,184 x 60). During this same period, shift operations personnel aggregately utilized 14,640.75 hours of leave (includes all leave types authorized by the FHFD and the city). There were also 2,184 hours of vacant hours (from separated employees) and 545.61 hours of leave buyout hours. The total leave plus vacant hours that required staffing backfill was 17,370.36 (17,370 rounded).

Utilizing the staffing factor formula above:

P = 2,184
A = 290 (average of 17,370/60)
P – A = 1,894
E = 1,894

Staffing Factor $= \frac{2{,}184}{1{,}894} = 1.15$

Therefore, and on average, it would take one full-time and .15 of a full-time employee to fill each operational position per 24-hour shift, or aggregately 2.4 (.15 x 16) additional full-time equivalent employees per 24-hour shift to manage the leave and financial aspects of minimum

54. City of Farmington Hills FY 2025-2026 adopted budget.
55. Ammons, D., Tools for Decision Making, 2nd edition, (Washington, DC: CQ Press, 2009).

staffing of 16 staff per shift (includes the 10.5-hour shift Sergeant at Station 4 and the vacant position during the FY 2024-2025 fiscal period). As noted above, C-Shift had fifteen assigned to each shift. The staffing factor for C-Shift is 2.25 (.15 x 15). The summative staffing factor then for the FHFD is 2.33 (rounded).

If the City and FHFD seeks to reduce staffing overtime, ***CPSM assesses*** the FHFD does not have sufficient personnel to cover scheduled and unscheduled leave, vacancies created by separation from the department, and other time away from scheduled work (e.g. training) and maintain a staffing level of 16-per day (15-per day for C Shift) without the use of extensive overtime and utilizing Paid-On-Call staff.

Incorporating a staffing factor into the fire department's budget process provides a more accurate and sustainable approach to managing personnel costs, particularly for overtime and paid-on-call (POC) staffing. A staffing factor accounts for predictable and unpredictable absences such as vacation, sick leave, training, and other forms of leave using historical data, ensuring that sufficient personnel are available to meet minimum staffing requirements. By budgeting for these known variables in advance, the department can better control costs, maintain operational readiness, and avoid staffing shortages that impact existing personnel. For departments with POC or part-time staff, applying a staffing factor also supports more realistic planning for recruitment, retention, and availability, resulting in improved fiscal management and workforce stability.

CPSM recommends the FHFD utilize the staffing factor formula annually to more accurately budget for overtime, Paid-On-Call staffing, or certified part time staff to fill historic shift vacancies caused by scheduled and unscheduled leave and vacancies created by separation from the department.

End of Appendix A
End of Document

CPSM®
Center for Public Safety Management, LLC

EXECUTIVE SUMMARY

FARMINGTON HILLS FIRE DEPARTMENT STRATEGIC PLAN



CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC
CPSM®

Executive Summary

The Center for Public Safety Management (CPSM) conducted a comprehensive evaluation of the Farmington Hills Fire Department (FHFD) and developed a five-year Strategic Plan (2025-2030). The FHFD operates from five stations serving approximately 83,316 residents across 33.3 square miles, responding to 13,419 calls in the analysis period (May 2024-April 2025), with 68% being EMS incidents.

Key Strenghts

- ✓ Excellent ISO Class 02/2Y rating (top tier in Michigan).
- ✓ Modern fleet and equipment.
- ✓ Strong community trust (89% rate services as "Good" or "Excellent").
- ✓ Over 22,000 hours of training delivered in 2024.
- ✓ Professional, well-trained workforce.

Crtical Challenges

- ✓ Maintaining ISO rating with current staffing and deployment model.
- ✓ Rising call volume (31% increase over 5 years).
- ✓ Heavy reliance on declining Paid-On-Call (POC) workforce.
- ✓ 68% of calls overlap with another incident.
- ✓ Staffing limitations affecting Effective Response Force assembly.
- ✓ Cross-staffing model creating coverage gaps at Stations 3 and 4.

Refreshed Mission, Vision, & Values

Mission: The Farmington Hills Fire Department is dedicated to protecting life, property, and the environment through unwavering service, progressive training, community partnerships, and professional excellence. As an organization, we respond to emergencies with courage and compassion, foster public safety through education and prevention, and prepare for evolving challenges with innovation and resilience. United in purpose, we serve with integrity to ensure a safer, stronger community for all.

Vision: To be a nationally recognized leader in emergency services, setting the standard for excellence in fire suppression, emergency medical care, community risk reduction, and emergency management while fostering a culture of continuous learning, innovation, valued workforce, and compassionate service.

Core Values: Resilience, Cohesion, Integrity, Trust, Pride, Professionalism, Community, Respect, Teamwork, Dedication, Compassion, Preparedness, Innovation, Excellence, Service, Progressive, Learning.

Strategic Initiatives & Goals

Strategic Initiative 1: Ensuring a Resilient Community

Goal 1.1: Enhance community resilience through regular education on fire, medical, and all-hazard emergencies.

Goal 1.2: Monitor growth/development and sustain ISO-PPC rating.

Goal 1.3: Promote community wellness through Mobile Integrated Health principles.

Goal 1.4: Enhance Community Risk Reduction programs.

Strategic Initiative 2: Organizational Resiliency.

Goal 2.1: Promote a culture of health, safety, and resilience.

Goal 2.2: Sustain training programs while strengthening professional development.

Goal 2.3: Continuously evaluate and optimize Paid-On-Call staffing.

Goal 2.4: Strategically plan transition to career fire and EMS model.

Strategic Initiative 3: Resource Optimization and Resiliency.

Goal 3.1: Continuously assess and enhance deployment capacity.

Goal 3.2: Establish peak-time Squad to optimize coverage.

Goal 3.3: Strengthen mutual aid coordination.

Goal 3.4: Continuously assess and optimize turnout and travel times.

Strategic Initiative 4: Infrastructure

Goal 4.1: Ensure ongoing sustainability of FHFD facilities.

Goal 4.2: Maintain reliable operational fleet.

Continued on next page.

Key Recommendations

- ✓ Staffing & Deployment – Critical Priority as POC staff is declining.
- ✓ Transition to Career Department (Phased, Mid-Long Term).
- ✓ Prioritize Stations 1, 3, and 4 for additional staffing.
- ✓ Add 1 FTE per shift at Station 1 (4 total).
- ✓ Add 2 FTEs per shift at Stations 3 and 4 (16 total).
- ✓ Goal: Achieve 2-person staffing on each fire apparatus and Squad unit.
- ✓ Consider certified part-time employees to bridge gaps during transition.
- ✓ Reassess POC Role.
- ✓ Focus POC assignments on Stations 1, 3, and 4 for surge capacity.
- ✓ Develop incentives for daytime POC participation.
- ✓ Develop targeted strategies to sustain availability.
- ✓ Implement Peak-Time EMS Squad (Near Term).
- ✓ Address Unit Hour Utilization exceeding 0.30 on Squads 2 and 3.
- ✓ Operate 9:30 AM - 7:00 PM, Monday/Tuesday/Thursday/Friday.
- ✓ Requires 2 FF/PMs on 10.5-hour workday (4 days/week, 42-hour workweek).
- ✓ Plan for second peak-time Squad if UHU reaches 0.30 on two additional units.
- ✓ Utilize Staffing Factor Annually.
- ✓ Budget accurately for overtime, POC, and part-time staff.
- ✓ Current staffing factor: 2.33 additional FTEs needed to cover leave/vacancies/training commitments and reduce overtime.

Response Time Perfromance

- ✓ Adopt Locally Attainable Benchmarks.
- ✓ Travel Time: ≤420 seconds (7.0 minutes) at 90th percentile for structure fires and high acuity EMS.
- ✓ Turnout Time: ≤80 seconds for fire/special operations; ≤60 seconds for EMS (90th percentile).
- ✓ Work with 911 Center to reduce dispatch times closer to NFPA 1710 standards.

Mutual Aid & Deployment

- ✓ Expand Automatic Aid Agreements.
- ✓ Strengthen Effective Response Force for structure fires.
- ✓ Incorporate NFPA benchmarks into run card development.
- ✓ Consider tiered response model for structure fires (standard vs. "working fire").
- ✓ Develop Emergency Service Zones (ESZs) aligned with risk profiles.
- ✓ Implement System Status Management.
- ✓ Track cross-staffed units dynamically.
- ✓ Show suppression coverage as unavailable when Squad is on transport.

Community Risk Reduction

- ✓ Develop Comprehensive Fire Inspection Plan.
- ✓ Align with NFPA 1730 inspection frequency standards.
- ✓ Create measurable objectives and performance tracking.
- ✓ Explore part-time inspector positions (near-mid-term).
- ✓ Plan for full-time positions (long term) based on 7,000 inspectable properties.
- ✓ Formalize Data-Driven CRR Planning.
- ✓ Integrate NFIRS, fire investigation, and demographic data.
- ✓ Use heat-mapping and risk-based prioritization.
- ✓ Target high-risk populations and vulnerable communities.
- ✓ Partner with healthcare providers, schools, and social service agencies.
- ✓ Expand Public Education.
- ✓ Focus on fall prevention, fire safety in multi-family housing.
- ✓ Provide multilingual, culturally appropriate materials.
- ✓ Address areas with higher Social Vulnerability Index scores.

Continued on next page.

Training and Education

- ✓ Further Develop Formal Training Division.
- ✓ Maintain dedicated staff and annual training calendars.
- ✓ Implement career development framework with officer training and mentorship.
- ✓ Address Training Facility Needs.
- ✓ Explore partnerships or investment in dedicated training facility.
- ✓ Enable compliant live fire training and multi-company drills.
- ✓ Incorporate Technology.
- ✓ Add simulation software and online training platforms.
- ✓ Implement blended delivery methods.
- ✓ Align POC Training Standards.
- ✓ Encourage EMS paramedic certification for POC staff.
- ✓ Integrate POC into broader training and leadership pathways.
- ✓ Establish Regular Training Audits.
- ✓ Document compliance with NFPA and ISO standards.

Health & Safety

- ✓ Enhance Medical Program.
- ✓ Establish policies incorporating NFPA 1582 components.
- ✓ Include candidate and incumbent physicals (including POC members).
- ✓ Implement Dedicated Safety Officer.
- ✓ Use existing positions (3rd arriving company officer or additional chief).
- ✓ Ensure consistent on-scene safety supervision.
- ✓ Conduct NFPA 1550 Gap Analysis.
- ✓ Formally integrate 2024 edition into operations.
- ✓ Ensure annual updates to respiratory protection and risk management programs.
- ✓ Create Vehicle Accident Review Program.
- ✓ Focus on prevention and reducing vehicular risk.

Facilities

- ✓ Continue Facility Modernization (Priority Upgrades).
- ✓ Resurface apparatus bay floors.
- ✓ Implement negative-pressure gear/PPE storage.
- ✓ Upgrade SCBA compressor systems.
- ✓ Modernize station alerting systems.
- ✓ Reconfigure living spaces for gender inclusivity.
- ✓ Explore dedicated training facility and equipment storage.

Fleet Management

- ✓ Sustain Heavy Apparatus Replacement Schedule.
- ✓ Follow NFPA 1900 service life recommendations (10-15 years frontline, 5-8 years reserve for engines).
- ✓ Replace USAR 5 (currently 25 years old, beyond NFPA threshold).
- ✓ Maintain Squad Replacement Cycle.
- ✓ 6-8 years frontline service, limited reserve service.
- ✓ Strengthen Fleet Management.
- ✓ Consider dedicated staffing or enhanced tracking software.
- ✓ Develop formal maintenance management program.
- ✓ Establish reserve fleet retirement criteria.

ISO-PPC & Performance

- ✓ Schedule ISO-PPC Re-evaluation: Last evaluation was 2018 (7 years ago).
- ✓ Address identified gaps in Sections 512, 549, 561, and 571.
- ✓ Maintain Class 02/2Y rating – Continuous Monitoring of Key ISO Areas.
- ✓ Engine company distribution and availability.
- ✓ Ladder service coverage.
- ✓ Personnel deployment.
- ✓ Community Risk Reduction credit opportunities.

Demographic & Vulnerability Comsiderations

- ✓ Address Vulnerable Populations.
- ✓ Partner with healthcare/social service agencies for referral systems.
- ✓ Consider Mobile Integrated Health/Community Paramedicine program.
- ✓ Incorporate Social Vulnerability Index data into response planning.
- ✓ Maintain updated pre-incident plans for facilities serving vulnerable populations.
- ✓ Enhance Cultural Competency.
- ✓ Provide multilingual education materials.
- ✓ Recruit diverse workforce reflecting community (18% Black, 15% Asian, 20% foreign-born).
- ✓ Tailor outreach to neighborhoods with higher SVI scores.

Communication & Engagement

- ✓ Strengthen Public Communication.
- ✓ Utilize top channels: City Newsletter (49%), Facebook (22%), FHFD Website (19%).
- ✓ Address 20% of residents unaware of FHFD events.
- ✓ Provide more information on funding priorities (64% need more info before supporting additional funding).
- ✓ Increase Youth Program Engagement.
- ✓ Enhance Youth Fire Safety Education Program (currently low interest, WA 2.35).
- ✓ Continue strong Fall Assembly Program reaching 5,840+ students.

Critical Implementation Priorities

Immediate: (0-2 Years)

- ✓ Implement peak-time EMS Squad.
- ✓ Adopt locally attainable response time benchmarks.
- ✓ Begin POC role reassessment.
- ✓ Initiate ISO re-evaluation process.
- ✓ Develop comprehensive fire inspection plan.
- ✓ Establish vehicle accident review program.

Near-Mid Term: (2-4 Years)

- ✓ Begin phased transition to career staffing at Stations 1, 3, 4.
- ✓ Explore part-time fire inspector positions.
- ✓ Expand automatic aid agreements.
- ✓ Implement System Status Management.
- ✓ Develop Emergency Service Zones.
- ✓ Consider certified part-time employees to bridge staffing gaps.

Mid to Long Term: (4-7 Years)

- ✓ Complete transition to career department.
- ✓ Achieve 2-person staffing on all apparatus.
- ✓ Establish full-time Fire Marshal's Office positions.
- ✓ Invest in or partner for dedicated training facility.
- ✓ Continue facility modernization program.

Resource Requirements

- ✓ Staffing Additions (Phased).
  - Station 1: +4 FTEs (1 per shift).
  - Stations 3 & 4: +16 FTEs (2 per shift each).
  - Peak-time Squads: +4 FTEs (2 per squad, potential for 2 squads).
  - Total: 20-24 additional career positions over planning period.

Budget Considerations

- ✓ FY 25/26 FHFD Budget: $8,438,717 (6.2% increase from prior year).
- ✓ Current overtime: $913,556.
- ✓ Current POC callback: $1,111,037.
- ✓ Staffing factor indicates 2.33 additional FTEs needed per shift to eliminate mandatory overtime.
- ✓ Fleet replacement, facility upgrades, and training facility will require capital investment planning.

Performance Metrics & Monitoring

Required Quarterly Reviews

- ✓ Call volume and overlap frequency.
- ✓ Unit Hour Utilization (target <0.30).
- ✓ Response time components (dispatch, turnout, travel).
- ✓ POC availability and participation rates.
- ✓ Overtime utilization.
- ✓ Training hours delivered.
- ✓ Inspection completion rates.
- ✓ Community education and outreach.

Annual Assessments

- ✓ Staffing factor calculation.
- ✓ ISO-PPC compliance.
- ✓ Mutual aid activity.
- ✓ Fleet condition and replacement needs.
- ✓ Facility condition assessments.
- ✓ Strategic initiative progress.

Conclusion

The FHFD is a high-performing, professional organization facing challenges common to many modern fire departments: rising EMS demand, declining volunteer availability, and increasing operational complexity. The recommendations prioritize sustainable staffing models, enhanced deployment strategies, strengthened community risk reduction, and continued investment in infrastructure and training.

Implementation should be phased to balance fiscal realities with operational needs, with immediate focus on EMS resiliency, response time optimization, and beginning the transition toward enhanced career staffing. Success requires sustained commitment from city leadership, adequate funding, and ongoing collaboration between the FHFD and community stakeholders.

Timeline: January 2026 implementation begins, with quarterly updates and annual progress reports through January 2031, followed by development of the 2031-2036 Strategic Plan.

INTEROFFICE CORRESPONDENCE

DATE: January 8, 2026

TO: Mayor and City Council

FROM: Jacob Rushlow, Director of Public Services

SUBJECT: Public Services Construction Update

At the January 12, 2026 study session I will be providing City Council with a review of the 2025 construction project accomplishments as well as a preview of the planned work for 2026. We will be discussing major and local roads, water mains, sanitary sewer, and drains along with an overview of work planned by our regional partners, including RCOC and MDOT.

2025/2026 Construction Update

January 12, 2026

2025 Accomplishments

Major Roads ($8.6 Million)

- **Halsted Road – 8 Mile Road to 9 Mile Road**
- **North Industrial Drive**
- **Sinacola Court**

Local Roads ($15.5 Million)

- **Farm Meadows & Camelot Courts Subdivision – Phase 1**
- **Woodcreek Hills Subdivision**
- **Shady Ridge Drive Gravel Road Conversion**
- **Edgehill Avenue**
- **Elmhurst Avenue**
- **Gramercy Court**
- **Local Road Resurfacing Projects (Oakwood Knolls, Duke's Forestbrook and Pebblebrook, Muer Estates)**

2025 Annual Program Accomplishments

- **Asphalt and concrete replacement programs, $2,125,000**
- **Over-banding program (asphalt), $100,000***
- **Flex Seal Program (concrete and asphalt), $219,000**
- **Major Road Sidewalk replacement program, $149,000**

Other 2025 Infrastructure Project Accomplishments

- **Kendallwood Subdivision #2 & #4 – Water main replacement, $7.2M**
- **Biddestone Woods culvert replacement, $1.7M**
- **I-696 Gateway Signage and Landscaping, $1M**
- **Sanitary Sewer Lining/Renewal program, $1.5M (completed by WRC)**
- **Sanitary Sewer Lift Station Improvements, $500,000 (completed by WRC)**

Halsted Road

8 Mile Road to 9 Mile Road

Before



After



North Industrial Drive

Before



After



Sinacola Court

Before



After



Farm Meadows/Camelot Court Subdivisions, Phase 1

Before



After



Edgehill Avenue

Before



After



Elmhurst Avenue

Before



After



Gramercy Court

Before



After



Shady Ridge Drive

Before

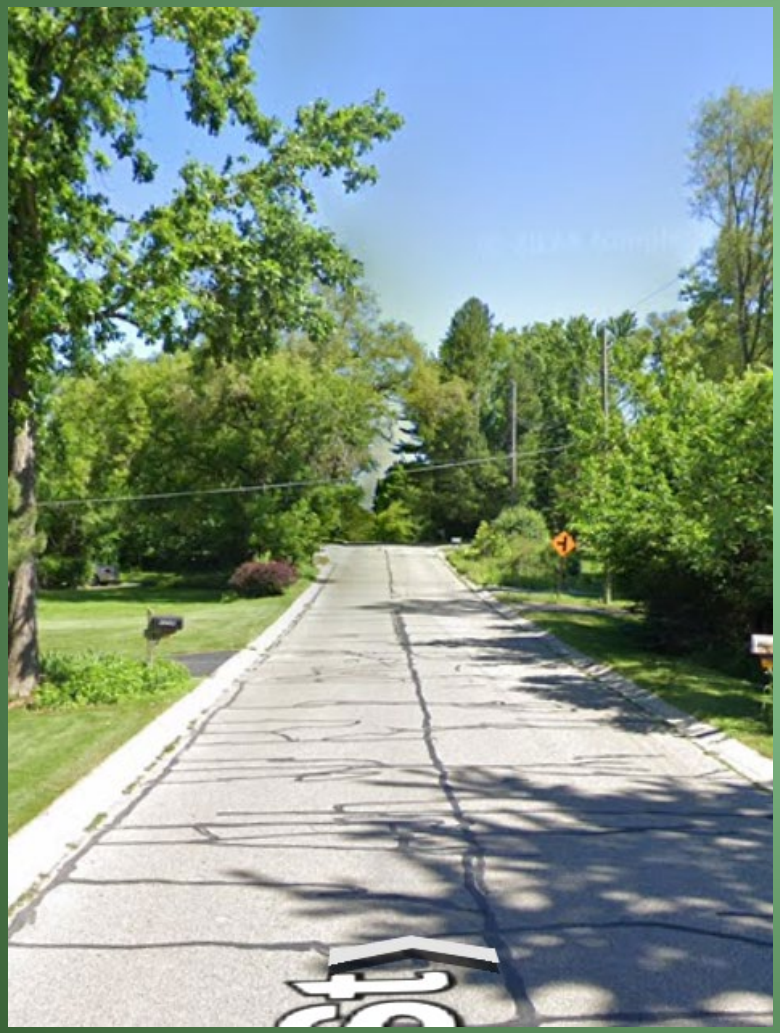


After



Muer Estates Subdivision

Before



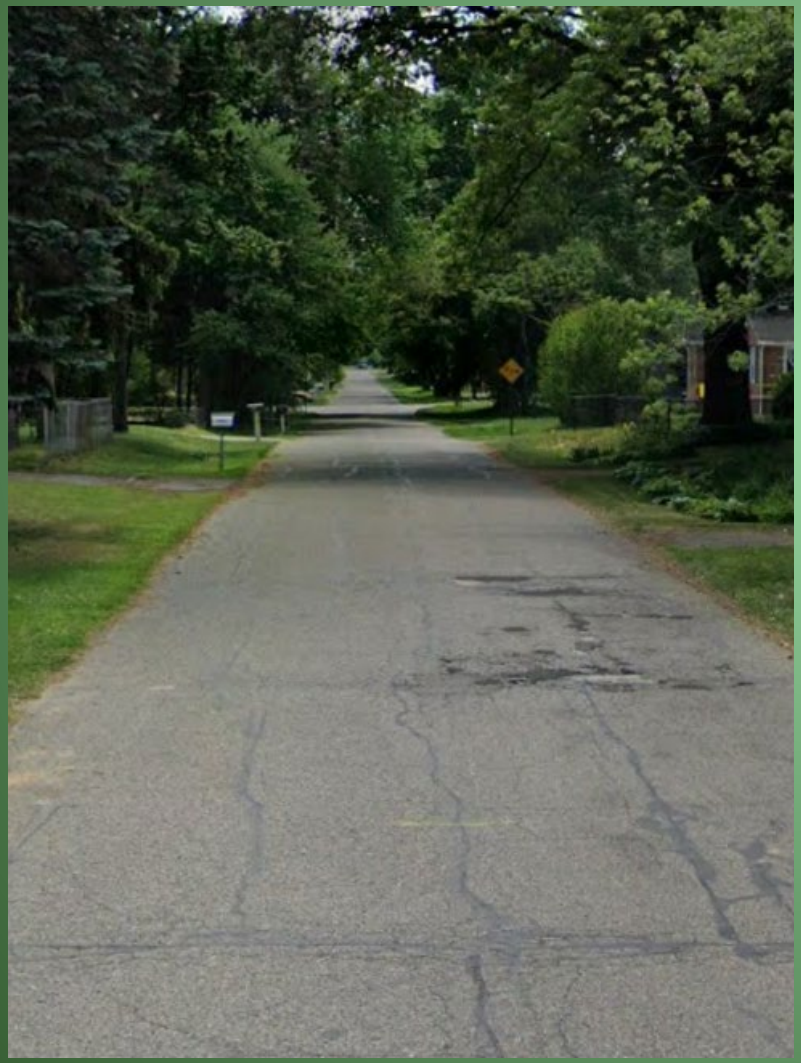
After



2026 Proposed Local Road Reconstruction Projects

- Goal: $23 Million
- Consistent with budget recommendations
- Candidate Projects
  - Farm Meadows/Camelot Courts Subdivisions, Phase 2, $7.5M
  - Richland Gardens Subdivision, Phase 1, $4.7M
  - Biddestone Woods Gravel Road Conversion, $3.1M
  - 1 – 2 Local Road Reconstruction Projects*, $6M (Ridgewood, Greencastle Subdivision)
  - 1 - 3 Local Road Rehabilitation Projects*, $1-2M (Kimberly Gardens, Reserves at Woodcreek, Supervisor's Plat No. 15)

Richland Gardens Subdivision
Phase 1
Before



Farm Meadows/Camelot Courts
Phase 2
Before



Ridgewood Drive
Before



Biddestone Woods
Gravel Conversion
Before



2026 Proposed Major Road Construction Projects

- **Goal: $9 Million**
- **Consistent with budget recommendations**
- **Halsted Road (12 Mile Road to South of 14 Mile Road), $3.8M Total (±$2M Federal Grant)**
- **Folsom Road (9 Mile Road to Orchard Lake Road), $4.5M**
- **Major Road Capital Preventive Maintenance*, $1M (Hills Tech Drive, Independence Street)**

Halsted Road

12 Mile Road to South of 14 Mile Road

Before





Folsom Road

9 Mile Road to Orchard Lake Road

Before





RCOC 2026 Major Road Construction

RCOC:

- 12 Mile Road
  - Novi Road to Farmington Road
  - Orchard Lake Road to Autumn Ridge Road
- 10 Mile Road Culvert Replacement Over Rouge River
  - West of Inkster Road, east of Millcreek Drive

MDOT:

- I-696, Lahser Rd to Dequindre
  - March 2025 through Fall 2027
  - EB I-696 will be detoured 2025 & 2026 (via M-10, M-8, and I-75)
  - 3 WB lanes will be maintained throughout
- M-5 Ramps at Grand River, Halsted Signal Modernization

Other 2026 Infrastructure Projects

- Kendallwood Subdivision #3 – Water main replacement, $4.4M
- Sifi Networks, Year 3
- Grand River Storm Sewer Relief Project (Cora to Tuck and south), $1.7M
- Sanitary Sewer Lining/Renewal Program, $2M (WRC project)
- Sanitary Sewer Lift Station Improvements, $500,000 (WRC project)
- Sarah Fisher and Danvers Sanitary Sewer Pump Stations and Force Main Sewer Replacements, $3M

Questions?



AGENDA
CITY COUNCIL MEETING
JANUARY 12, 2026
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: https://www.youtube.com/user/FHChannel8

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

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

STUDY SESSION (5:30PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda

2. Administration of Oath to Mayor Pro Tem Jackie Boleware

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

3. Presentation and Acceptance of the City's FY 2024/2025 Audit Results. CMR 1-26-01

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 8-13)

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

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

4. Public hearing and consideration of amendment to Planned Unit Development Plan 12, 2014 including Site Plan 60-7-2025 – Culvers Restaurant. CMR 1-26-02

UNFINISHED BUSINESS:

5. 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. (POSTPONED FROM 9-8-25). CMR 1-26-03

NEW BUSINESS:

6. Consideration of approval of Council Liaison appointments to various Boards and Commissions.

7. Consideration of approval of appointments and reappointments to various Boards and Commissions.

CONSENT AGENDA:

8. Recommended approval of purchase of John Deere Gator XUV 845M with Cab and Plow to Deere & Company in the amount of $34,542.43. CMR 1-26-04

9. Recommended approval of agreement for Ambulance Billing Services to EMS|MC for a four year period with optional renewals. CMR 1-26-05

10. Recommended approval of submission of the America250MI History Grant Application. CMR 1-26-06

11. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Swim Instructor/Lifeguard. CMR 1-26-07

12. Recommended approval of City Council study session minutes of December 8, 2025.

13. Recommended approval of City Council regular session minutes of December 8, 2025.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

CITY ATTORNEY REPORT

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting 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.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 01/12/2026

DEPT: Finance

RE: FY 2024-25 Audit Presentation

ADMINISTRATIVE SUMMARY

- The City's external auditors, Yeo & Yeo, have, as in past years, audited the City of Farmington Hills' financial statements for the fiscal year ended June 30, 2025. The auditors are providing assurance that the City's financial statements are free of material misstatement and fairly represent the financial activities of the City during the 2024-25 fiscal year, and the financial condition of the City as of June 30, 2025.

- The independent auditors have, as in past years, rendered an "unmodified opinion" that the City of Farmington Hills' financial statements for the above period are fairly presented in conformity with Generally Accepted Accounting Principles (GAP).

- The above audit was, as in past years, part of a broader, federally mandated "single audit" designed to meet the special needs of federal agencies who have granted the City dollars that impact the 2024-25 fiscal year. The single audit covers the financial statements themselves as well as the City's internal controls and legal compliance.

RECOMMENDATION

- **To receive the above audited financial statements for the period ending June 30, 2025.**

# # #

Prepared by: **Thomas C. Skrobola, Finance Director/Treasurer**
Department Approval: **Thomas C. Skrobola, Finance Director/Treasurer**
Executive Approval:

City of Farmington Hills
Audit Results
Year Ended June 30, 2025

YEO & YEO

BUSINESS SUCCESS PARTNERS

PRESENTED BY

Jamie Rivette, CPA, CGFM
Principal

January 13, 2025

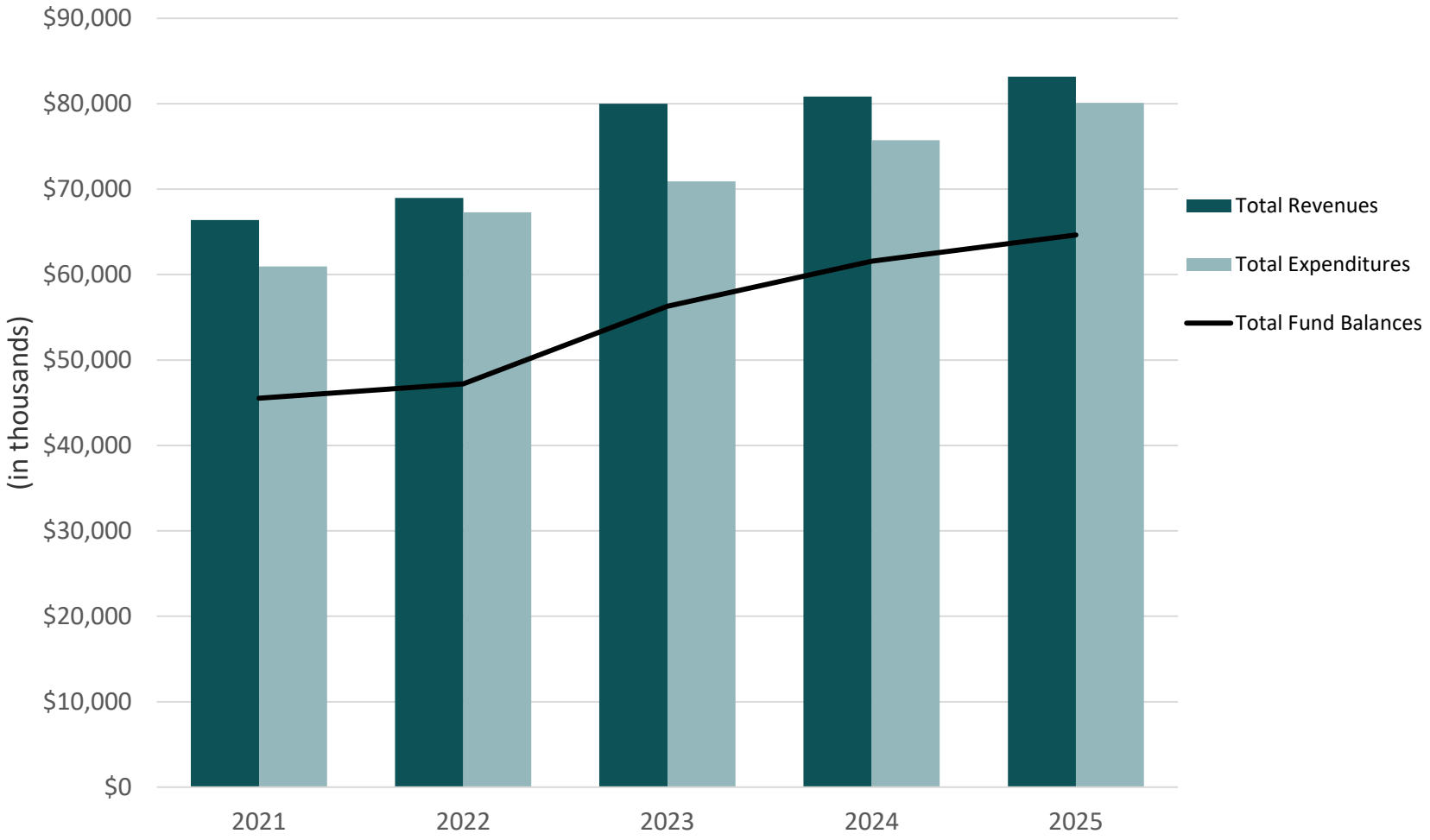




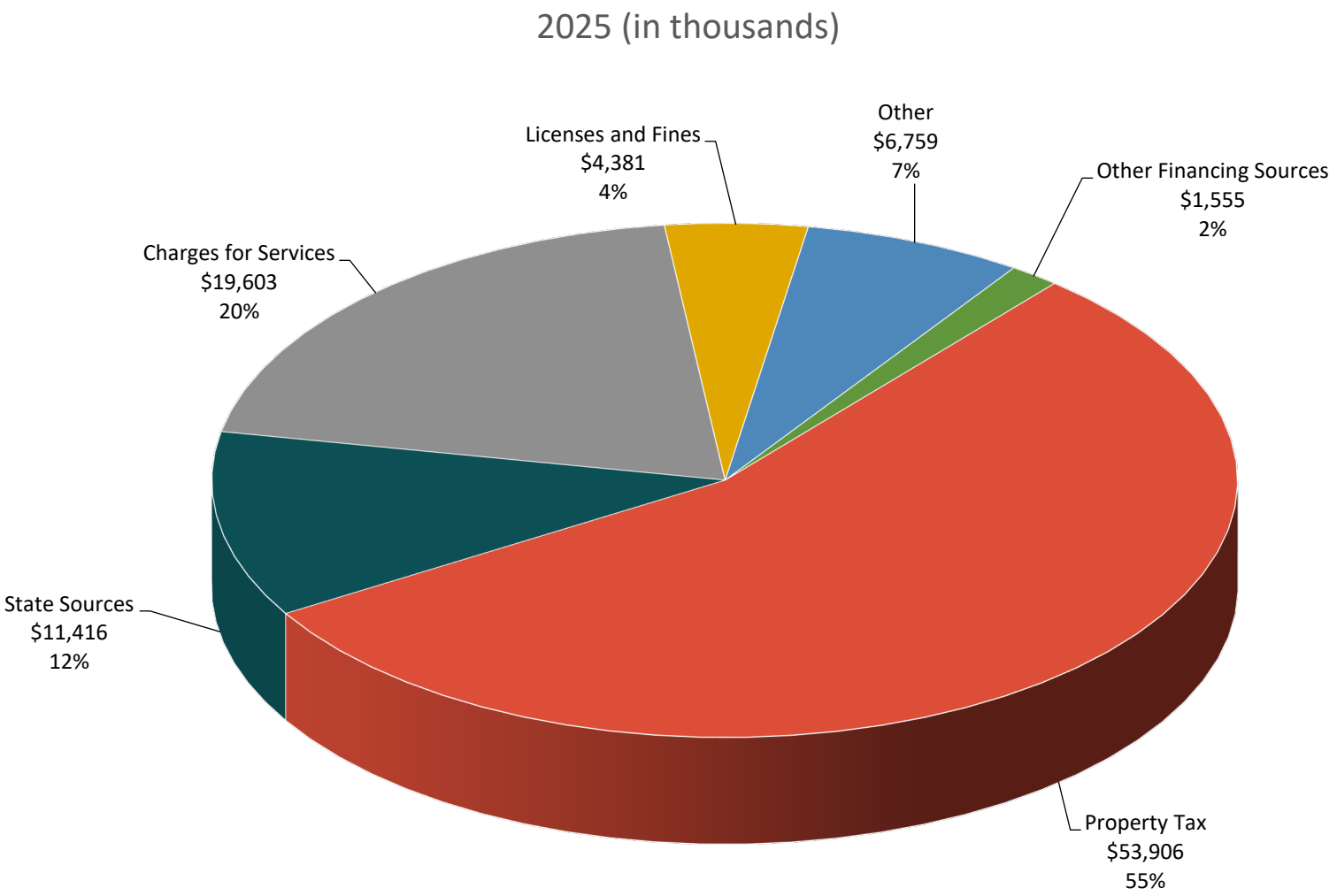
Audit Opinion

- The purpose of an audit
- Management's responsibility
  - Preparation and fair presentation in accordance with GAAP
  - Design, implementation and maintenance of internal controls
- Auditors' responsibility
  - Express opinions on the financial statements based on our audit
- Unmodified opinion – highest level of assurance

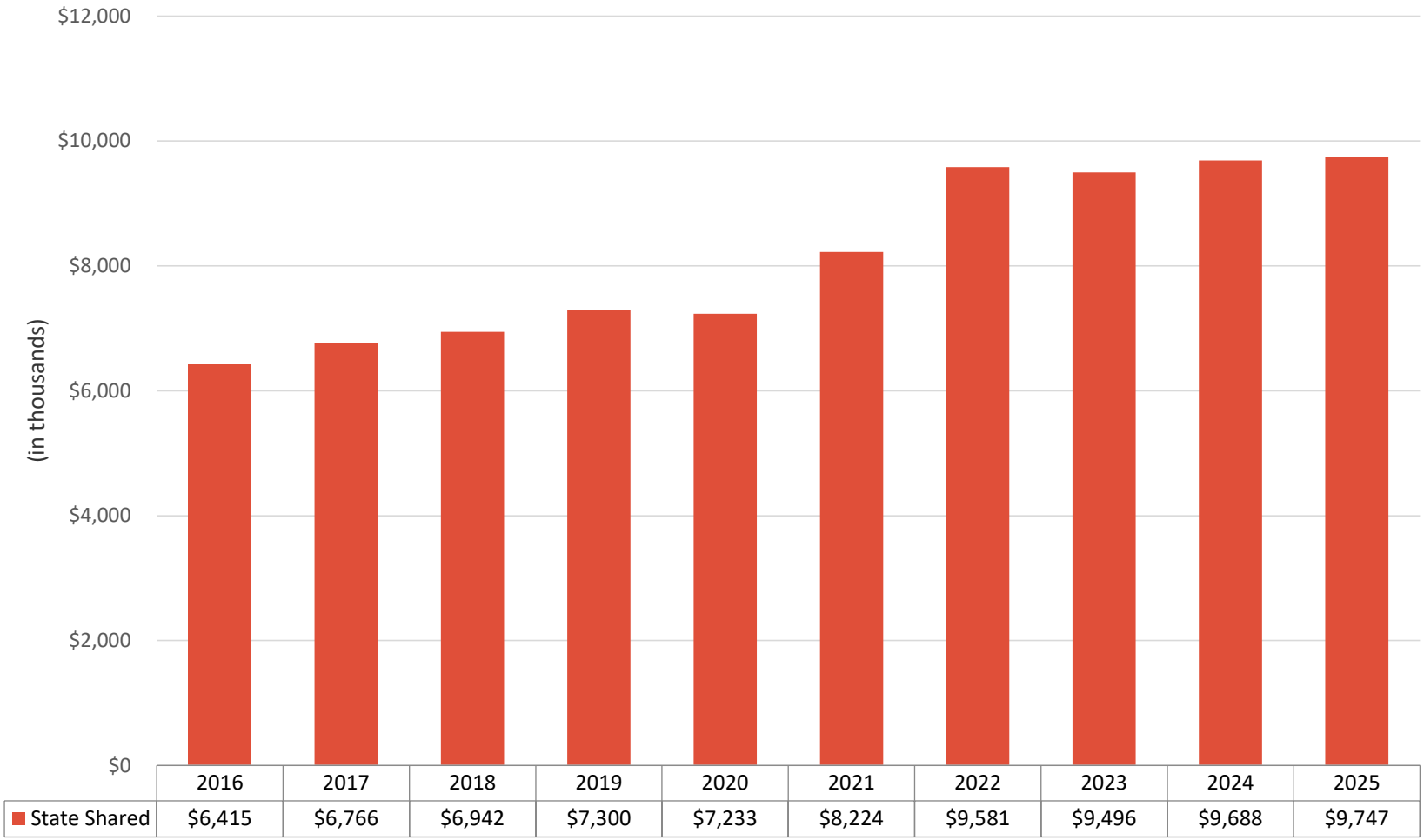
General Fund Revenues, Expenditures, Other Financing Sources (Uses) and Fund Balances



General Fund and Public Safety Fund Revenues and Other Financing Sources - $97,620

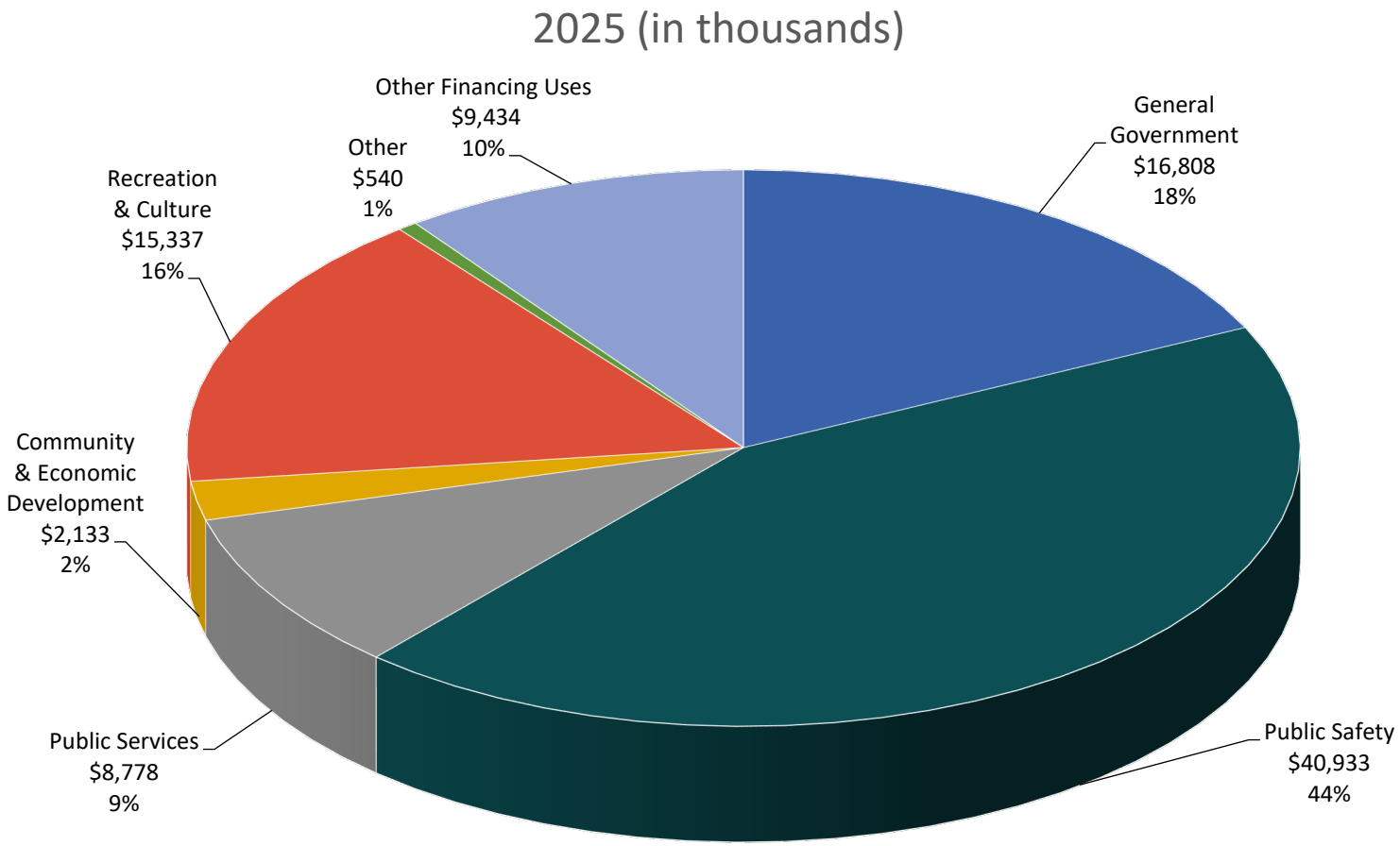


State Shared Revenue

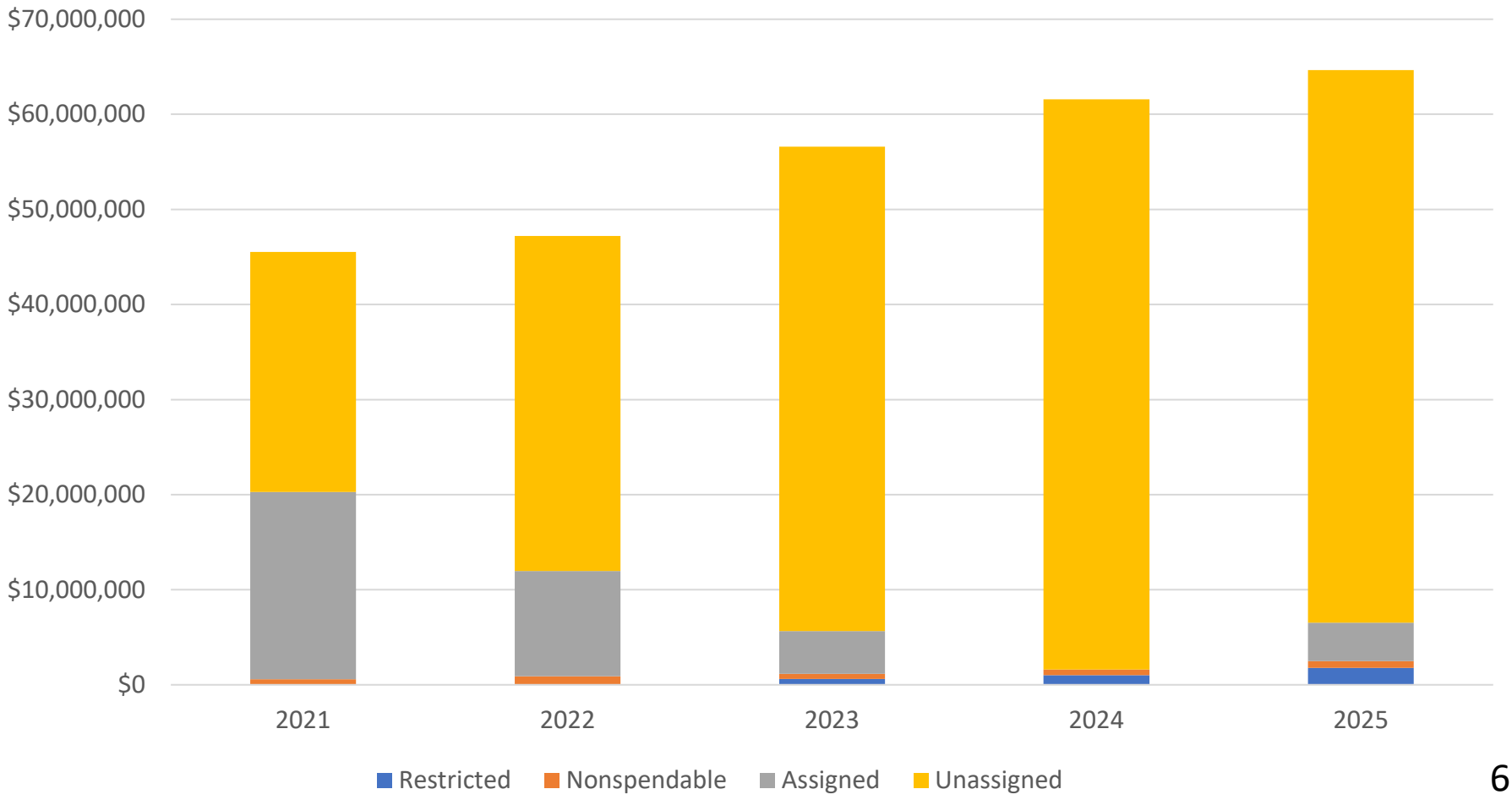


	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
State Shared	$6,415	$6,766	$6,942	$7,300	$7,233	$8,224	$9,581	$9,496	$9,688	$9,747

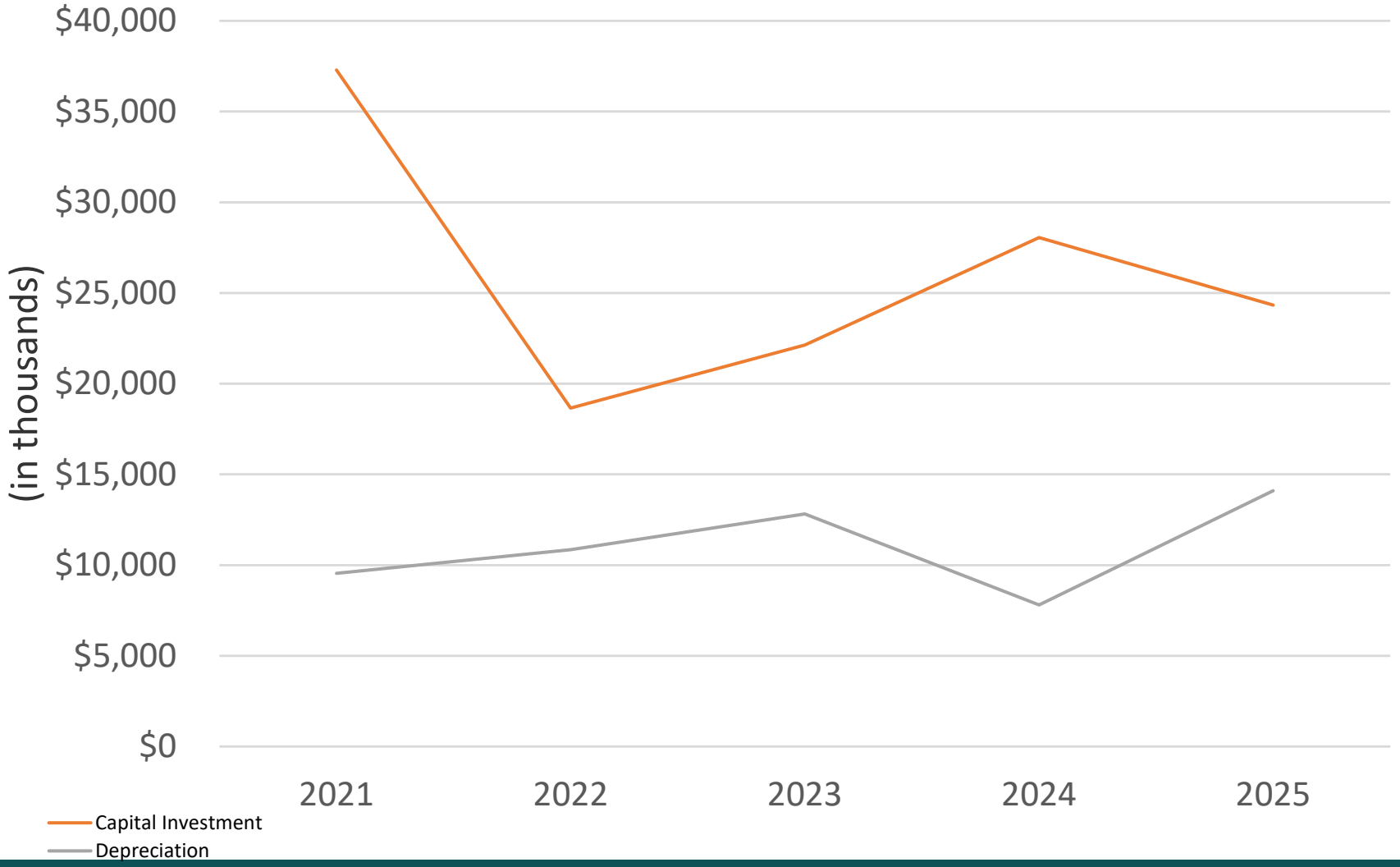
General Fund and Public Safety Fund Expenditures and Other Financing Uses - $93,963



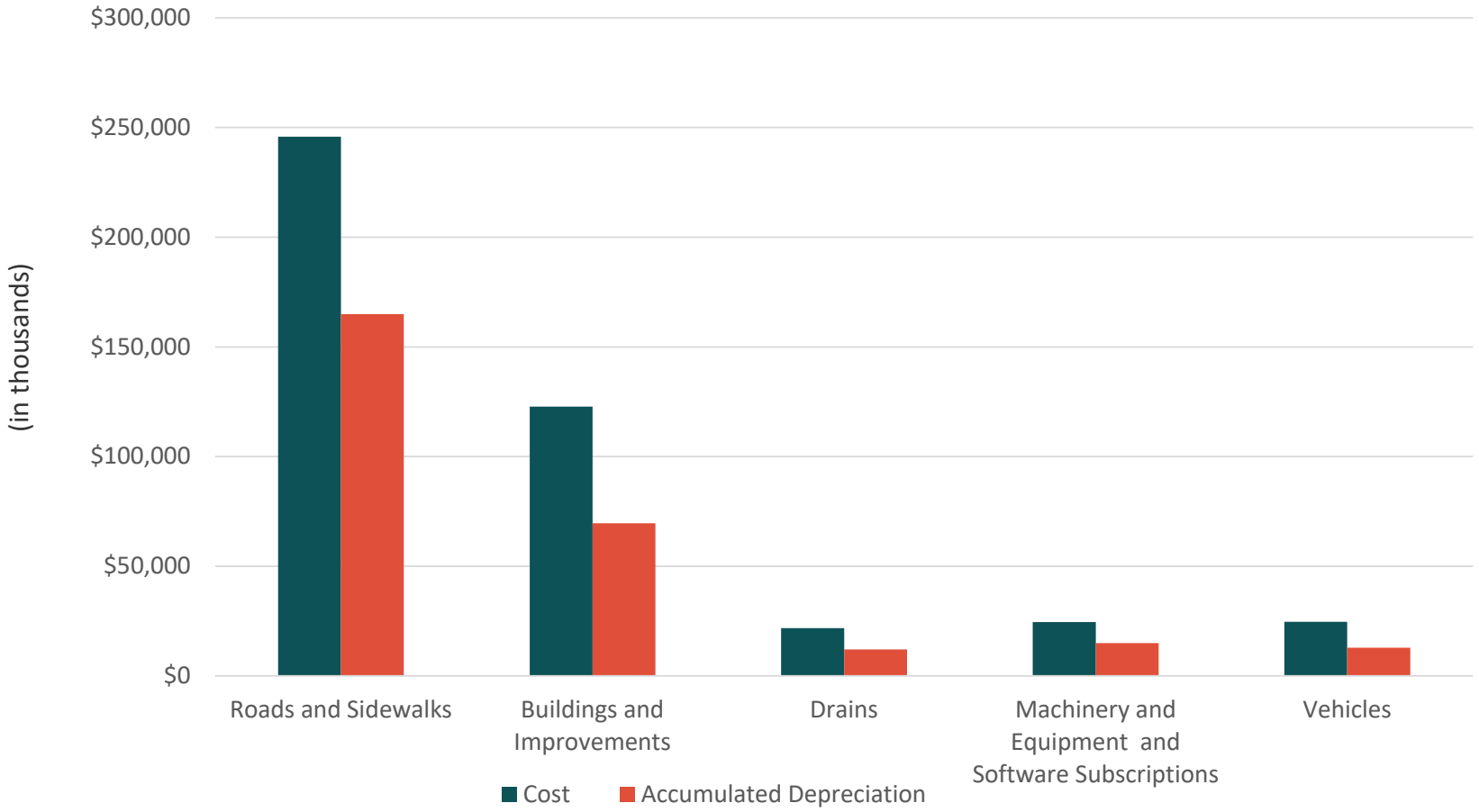
General Fund – Fund Balances



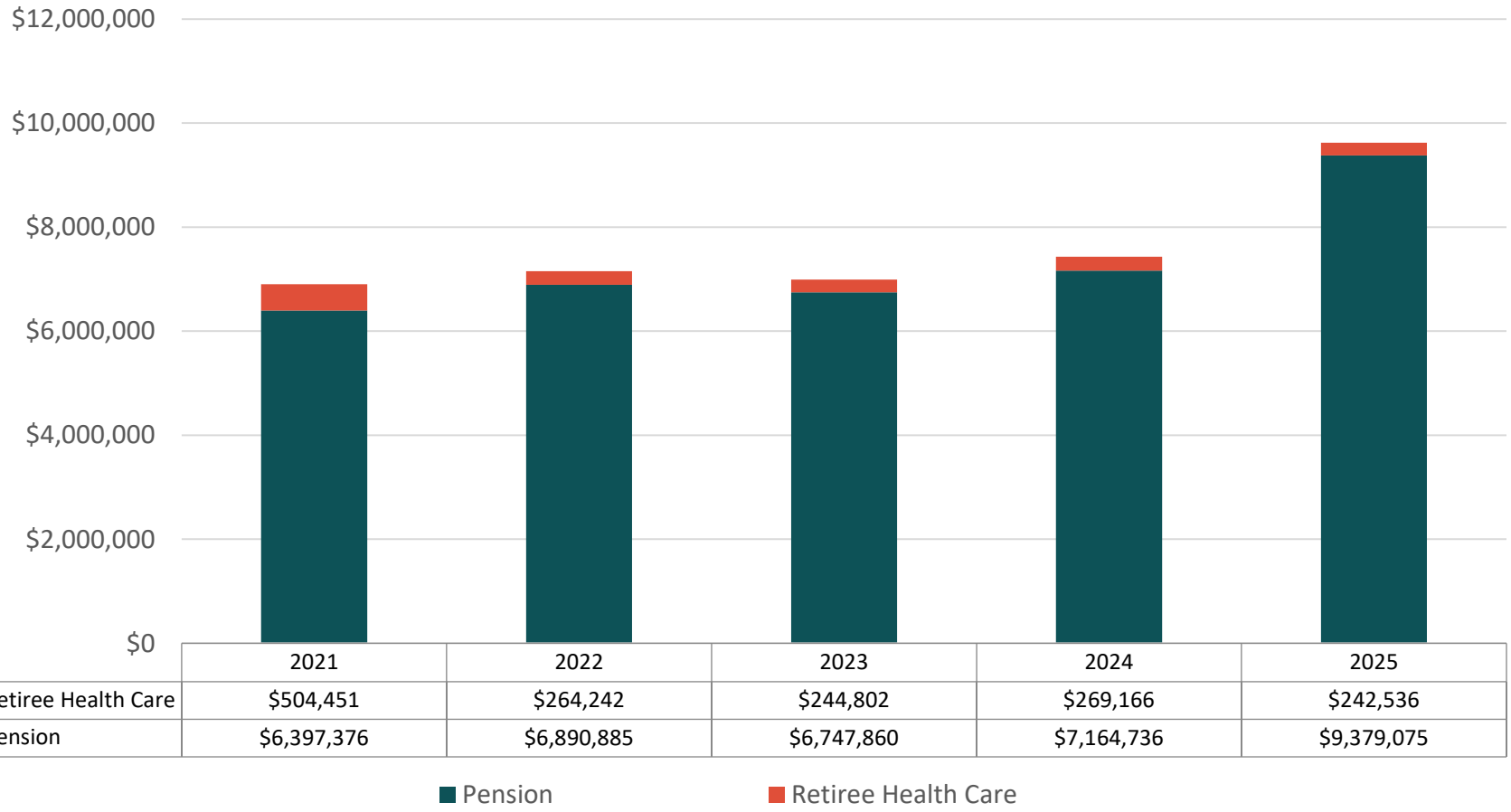
Capital Investments – Governmental Activities



Depreciable Capital Asset Summary Governmental Activities



Retirement and Retiree Health Care Contributions



	2021	2022	2023	2024	2025
Retiree Health Care	$504,451	$264,242	$244,802	$269,166	$242,536
Pension	$6,397,376	$6,890,885	$6,747,860	$7,164,736	$9,379,075

Internal Controls and Compliance

Financial Statements:

- No Significant Deficiencies Identified
- No Material Weaknesses Identified
- No Material Noncompliance Identified

Governance Letter

- Qualitative Aspects of Accounting Practices
- Significant Estimates
  - Useful lives of capital assets
  - Net pension liability
  - Net OPEB liability
  - Compensated absences
- Significant Risks
  - Management override of controls
  - Improper revenue recognition
  - Implementation of new accounting standard
- Accounting Standards and Regulatory Updates
  - Upcoming GASB Statements

Questions?

Jamie Rivette, CPA, CGFM
Principal
Jamie.Rivette@yeoandyeo.com

The information provided is a general summary and is being distributed with the understanding that Yeo & Yeo, P.C. is not rendering tax, accounting, legal or other professional services advice or opinions on specific facts or matters and, accordingly, assumes no liability in connection with its use. The information is not intended to be used as a basis for any decision or action that may affect your business, organization or situation. Consult a qualified professional advisor before making any such decisions.

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BUSINESS SUCCESS PARTNERS

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: January 12, 2026

DEPT: Planning and Community Development

RE: Amend Planned Unit Development ("PUD") Plan 12, 2014, including Site Plan 60-7-2025 – Culvers' Restaurant

ADMINISTRATIVE SUMMARY

Applicant: Ronald J. Sesi

Owner: SSFHC Real Estate LLC

Sidwell: 22-23-10-476-067

Zoning: B-4 Planned General Business District

Master Plan: Commercial

Location: Twelve Mile, west of Orchard Lake Road

Description:

The application to amend PUD Plan 12, 2014, including Revised Site Plan 60-7-2025, proposes to amend the PUD plan to add a new fast-food restaurant with drive-through on a vacant lot within the existing Orchard 12 shopping center.

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

PROCEDURAL HISTORY

- October 16, 2025 – Planning Commission set for public hearing (8-0)
- November 20, 2025 – Planning Commission public hearing and recommendation to City Council (5-3)

ZONING DEVIATIONS

Permit

- Drive-in restaurant use where such use is not permitted within the B-4, Planned

General Business District;
- Permit a drive-in restaurant to be located in a stand alone building where such use is not permitted in the B-4, Planned General Business District;
- Drive-in restaurant building to be located within the front yard setback at 44.7' from the right-of-way, where 120' minimum is required;
- Vehicular access drive for a drive-in restaurant to be located within 60' of the road right-of-way of any intersecting street; and
- Vehicle stacking spaces, order confirmation and menu boards for a drive-in restaurant to be located within a front yard where such lanes and structures are prohibited in the front yard.

POTENTIAL COUNCIL ACTIONS

Suggested Resolution for conditional APPROVAL:

Resolve that the application to amend PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised December 10, 2025, submitted by Ronald J. Sesi, is APPROVED, subject to the following conditions:

(1) Any conditions and requirements of the Planning Commission's November 20, 2025, motion recommending approval of the amended PUD and Site Plans,
(2) Giffels Webster's November 12, 2025, review shall be complied with or addressed to the reasonable satisfaction of the Planning and Community Development Department;
(3) Any conditions and requirements stated in the November 6, 2025, review by the City Engineer shall be complied with or addressed to the reasonable satisfaction of the City Engineer; and
(4) Any conditions and requirements stated in the October 31, 2025, review by the Fire Marshal shall be complied with or addressed to the reasonable satisfaction of the Fire Marshal.
(5) [Insert additional conditions if appropriate.]

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

Suggested Resolution for POSTPONEMENT:

Resolve that the application to amend PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised December 10, 2025, submitted by Ronald J. Sesi, is POSTPONED.

Suggested Resolution for <u>DENIAL:</u>

Resolve that the application to amend PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised December 10, 2025, submitted by Ronald J. Sesi, is DENIED, because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: ***[Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.]***

<u>ATTACHMENTS</u>

- Amend PUD Plan 12, 2014, including Site Plan 60-7-2025 Plans
- Giffels Webster's review dated November 12, 2025
- Engineering Division review dated November 6, 2025
- Fire Department review dated October 31, 2025
- October 16, 2025, Planning Commission regular meeting minutes
- November 20, 2025, Planning Commission regular meeting minutes

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

Owner / Developer

SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085
Tel. (248) 245-2852

CONTACT: Mr. Derrick J. Sesi

Architect

MRP DESIGN GROUP
3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, GA 30144
Tel. (770) 917-9172
Fax. (770) 917-9470

CONTACT: Jose Becerra

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Allen J. Eizember, P.E.

Landscape Architect

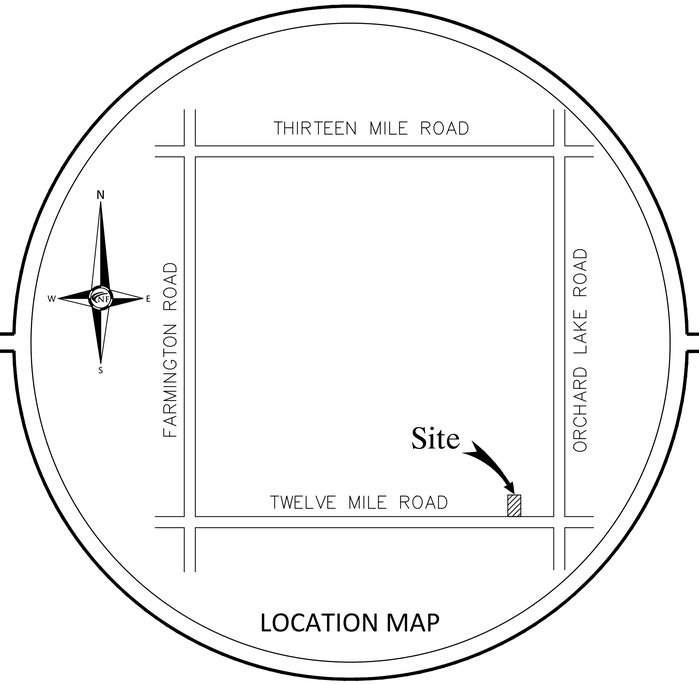
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: George A. Ostrowski, PLA, LEED AP

City of Farmington Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Culver's

SHEET INDEX

SP00	Cover Sheet
SP01	Boundary and Topographic Survey
SP02	Overall Site Plan
SP02.1	Dimensional Site Plan
SP03	Preliminary Paving and Grading Plan
SP04	Priliminary Utility Plan
SP04.1	Contech Detention Details
L1	Landscape Plan
A-1.0	Dimension Floor Plan
A-3.0	Exterior Elevations, Door & Window Schedule
A-3.0	Exterior Elevations (Color)
A-8.0	Cross Sections & Details
A-9.0	Sections & Details
E301	Electrical Photometric Plan
	Reference Plan
C12	Parking Lot/ Existing Underground Detention (Existing)



LOCATION MAP

LEGAL DESCRIPTION - PER RECORD

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43, PAGE 59, OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE DUE WEST, 123.50 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET WIDE); THENCE DUE NORTH, 200.00 FEET; THENCE DUE EAST, 123.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO THE POINT OF BEGINNING.

TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

REVISIONS:
06-09-25 ISSUED FOR SITE PLAN REVIEW
10-14-25 REVISED PER CITY-PC COMMENTS
10-28-25 PC SUBMITTAL
12-10-25 REVISED PER CITY PC MEETING

Project Name

Culver's - Orchard Plaza

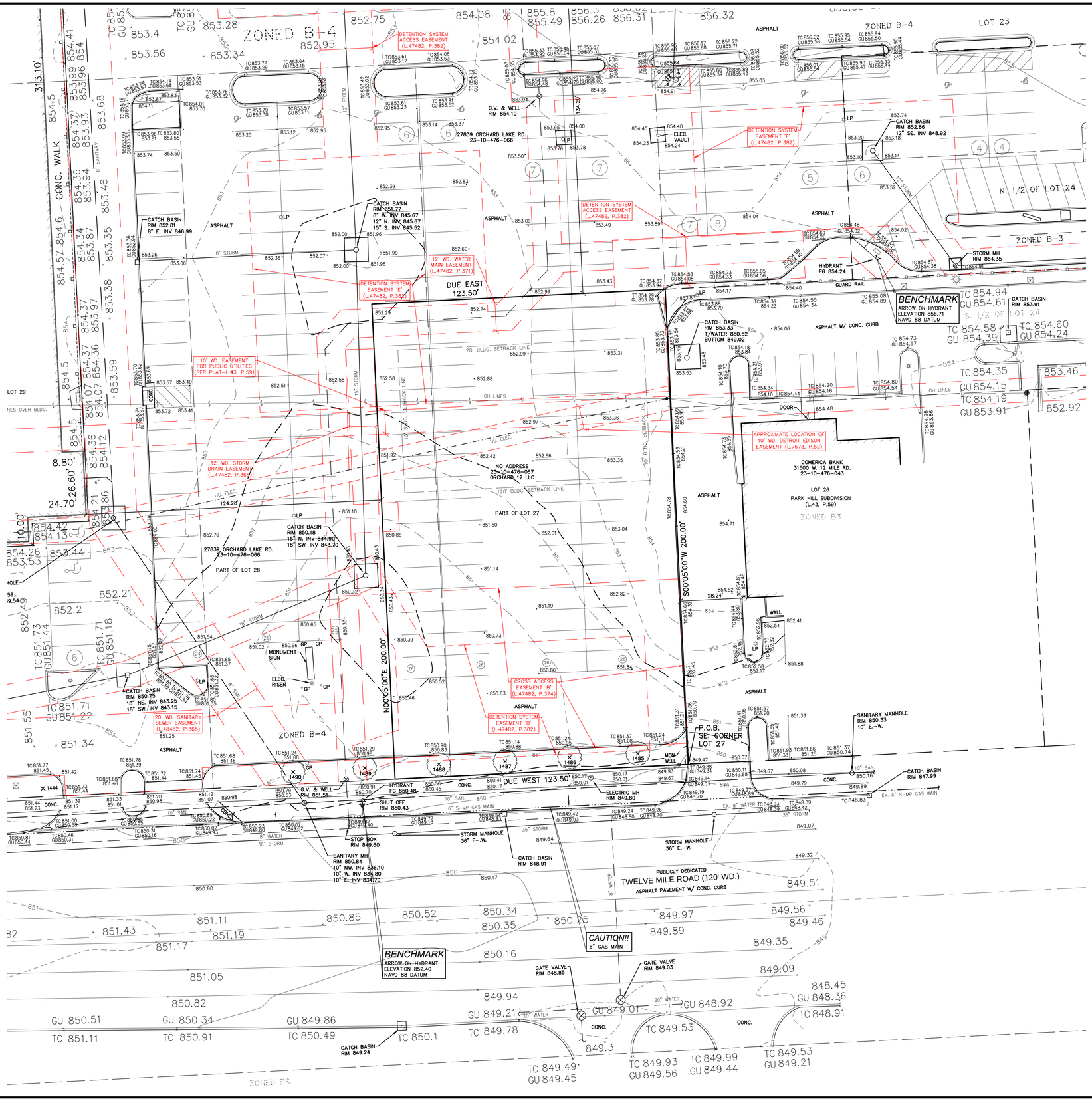
Know what's **below** **Call** before you dig.

N & F JOB #E859-09

STATE OF MICHIGAN
ALLEN J. EIZEMBER
ENGINEER NO. 6201314145
LICENSED PROFESSIONAL ENGINEER

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



THIRTEEN MILE ROAD

FARMINGTON ROAD

ORCHARD LAKE ROAD

TWELVE MILE ROAD

Site

Location Map
N.T.S.

N

W E

S

LEGAL DESCRIPTION - PER RECORD

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43, PAGE 59, OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE DUE WEST, 123.50 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET WIDE); THENCE DUE NORTH, 200.00 FEET; THENCE DUE EAST, 123.50 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 27; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO THE POINT OF BEGINNING.

TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF SECTION 10 OF PARK HILL SUBDIVISION AS RECORDED IN LIBER 43 OF PLATS, PAGE 59, OAKLAND COUNTY RECORDS. (S.00°05'00"W.)

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 26125C0513F & 26125C0651F, BOTH BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) / GATE_VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) / CATCH_BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE / GUY POLE	EX. UNDERGROUND (UG.) CABLE
UP / GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN — KEVIN CHRISTOPHER NAVAROLI — License No. 4001053503 — PROFESSIONAL ENGINEER

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Boundary and
Topographic Survey

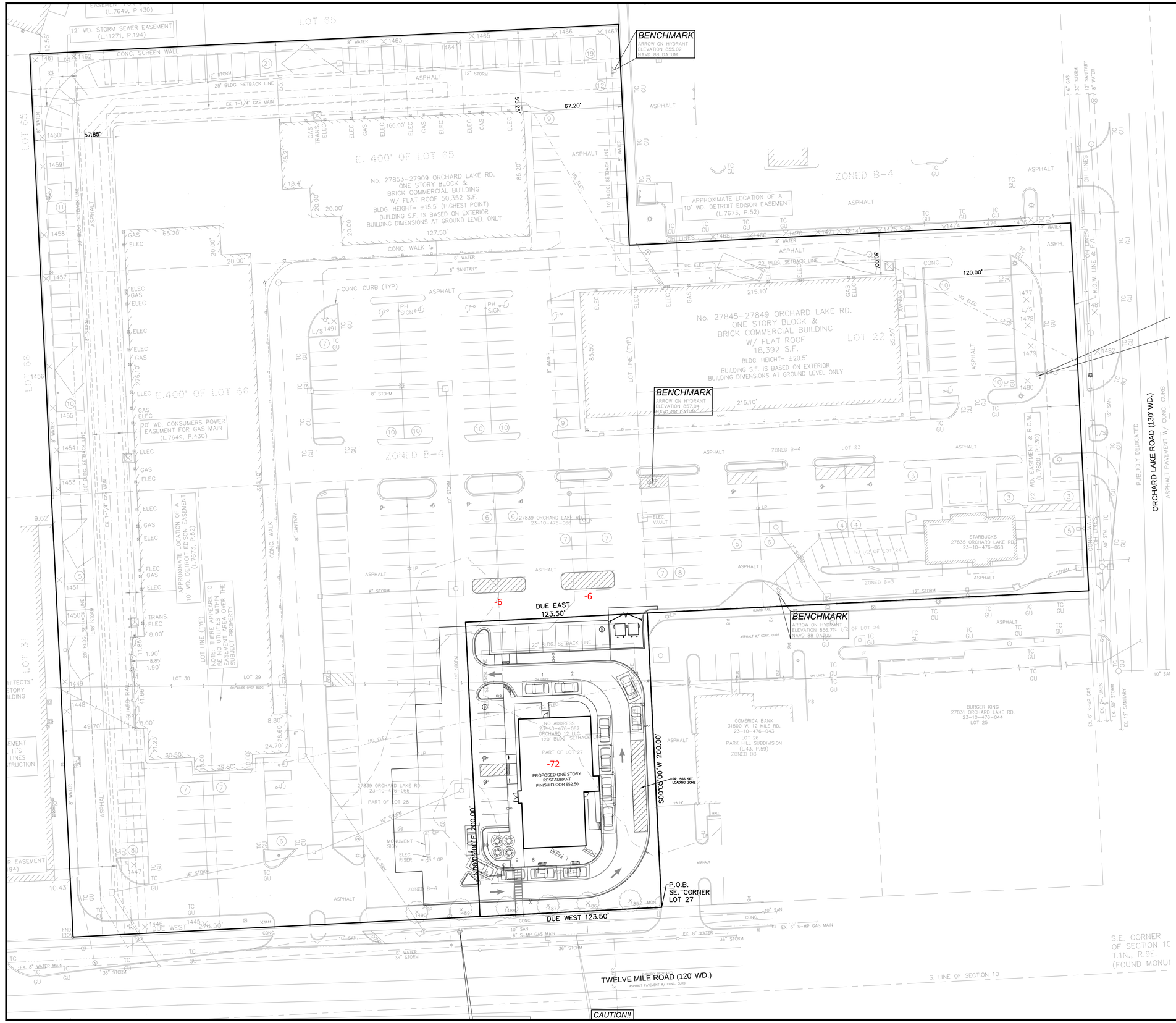
811 Know what's below Call before you dig.

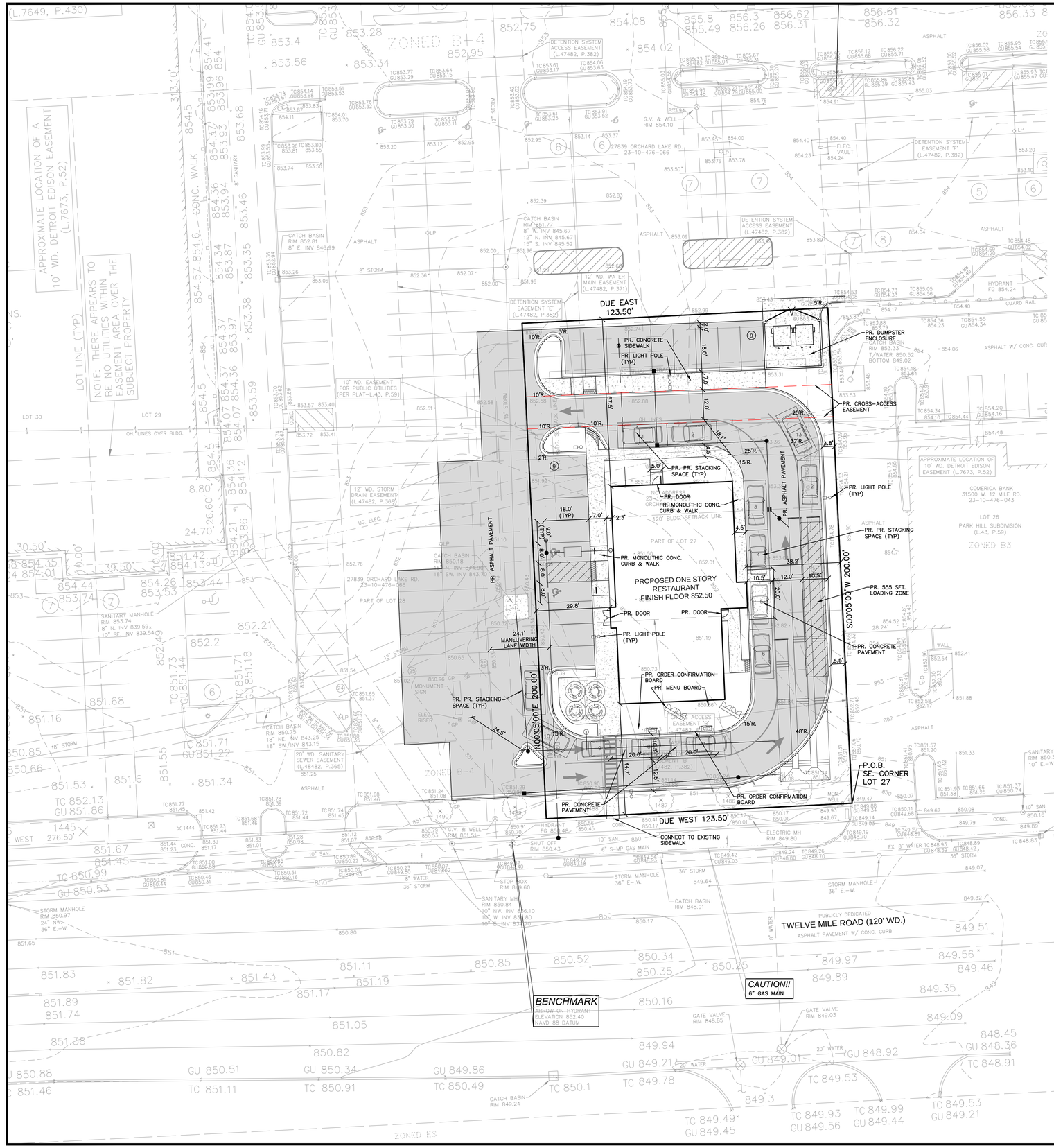
DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW
10-14-25	REVISED PER CITY-PC COMMENTS
10-28-25	PC SUBMITTAL
12-10-25	REVISED PER CITY PC MEETING

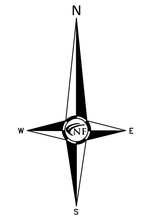
DRAWN BY: M. Carnaghi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: May 16, 2025
SCALE: 1" = 20'
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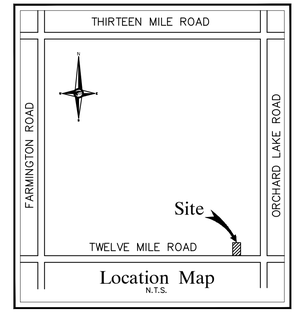
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SHEET NO. SP01

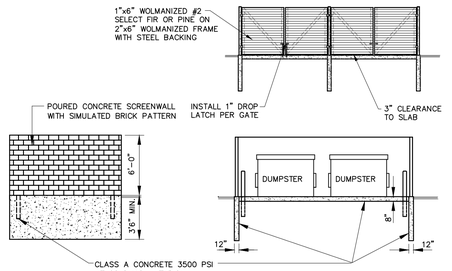
Vinyl Oak Jobs - Pre (500)\2000-FILES\E859-09\Work\Site Plans\E859-09_TOPO.dwg 12/10/2025 8:32 AM


BENCHMARK
ARROW ON HYDRANT
ELEVATION 855.02
NAVD 88 DATUM
E. 400' OF LOT 65
No. 27853-27909 ORCHARD LAKE RD.
ONE STORY BLOCK &
BRICK COMMERCIAL BUILDING
W/ FLAT ROOF 50,352 S.F.
BLDG. HEIGHT= ±15.5'
BUILDING S.F. IS BASED ON EXTERIOR
BUILDING DIMENSIONS AT GROUND LEVEL ONLY
No. 27845-27849 ORCHARD LAKE RD.
ONE STORY BLOCK &
BRICK COMMERCIAL BUILDING
W/ FLAT ROOF
18,392 S.F.
BLDG. HEIGHT= ±20.5'
BUILDING S.F. IS BASED ON EXTERIOR
BUILDING DIMENSIONS AT GROUND LEVEL ONLY
BENCHMARK
ARROW ON HYDRANT
ELEVATION 857.04
NAVD 88 DATUM
E. 400' OF LOT 66
APPROXIMATE LOCATION OF A
10' WD. DETROIT EDISON EASEMENT
(L.7673, P.52)
NOTE: THERE APPEARS TO BE NO UTILITIES WITHIN THE EASEMENT OVER THE SUBJECT PROPERTY.
20' WD. CONSUMERS POWER EASEMENT FOR GAS MAIN (L.7649, P.430)
12' WD. STORM SEWER EASEMENT (L.11271, P.194)
APPROXIMATE LOCATION OF A 10' WD. DETROIT EDISON EASEMENT (L.7673, P.52)
NO ADDRESS
23-10-476-067
ORCHARD 12 LLC
120' BLDG. SETBACK
PART OF LOT 27
-72
PROPOSED ONE STORY
RESTAURANT
FINISH FLOOR 852.50
PR. 555 SFT. LOADING ZONE
P.O.B.
SE. CORNER
LOT 27
DUE EAST
123.50'
DUE WEST 123.50'
S00°05'00"W 200.00'
N00°05'00"E 200.00'
-6
-6
ZONED B-4
ZONED B-3
LOT 23
LOT 22
LOT 24
LOT 25
LOT 26
PARK HILL SUBDIVISION
(L.43, P.59)
ZONED B3
COMERICA BANK
31500 W. 12 MILE RD.
23-10-476-043
BURGER KING
27831 ORCHARD LAKE RD.
23-10-476-044
STARBUCKS
27835 ORCHARD LAKE RD.
23-10-476-068
27839 ORCHARD LAKE RD.
23-10-476-066
PART OF LOT 28
MONUMENT SIGN
ELEC. RISER
ELEC. VAULT
CAUTION!!
TWELVE MILE ROAD (120' WD.)
ASPHALT PAVEMENT W/ CONC. CURB
ORCHARD LAKE ROAD (130' WD.)
ASPHALT PAVEMENT W/ CONC. CURB
PUBLICLY DEDICATED
R.O.W. LINE & P/L
22' WD. EASEMENT & R.O.W. (L.7828, P.139)
S. LINE OF SECTION 10
S.E. CORNER OF SECTION 10 T.1N., R.9E. (FOUND MONUMENT)
LOT 30
LOT 29
LOT 31
LOT 66
LOT 65
ASPHALT
CONC. CURB (TYP)
CONC. WALK
CONC. SCREEN WALL
8" WATER
8" SANITARY
8" STORM
12" STORM
10" SAN.
6" S-MP GAS MAIN
EX. 8" WATER
36" STORM
18" STORM
OH LINES
UG. ELEC.
GAS
ELEC
TRANS.
PH SIGN
L/S
GUARD RAIL
25' BLDG. SETBACK LINE
20' BLDG. SETBACK LINE
10' BLDG. SETBACK LINE
EX. 1-1/4" GAS MAIN
EX. 6" S-MP GAS
EX. 30" STORM
EX. 12" SANITARY
EX. PH LINES
EX. 8" WATER
EX. 12" SAN.
FND IRON
SET IRON
MON
CONC.
ASPH.
SIGN
WALL
CURB
GP
LP
TC GU
TC G2
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DUMPSTER ENCLOSURE DETAIL
N.T.S.

FIRE DEPARTMENT NOTES

PROPER HYDRANT COVERAGE SHALL BE PROVIDED.

A PROPOSED ADDRESS GRAPHIC MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

THE BUILDING SHALL NOT BE USED FOR FLAMMABLE LIQUID OR HAZARDOUS MATERIALS STORAGE; THE LEASE SHALL SPECIFICALLY PROHIBIT POISONS; EXPLOSIVES, RADIOACTIVE, CORROSIVES, AND OTHER REGULATED HAZARDOUS MATERIALS.

THE BUILDING SHALL BE PROPERLY MAINTAINED.

ENGINEERING SITE PLAN NOTES

ALL PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINES. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL ON SITE PLAN DOCUMENTS.

THE PROPOSED GRADING CONTOURS SHALL BE TIED INTO EXISTING CONTOURS AT ALL LOCATIONS. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL OF SITE PLAN DOCUMENTS.

ALL ACCESS DRIVES INTO THE SITE AND AROUND THE BUILDING WILL BE DESIGNED TO ACCOMMODATE FIRE APPARATUS.

ALL ESTABLISHED FIRE LANES WILL BE POSTED PER THE CITY OF FARMINGTON HILLS FIRE DEPARTMENT REQUIREMENTS.

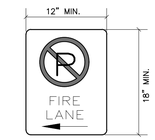
LEGAL DESCRIPTION - PER RECORD

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43, PAGE 59, OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE DUE WEST, 123.50 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET WIDE); THENCE DUE NORTH, 200.00 FEET; THENCE DUE EAST, 123.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO THE POINT OF BEGINNING.

TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

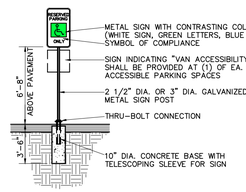


THE SYMBOL 'P' IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE BACKGROUND AND BLACK BORDER.

THE SUPPLEMENTAL EDUCATIONAL PLAQUE NO PARKING, WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.

CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.

FIRE LANE SIGN DETAIL



BARRIER FREE PARKING SIGN DETAIL
N.T.S.
Provide (1) for each accessible parking space

SITE DATA

SITE AREA
GROSS/NET: 24,700 SFT. OR 0.567 ACRES

ZONING
EXISTING: B4 (PLANNED GENERAL BUSINESS DISTRICT)

PARKING
REQUIRED: 1 SPACE/ 30 SFT. OF USABLE BUILDING AREA
4,123.93 X .80 = 3,299.14 SFT.
4,123.93/ 30 SFT. = 110 SPACES
1 SPACE/ 75 SFT. OF PATIO AREA
480/ 75 = 7 SPACES
TOTAL PARKING REQUIRED = 117 SPACES

PROVIDED: 18 SPACES PROVIDED INCLUDING 2 BARRIER FREE SPACES

SITE AREA	24,700.00 SFT.	100.0%
BUILDING FOOTPRINT	4,123.93 SFT.	16.7%
PARKING & DRIVES	15,829.04 SFT.	64.1%
OPEN SPACE	4,747.03 SFT.	19.2%

BUILDING HEIGHT: 50' MAXIMUM/ 3 STORIES

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	120'(SOUTH)	44.7'(SOUTH)
SIDE:	10'(WEST),10'(EAST)	29.8'(WEST),38.2'(EAST)
REAR:	20'(NORTH)	67.5'(NORTH)

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE — EXISTING SANITARY SEWER
SAN. CLEAN OUT
HYDRANT — GATE VALVE — EXISTING WATERMAIN
MANHOLE CATCH BASIN — EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
UTILITY POLE — GUY POLE — GUY WIRE — EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
C.O. — MANHOLE — PR. SANITARY SEWER
HYDRANT — GATE VALVE — PR. WATER MAIN
INLET — C.B. — MANHOLE — PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
ALLEN J. EIZEMBER
ENGINEER NO. 6201314145
LICENSED PROFESSIONAL ENGINEER

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4 of Section 10 T.1N., R.9E. City of Farmington Hills, Oakland County, Michigan

SHEET
Dimensional Site Plan

Know what's below Call before you dig.

DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW
10-14-25	REVISED PER CITY-PC COMMENTS
10-28-25	PC SUBMITTAL
12-10-25	REVISED PER CITY PC MEETING

DRAWN BY: J. Lawrey
DESIGNED BY: A. Eizember
APPROVED BY: A. Eizember
DATE: May 16, 2025
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. E859-09
SHEET NO. SP02.1

\\Royal Oak Jobs — Pro (500)\2000-FILES\E859-09\Office\Site Plan\E859-09_ST.dwg 12/10/2025 8:32 AM

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR–ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE HMA, 4E ML;
SURFACE COURSE – MDOT BITUMINOUS MIXTURE HMA, 5E ML;
BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD;

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB–BASE SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

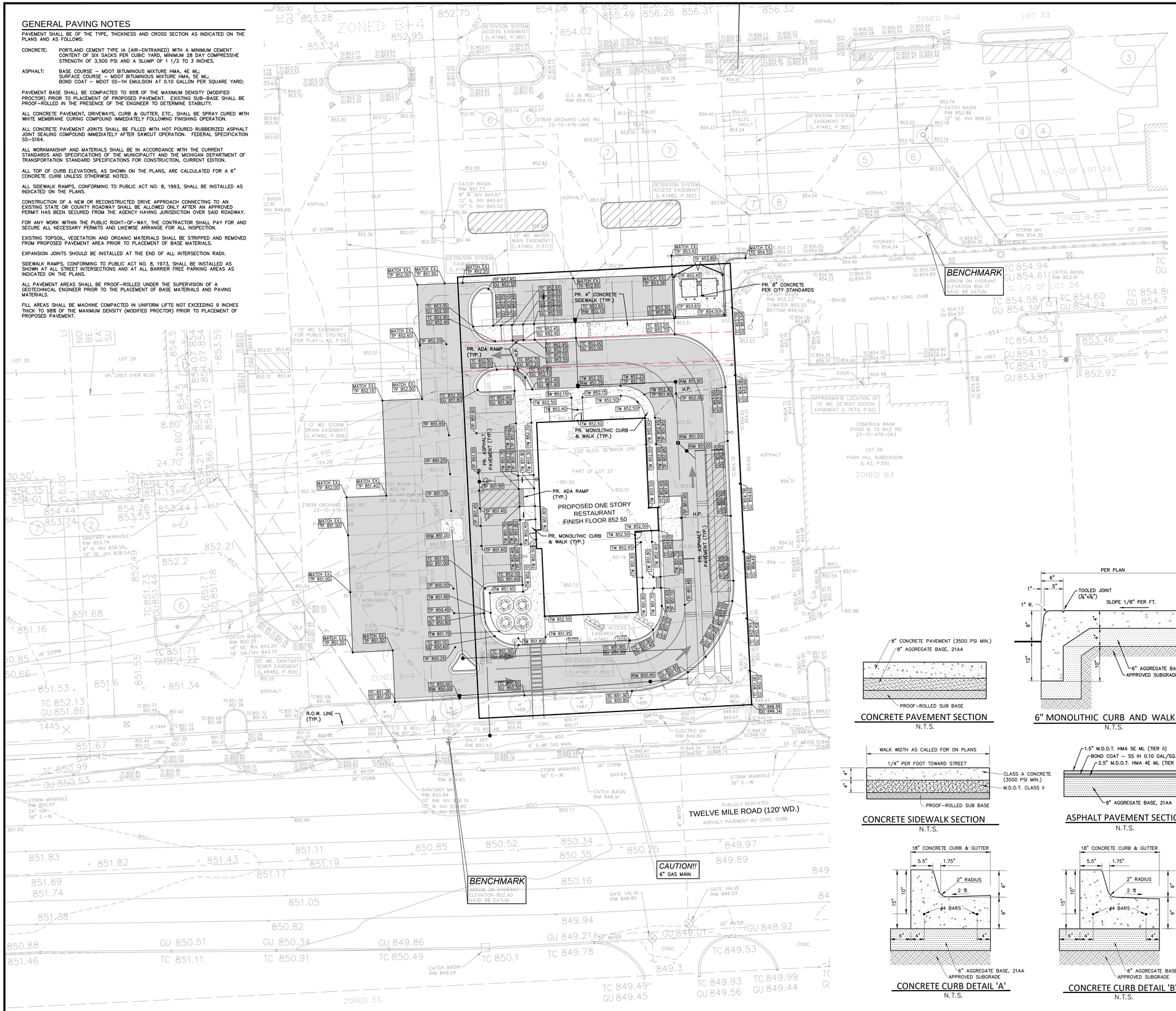
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

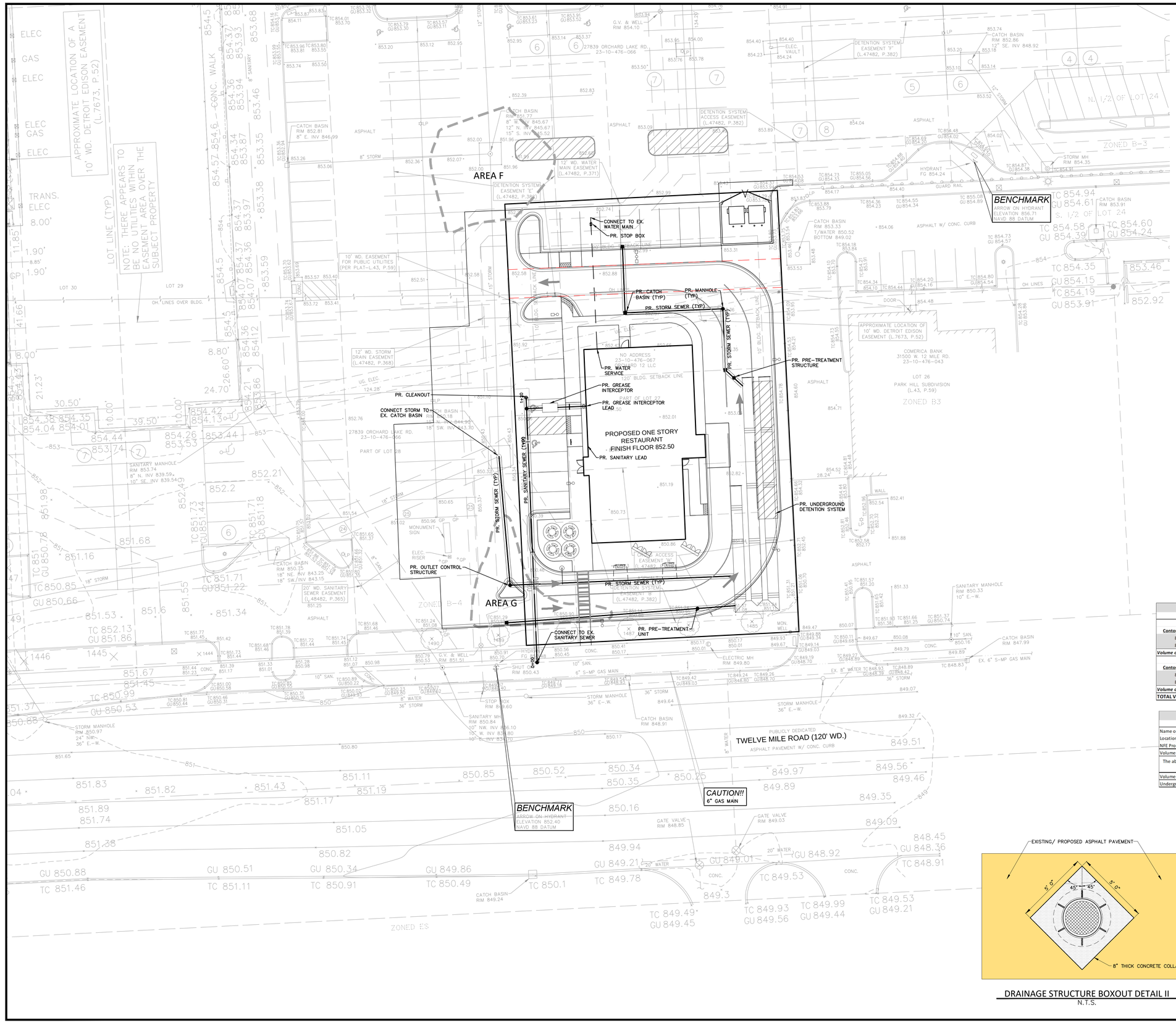
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

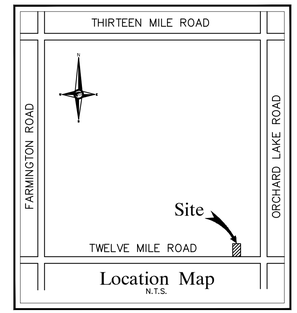
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

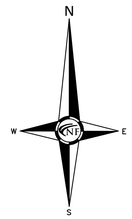
ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.


PROPOSED ONE STORY RESTAURANT FINISH FLOOR 852.50
PR. 8" CONCRETE PER CITY STANDARDS
PR. 4" CONCRETE SIDEWALK (TYP.)
PR. ADA RAMP (TYP.)
PR. MONOLITHIC CURB & WALK (TYP.)
PR. ASPHALT PAVEMENT (TYP.)
BENCHMARK
ARROW ON HYDRANT
ELEVATION 852.40
NAVD 88 DATUM
CAUTION!!
6" GAS MAIN
TWELVE MILE ROAD (120' WD.)
PUBLICLY DEDICATED
ASPHALT PAVEMENT W/ CONC. CURB
R.O.W. LINE (TYP.)
120' BLDG. SETBACK LINE
PART OF LOT 27
27839 ORCHARD LAKE RD. 23–10–476–066
DETENTION SYSTEM ACCESS EASEMENT (L.47482, P.382)
12' WD. WATER MAIN EASEMENT (L.47482, P.371)
10' WD. EASEMENT FOR PUBLIC UTILITIES (PER PLAT–L.43, P.59)
12' WD. STORM DRAIN EASEMENT (L.47482, P.368)
20' WD. SANITARY SEWER EASEMENT (L.48482, P.365)
APPROXIMATE LOCATION OF 10' WD. DETROIT EDISON EASEMENT (L.7673, P.52)
COMERICA BANK 31500 W. 12 MILE RD. 23–10–476–043
LOT 26 PARK HILL SUBDIVISION (L.43, P.59)
ZONED B–4
ZONED B–3
ZONED B3
ZONED ES
ASPHALT
LOT 29
LOT 30
LOT 23
N. 1/2 OF LOT 24
S. 1/2 OF LOT 24
CATCH BASIN RIM 851.77 8" W. INV 845.67 12" N. INV 845.67 15" S. INV 845.52
CATCH BASIN RIM 852.86 12" SE. INV 848.92
CATCH BASIN RIM 853.33 T/WATER 850.52 BOTTOM 849.02
STORM MH RIM 854.35
SANITARY MANHOLE RIM 853.74 8" N. INV 839.59 10" SE. INV 839.54
MONUMENT SIGN
ELEC. VAULT
HYDRANT FG 854.24
GUARD RAIL
ASPHALT W/ CONC. CURB
OH LINES OVER BLDG.
OH LINES
DOOR
H.P.
G.V. & WELL RIM 854.10
G.V. & WELL RIM 851.51
SHUT OFF RIM 850.43
STORM MANHOLE RIM 850.97 24" NW. 36" E.–W.
STORM MANHOLE 36" E.–W.
STORM MH RIM 850.84 10" NW. INV 836.10 10" W. INV 836.00 10" E. INV 834.70
CATCH BASIN RIM 848.91
CATCH BASIN RIM 849.24
SANITARY MH RIM 850.84
STOP BOX RIM 849.60
ELECTRIC MH RIM 849.80
6" S–MP GAS MAIN
6" WATER
8" WATER
20" WATER
GATE VALVE RIM 848.85
GATE VALVE RIM 849.03
CONCRETE
MATCH EX. TP 852.00
MATCH EX. TP 851.95
MATCH EX. TP 853.42
MATCH EX. TP 853.80
MATCH EX. TP 853.38
MATCH EX. TP 852.85
MATCH EX. TP 852.60
MATCH EX. TP 852.10
MATCH EX. TP 852.00
MATCH EX. TP 851.50
MATCH EX. TP 851.40
MATCH EX. TP 851.00
MATCH EX. TP 850.20
MATCH EX. TTC 854.55
TP 852.25
TP 851.45
TP 851.25
TP 851.10
TP 851.60
TP 850.50
TP 851.80
TP 850.40
TP 851.70
TP 851.10
TP 850.25
TP 853.65
TP 854.00
RIM 851.90
RIM 851.65
RIM 851.50
RIM 850.95
RIM 850.00
TW 852.50
TW 852.45
TW 851.95
TW 851.80
TW 851.70
TW 852.40
TW 852.15
TW 852.25
TW 851.75
TC 852.50 GU 852.00
TC 852.45 GU 852.45
TC 852.65 GU 852.65
TC 852.55 GU 852.55
TC 853.00 GU 852.70
TC 852.40 GU 851.90
TC 852.30 GU 851.80
TC 851.50 GU 851.60
TC 851.10 GU 850.60
TC 850.50 GU 850.00
TC 851.30 GU 850.80
TC 853.20 GU 852.70
TC 853.30 GU 852.80
TC 854.50 GU 854.00
TC 854.60 GU 854.10
TC 854.70 GU 854.20
TC 854.80 GU 854.30
TC 854.90 GU 854.40
TC 855.00 GU 854.50
TC 855.10 GU 854.60
TC 855.20 GU 854.70
TC 855.30 GU 854.80
TC 855.40 GU 854.90
TC







DETENTION NOTES

ORIGINAL STORAGE (7,886 CFT) FOR DETENTION FOR PROPOSED SITE WAS INCLUDED IN AREAS F AND G OF THE PARKING LOT (SEE REFERENCE PLAN SHEET C12).

PROPOSED DETENTION MODIFIES AREAS F AND G TO A STORAGE VOLUME OF 554 CFT.

THE REMAINING 7,332 CFT IS ACCOUNTED FOR IN THE PROPOSED UNDERGROUND DETENTION SYSTEM.

PROVIDED DETENTION VOLUME CALCULATIONS - PARKING LOT

Volume of Frustum: AB = H (A + B + √ AB)/ 3

AREA F			
Contour Elevation	**Surface Area (sft)**	**Incremental Volume (cft)**	**Cumulative Volume (cft)**
851.77	4	--	0
852.30	2,219	409	409
Volume of Proposed Area F:			***409***
AREA G			
Contour Elevation	**Surface Area (sft)**	**Incremental Volume (cft)**	**Cumulative Volume (cft)**
850.18	4	--	0
850.50	1,288	145	145
Volume of Proposed Area G:			***145***
TOTAL VOLUME PROVIDED (cft)			**554**

REQUIRED DETENTION VOLUME CALCULATIONS

100 Year Post-Development Detention Volume

Name of Project:	**Culvers**
Location of Project:	**Farmington Hills, MI**
NFE Project No.:	**E859-09**
Volume Required (Parking areas F and G - Original Design):	**7886** *cft*
The above volume is to be replaced with a combination of revised parking lot storage and supplemental underground detention system.	
Volume Provided in Parking Lot (modified areas F and G):	554 *cft*
Underground Detention Volume Required:	**7,332** *cft*

DRAINAGE STRUCTURE BOXOUT DETAIL II
N.T.S.

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- HYDRANT, GATE VALVE — EXISTING WATER MAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE — PR. SANITARY SEWER
- HYDRANT, GATE VALVE — PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- SAND BACKFILL (95 % DENSITY)
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
ALLEN J. EIZEMBER
ENGINEER NO. 6201314145
LICENSED PROFESSIONAL ENGINEER

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Priliminary Utility Plan

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

DATE ISSUED/REVISED
06-09-25 ISSUED FOR SITE PLAN REVIEW
10-14-25 REVISED PER CITY-PC COMMENTS
10-28-25 PC SUBMITTAL
12-10-25 REVISED PER CITY PC MEETING

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
A. Eizember
DATE:
May 16, 2025
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. E859-09
SHEET NO. SP04

\Royal Oak Jobs – Pre (500)\2000-FILES\E859-09\Plan\Site Plans\E859-09_UTL.dwg 12/10/2025 8:33 AM

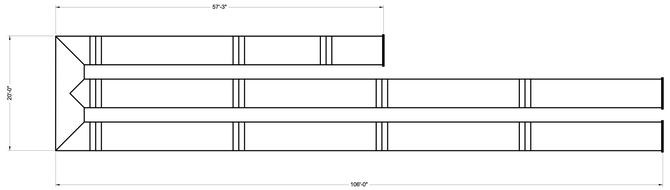
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 274 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 7,332 CF
- PIPE STORAGE VOLUME = 5,385 CF
- BACKFILL STORAGE VOLUME = 1,949 CF
- TOTAL STORAGE PROVIDED = 7,333 CF
- STONE VOID = 30%

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"



NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYOOS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 10'

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DATE	REVISION DESCRIPTION	BY

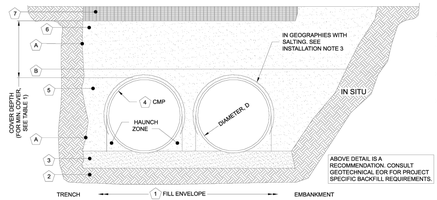
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CONTECH CMP DETENTION SYSTEMS

CONTECH DYOOS DRAWING

DYO77199 Culvers - Farmington Hills
CMP - Xfil (5ft dia)
West Chester, OH
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
55780	77199	6/4/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
8'-10"	12"	1 1/2" x 1/4"
12'-48"	12"	2 2/3" x 1/2"
>48'-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

INSTALLATION NOTES
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: xFiltration

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.50 × 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.00 PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"-6" MINIMUM STONE DEPTH ROUGHLY SHAPPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPARATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4		CORRUGATED METAL PIPE		
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER ASSHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION. **	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72", FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS

CONTECH DYOOS DRAWING

DYO77199 Culvers - Farmington Hills
CMP - Xfil (5ft dia)
West Chester, OH
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
55780	77199	6/4/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

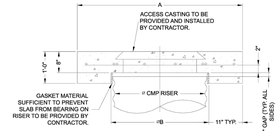
APPLICABLE COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

APPLICABLE HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

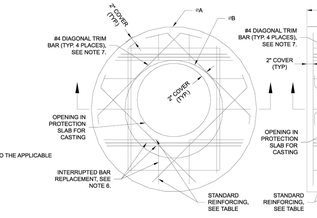
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.



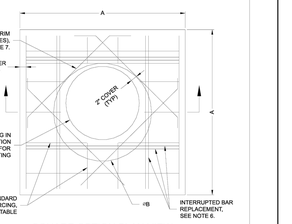
SECTION VIEW

REINFORCING TABLE				
CMP RISER	A	B	REINFORCING	**BEARING PRESSURE (PSF)
24"	4" 4"X4"	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	4"-6" 4"-6" X 4"-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	6" 6" X 5"	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	5"-6" 5"-6" X 5"-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	6" 6" X 6"	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

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CONTECH CMP DETENTION SYSTEMS

CONTECH DYOOS DRAWING

DYO77199 Culvers - Farmington Hills
CMP - Xfil (5ft dia)
West Chester, OH
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
55780	77199	6/4/2025
DESIGNED: DYO	DRAWN: DYO	
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SHEET NO.:	1	

CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE GRADE WITH COMPACTABLE STRUCTURAL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT, ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

GEOMEMBRANE BARRIER

THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.

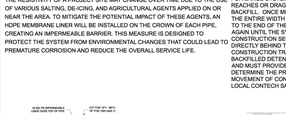
IN-SITU TRENCH WALL

IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHIELD AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.

BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

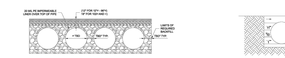


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

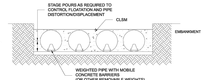


IF ASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES A ROW FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILED ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE AN INCLINED LOADING ACROSS ALL BARRELS TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

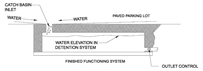


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

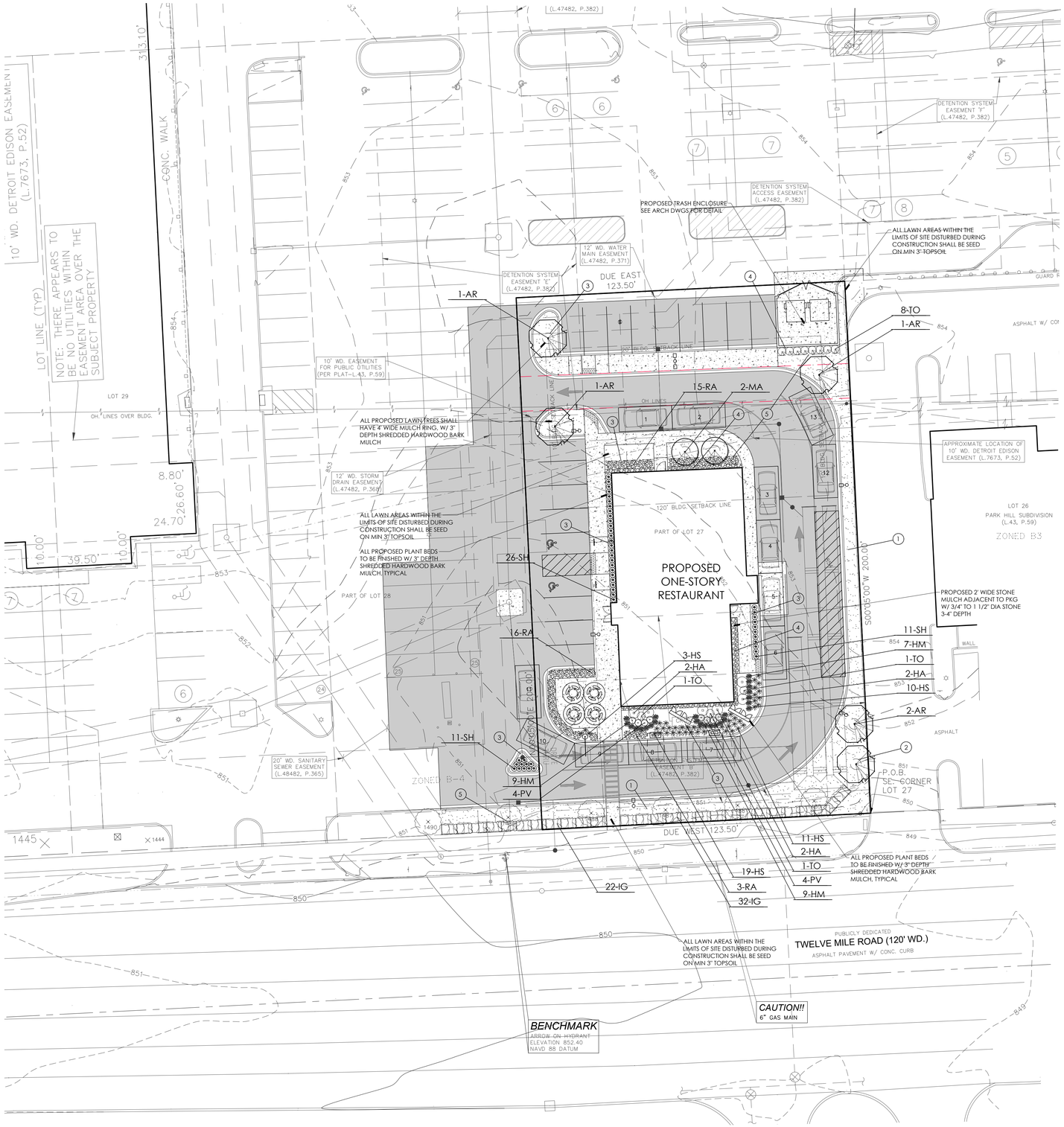
MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTINGS/E-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDE



GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 COMPOSTED MANURE (DAIRY DOO OR EQUAL), MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DISTURBED DURING CONSTRUCTION ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS, EQUAL OR GREATER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

KEY LEGEND

1. TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
2. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
5. 3/16" X 4" BLACK STEEL EDGING, STAKED PER MANUFACTURER

GENERAL SEED NOTE:

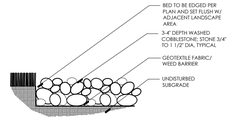
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE SLIT-SEEDED, OR DROP-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 4-6 LBS PER 1,000 S.F.
MIX IS COMPRISED OF
- 40% KENTUCKY BLUEGRASS
- 20% PERENNIAL RYE GRASS
- 20% CREEPING RED FESCUE
- 20% CHEWINGS FESCUE

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.



COBBLESTONE MULCH DETAIL
NTS

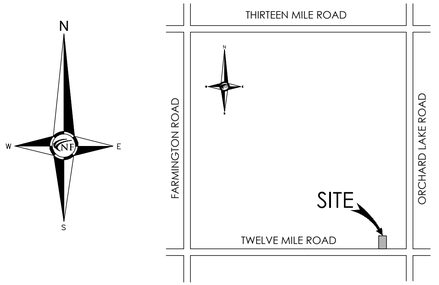
PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	5	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MA	2	Malus 'Adirondack' Adirondack Crabapple	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
HA	6	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	30" HT	SEE PLAN	B&B	WELL-ROOTED
IG	54	Ilex glabra 'Gem Box' Gem Box Holly	30" HT	30" OC	B&B	WELL-ROOTED
RA	34	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	24" HT	30" OC	B&B	WELL-ROOTED
TO	11	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' HT	3' OC	B&B	WELL-ROOTED
GROUNDCOVERS/PERENNIALS						
HM	25	Hakonechloa macra Japanese Forest Grass	2 GAL	24" OC	CONT	WELL-ROOTED
HS	46	Hemerocallis 'Stella D'Oro' Stella D' Oro Daylily	2 GAL	24" OC	CONT	WELL-ROOTED
PV	8	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	WELL-ROOTED
SH	48	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	2 GAL	18" OC	CONT	WELL-ROOTED

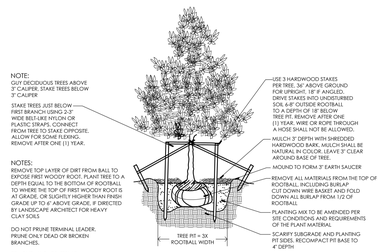
LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: B-4, PLANNED GENERAL BUSINESS DISTRICT
EXISTING SITE AREA: 24,700 S.F. OR 0.567 ACRES

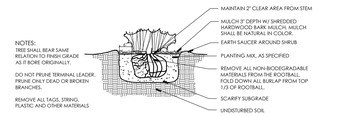
SITE LANDSCAPE
1 TREE PER 2,800 S.F. OF PAVED SURFACE
REQUIRED: 12,879.40 L.F. / 2,800 S.F. = 4.59 OR 5 TREES REQUIRED
PROVIDED: 5 TREES



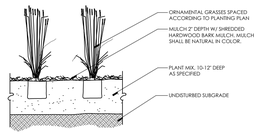
LOCATION MAP
N.T.S.



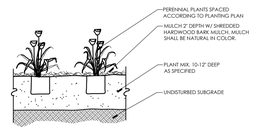
DECIDUOUS TREE PLANTING DETAIL
NTS



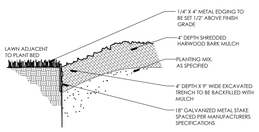
HEDGE PLANTING DETAIL
NTS



ORNAMENTAL GRASS PLANTING DETAIL
NTS



PERENNIAL PLANTING DETAIL
NTS



METAL EDGING DETAIL
NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4 of Section 10 T.1N., R.9E. City of Farmington Hills, Oakland County, Michigan

SHEET
Landscape Plan

811 Know what's below Call before you dig.

REVISIONS
2025/10/28 PC SUBMITTAL
2025/12/01 REVISED PER CITY

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

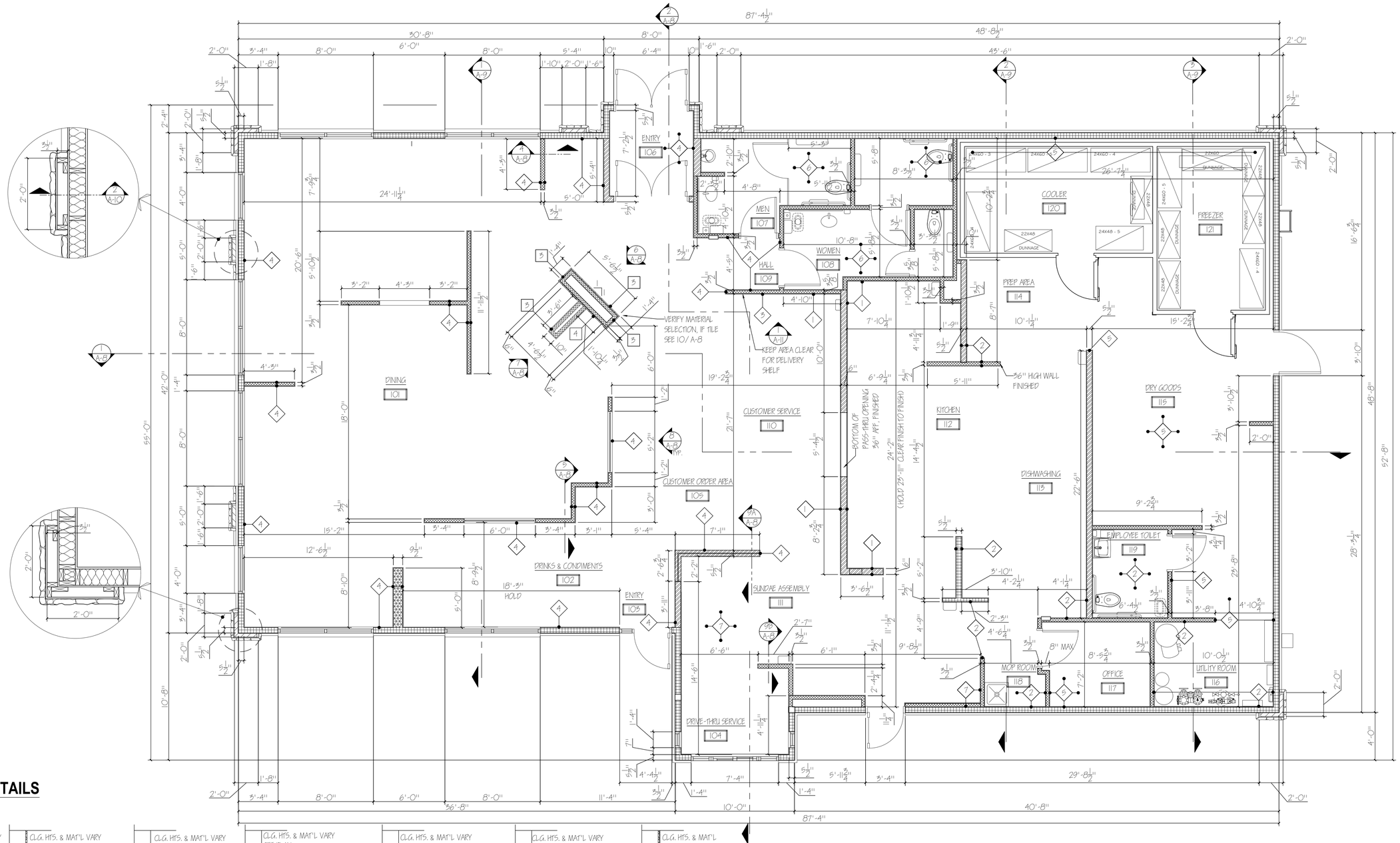
APPROVED BY:
G. Ostrowski

DATE:
May 12, 2025

SCALE: 1" = 20'
20 10 0 10 20 30

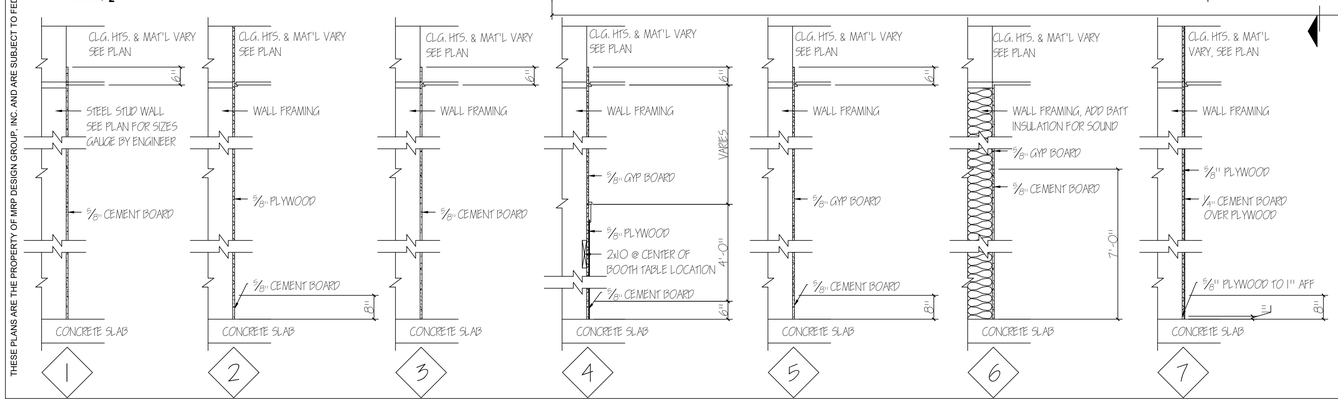
NFE JOB NO. E859-09
SHEET NO. L1

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WALL TYPE DETAILS

SCALE: ½" = 1'-0"



WALL TYPE

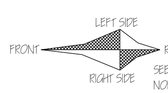
- EXTERIOR 2X6" STUD WALL
- INTERIOR 2X6" STUD WALL
- INTERIOR 2X4" STUD WALL
- INTERIOR 2X10" STUD WALL

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL INTERIOR GYPSUM TO RECEIVE PAINT OR VWC SHOULD BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH.

DIMENSIONED FLOOR PLAN

SCALE: ¼" = 1'-0" 4,075 SQUARE FEET



SEE SITE PLAN FOR NORTH ORIENTATION

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:

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Kennesaw, Georgia 30144
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F. 770-917-9470
www.mrpdesign.com

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION

DRAWN BY: JB

CHK'D BY: TM

PROJECT DESCRIPTION:

NEW CONSTRUCTION OF A CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE ¼ OF SECTION 10 T.1N., R.9E.
CITY OF FARMINGTON HILLS, MI

PARCEL ID:
#22-23-10-476-067

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980

MIR. METRO M

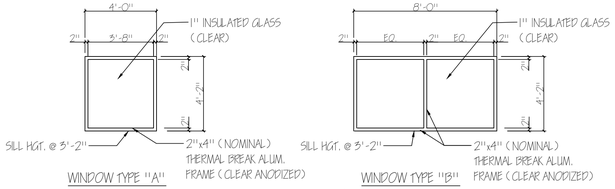
SHEET TITLE:

DIMENSIONED FLOOR PLAN

PROJECT NO: 25034

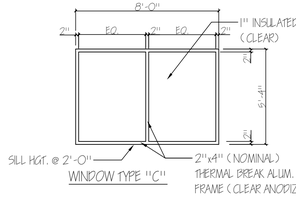
A-1.0

WINDOW TYPES

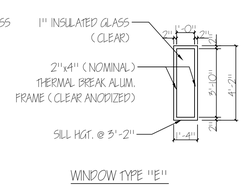


WINDOW TYPE "A"

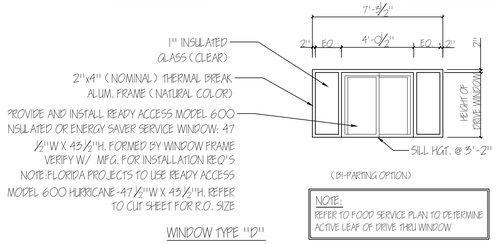
WINDOW TYPE "B"



WINDOW TYPE "C"

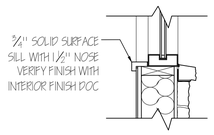


WINDOW TYPE "E"

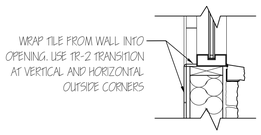


WINDOW TYPE "D"

NOTE:
REFER TO FOOD SERVICE PLAN TO DETERMINE ACTIVE LEAF OF DRIVE THRU WINDOW



SILL TYPE 1
TO BE USED WITH WINDOW TYPES A,B & C



SILL TYPE 2
TO BE USED WITH WINDOW TYPES D & E

DOOR SCHEDULE

DOOR:					FRAME:		HARDWARE GROUP	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MATERIAL	TYPE		
1	2 @ 36"	84"	ALUM	A	ALUM	A	1	
2	2 @ 36"	84"	ALUM	A	ALUM	B	2	
3	36"	84"	ALUM	A	ALUM	C	3	
4	42"	84"	ALUM	B	ALUM	D	4	
5	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
6	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
7	36"	60"	HPL	E	ALUM	E, 3'-4"	6	
8	28"	60"	HPL	E	ALUM	E, 2'-8"	6	
9	36"	84"	HPL	D	ALUM	E	7	GLASS FOR DOOR PROVIDED BY GC
10	36"	84"	HPL	C	ALUM	E	8	
11	36"	84"	ALUM	A	ALUM	B, 3'-4"	3	

NOTE: SEE PROTOTYPE SHEET T-1 FOR NATIONAL ACCOUNT INFORMATION

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
1	1	2	CONT. HINGE	112HD	628	IVES
EXTERIOR DOUBLE DOOR		1	REMOVABLE MULLION	569A	628	VON DUPRIN
		2	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
		2	RIM CYLINDER	20-057	628	SCHLAGE
		2	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		2	CH STOP	1005	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN
		2	MEETING STILE	8199AA	AA	ZERO
		2	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTE 1 - PERIMETER WEATHERSTRIPPING BY DOOR/ FRAME MFG.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
2	2	2	CONT. HINGE	112HD	628	IVES
INTERIOR DOUBLE DOOR		2	PUSH/ PULL BAR (SET)	9190HD-10"-NS	630	IVES
		2	CH STOP	1005	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
3	3,11	1	CONT. HINGE	112HD	628	IVES
SECONDARY ENTRY & RUNNER DOOR		1	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
		1	RIM CYLINDER	20-057	628	SCHLAGE
		1	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		1	CH STOP	1005	630	GLYNN
		1	SURFACE CLOSER	4111 EDA	689	LCN
		1	MOUNTING PLATE	4110-18	689	LCN
		1	BLADE STOP SPACER	4110-61	689	LCN
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTE - PERIMETER WEATHERSTRIPPING BY DOOR/ FRAME MFG.

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR 8310-895T AND REMOVE (1) SURFACE CLOSER,(1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
4	4	1	CONT. HINGE	224HD	628	IVES
REAR EXTERIOR DOOR		1	RIM CYLINDER	20-057	628	SCHLAGE
		1	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		1	PUSH BAR	35A	320	VON DUP
		1	LOCK GUARD	LG12	630	IVES
		1	SURFACE CLOSER	4111 SHCUSH	689	LCN
		1	GASKETING	429A	A	ZERO
		1	DOOR SWEEP	328AA	AA	ZERO
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	65A-MSLA-10	A	ZERO
		1	RAIN DRIP	142A	A	ZERO

*NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER. KICK PLATES BOTH SIDES.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
5	5,6	3	HINGE		MARLITE
PUBLIC RR DOOR		1	PUSHPLATE	#53 x US32D	BURNS
		1	PULLPLATE	#5325B x US32D	BURNS
		1	SURFACE CLOSER	4011	LCN
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	3211T-US32D	DCI
		1	ARM PULL	MPN 6981I	NEMCO

*NOTE - ARM PULL IS OPTIONAL. VERIFY WITH FRANCHISEE.

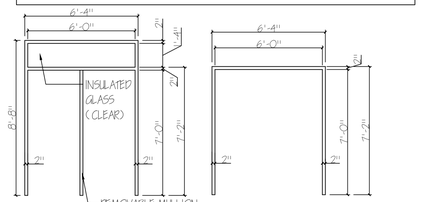
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
6	7,8	2	HINGE		MARLITE
RR STALL DOOR		1	SPRING HINGE	SATIN 1502 SPRING 4.5x4	MCKINNEY
		1	PRIVACY LOCK	QCL 240.M.626.SA.4785.SC.6	STANLEY
		1	WALL STOP	3211T-US32D	DCI

*NOTE5: INSTALL SPRING HINGE TO HOLD DOOR SLIGHTLY OPEN.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
7	9	3	HINGE		MARLITE
OFFICE DOOR		1	STOREROOM LOCK	QCL 270.M.626.SA.4785.SC.KD	STANLEY
		1	WALL STOP	3211T-US32D	DCI

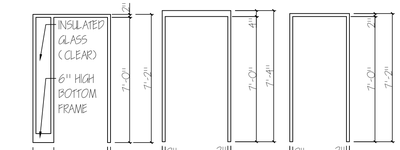
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
8	10	3	HINGE		MARLITE
EMP RR DOOR		1	PRIVACY LOCK	QCL 240.M.626.SA.4785.SC.6	STANLEY
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	3211T-US32D	DCI

FRAME TYPES



FRAME "A"
2" NOMINAL THERMAL BREAK FRAME CLEAR ANODIZED ALUMINUM FINISH

FRAME "B"
2" NOMINAL THERMAL BREAK FRAME CLEAR ANODIZED ALUMINUM FINISH



FRAME "C"
2" NOMINAL THERMAL BREAK FRAME CLEAR ANODIZED ALUMINUM FINISH

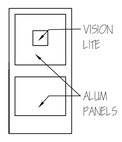
FRAME "D"
2" NOMINAL THERMAL BREAK FRAME CLEAR ANODIZED ALUMINUM FINISH

FRAME "E"
MARLITE SATIN ALUM FRAME - 500 SERIES W/ HINGES

DOOR TYPES



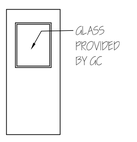
TYPE "A"
36" x 84" CLEAR ANODIZED ALUMINUM FINISH, ⅜" TEMPERED INSULATING GLASS PAIR @ DOOR 1, SINGLE LEAF @ DOOR 2



TYPE "B"
42" x 84" INSULATED CLEAR ANODIZED ALUM DOOR W/ 10"x10" VISION LITE AND INTERNAL PRIVACY FLAP BY STOREFRONT SUPPLIER



TYPE "C"
MARLITE 36" x 84" HIGH PRESSURE LAMINATE (HPL) DOOR FACED W/ WILSONART WA 10-776-60 KENSINGTON MAPLE



TYPE "D"
MARLITE 36" x 84" HIGH PRESSURE LAMINATE (HPL) DOOR FACED W/ WILSONART WA 10-776-60 KENSINGTON MAPLE W/ TEMPERED CLEAR GLASS LITE



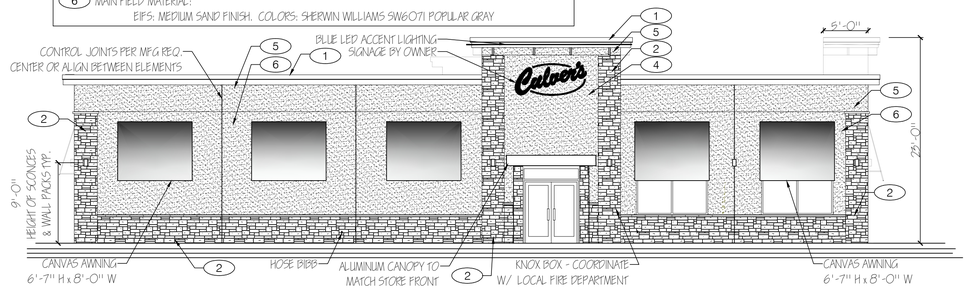
TYPE "E"
MARLITE 36" x 60" HIGH PRESSURE LAMINATE (HPL) DOOR FACED W/ WILSONART WA 10-776-60 KENSINGTON MAPLE

GENERAL NOTES:
1. DO NOT DRYSTACK CULTURED STONE

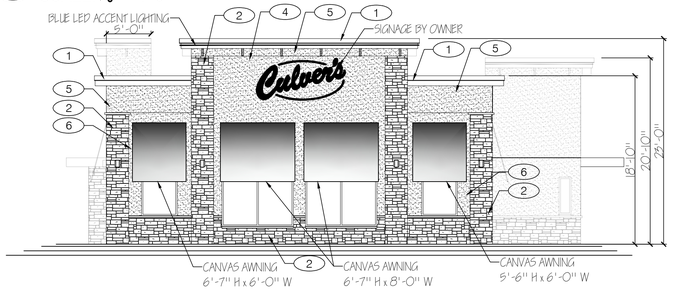
MATERIAL OPTIONS:
1. METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
   - EXCEPTIONAL METALS, COLOR: HARBOR BLUE
   - (RUNNER CANOPY ALTERNATIVE COLOR- POWDER COAT RAL 5001 GREEN BLUE)
2. STONE:
   - ENVIRONMENTAL STONEWORKS, STYLE: TUSCAN LEDGE, COLOR: ASPEN NICKEL CREEK
3. SILL & ACCESSORIES:
   - COORDINATE PRODUCT WITH MFG., MATCH COLOR TO ASPEN NICKEL CREEK, FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES
4. TOWERS AND DRIVE-THRU PUMP OUT:
   EIFS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7038 TONY TAUPE
5. HORIZONTAL ACCENT BAND:
   EIFS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
6. MAIN FIELD MATERIAL:
   EIFS: MEDIUM SAND FINISH. COLORS: SHERWIN WILLIAMS SW6071 POPULAR GRAY

STANDARD PROTOTYPE AWNINGS
(OWNER SUPPLIED / VENDOR INSTALLED)
QUANTITIES:
10 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 6'-7 H x 6'-0" W x 2'-0" D
12 - TOTAL
AWNING COLOR SPECIFICATIONS:
- BARABOO TENDT & AWNING, CANVAS COLOR: SUNBRELLA ROYAL BLUE TWEED 4617 STRAIGHT PROFILE

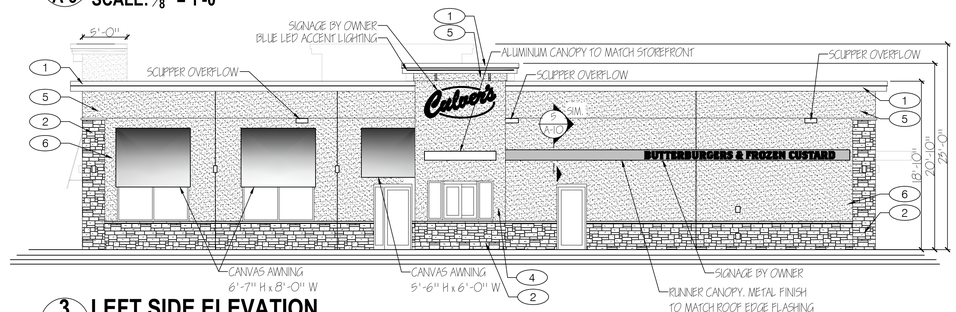
SCONCE LIGHTING (CORNER & ENTRY) :
- LITHONIA LIGHTING, OLL-WU LED P1 40K 120 DDB, COLOR: DARK BRONZE (SUB OLL-WD FOR DOWN LIGHT ONLY OPTION FOR DARK SKY COMPLIANCE)



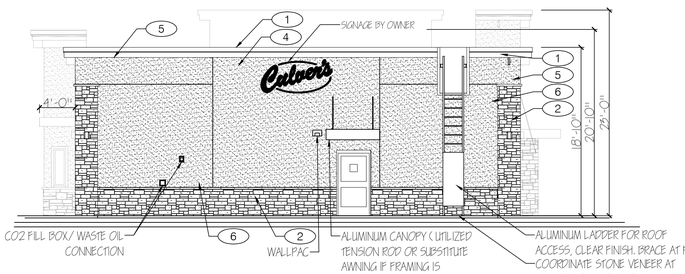
1 RIGHT SIDE ELEVATION
A-3 SCALE: ⅛" = 1'-0"



2 FRONT ELEVATION
A-3 SCALE: ⅛" = 1'-0"



3 LEFT SIDE ELEVATION
A-3 SCALE: ⅛" = 1'-0"



4 REAR ELEVATION
A-3 SCALE: ⅛" = 1'-0"

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:

MRP DESIGN GROUP
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Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION

DRAWN BY: JB

CHK'D BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE ¼ OF SECTION 10 T.1N., R.9E
CITY OF FARMINGTON HILLS, MI

PARCEL ID:
#22-23-10-476-067

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980

MIR. METRO M

SHEET TITLE:

EXTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULE

PROJECT NO: 25034

A-3.0

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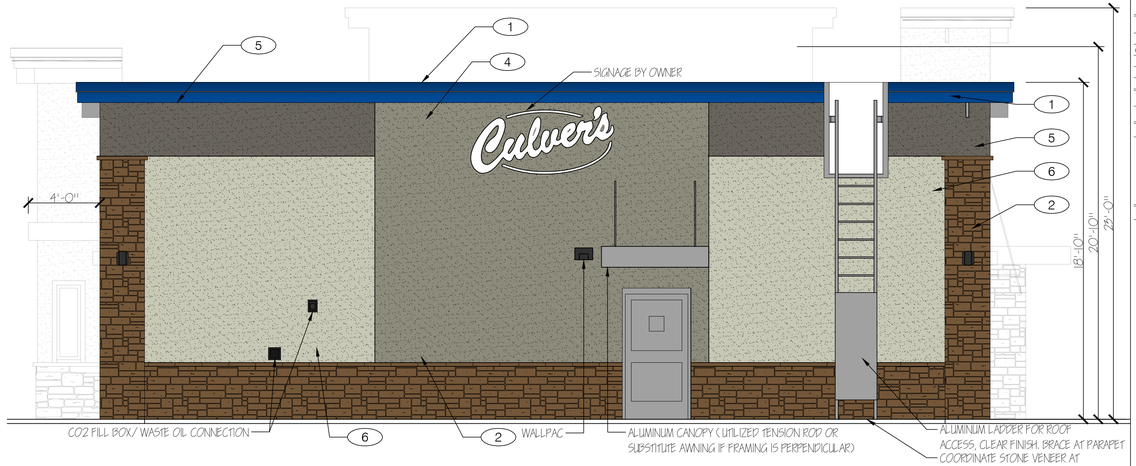
RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



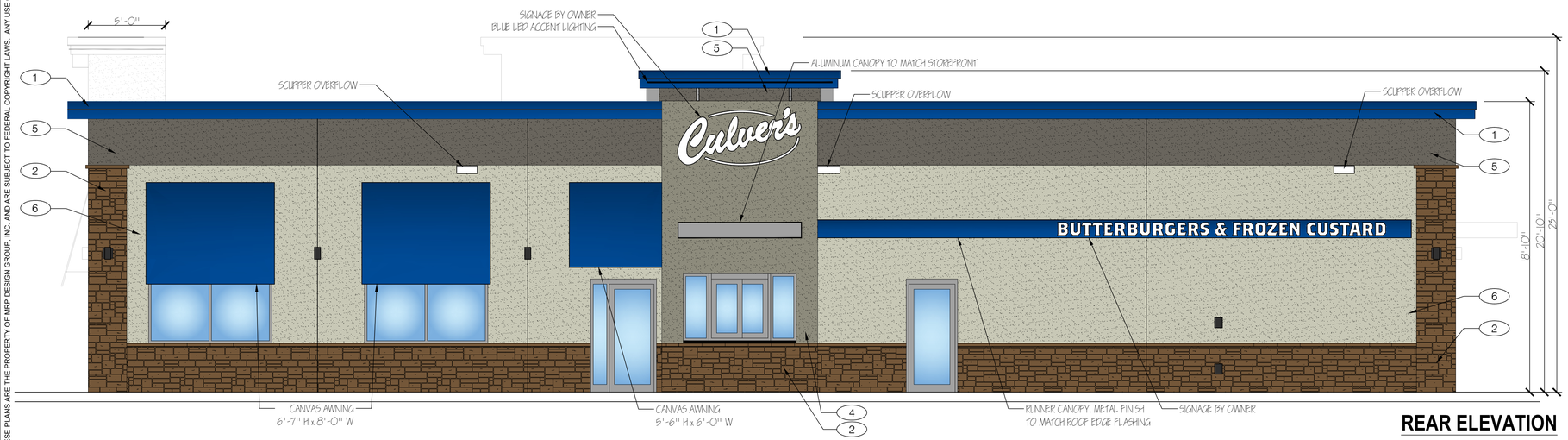
FRONT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



REAR ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

GENERAL NOTES:
1. DO NOT DRYSTACK CULTURED STONE

MATERIAL OPTIONS:

1. METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
   - EXCEPTIONAL METALS, COLOR: HARBOR BLUE
   - (RUNNER CANOPY ALTERNATIVE COLOR- POWDER COAT RAL 5001 GREEN BLUE)
2. STONE:
   - ENVIRONMENTAL STONEWORKS, STYLE: TUSCAN LEDGE, COLOR: ASPEN NICKEL CREEK
3. SILL & ACCESSORIES:
   - COORDINATE PRODUCT WITH MFG., MATCH COLOR TO ASPEN NICKEL CREEK, FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES
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5. HORIZONTAL ACCENT BAND:
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6. MAIN FIELD MATERIAL:
   EIFS: MEDIUM SAND FINISH. COLORS: SHERWIN WILLIAMS SW6071 POPULAR GRAY

STANDARD PROTOTYPE AWNINGS
(OWNER SUPPLIED / VENDOR INSTALLED)
QUANTITIES:
10 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 6'-7 H x 6'-0" W x 2'-0" D
12 - TOTAL
AWNING COLOR SPECIFICATIONS:
- BARABOO TEND & AWNING, CANVAS COLOR: SUNBRELLA ROYAL BLUE TWEED 4617 STRAIGHT PROFILE

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ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

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ELLIJAY, GEORGIA 30540

SEAL:

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www.mrpdesign.com

BUILDING PERMIT DRAWING SET

ISSUES / REVISIONS:

DATE	DESCRIPTION
07.15.25	ISSUED FOR PERMIT

DRAWN BY: JB

CHK'D BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE ¼ OF SECTION 10 T.1N, R.9E
CITY OF FARMINGTON HILLS, MI

PARCEL ID:
#22-23-10-476-067

Culver Franchising System, Inc.
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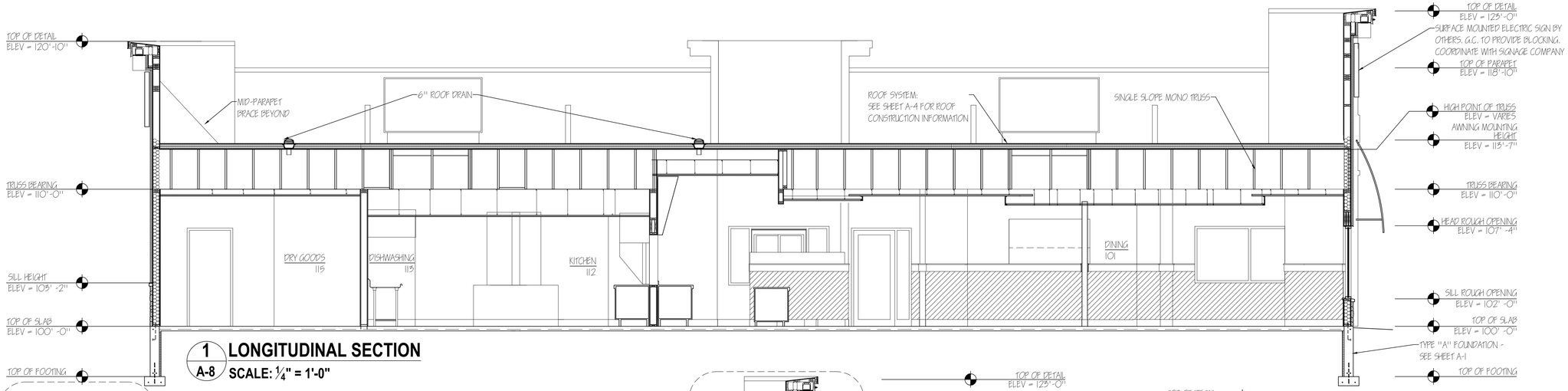
MIR. METRO M

SHEET TITLE:

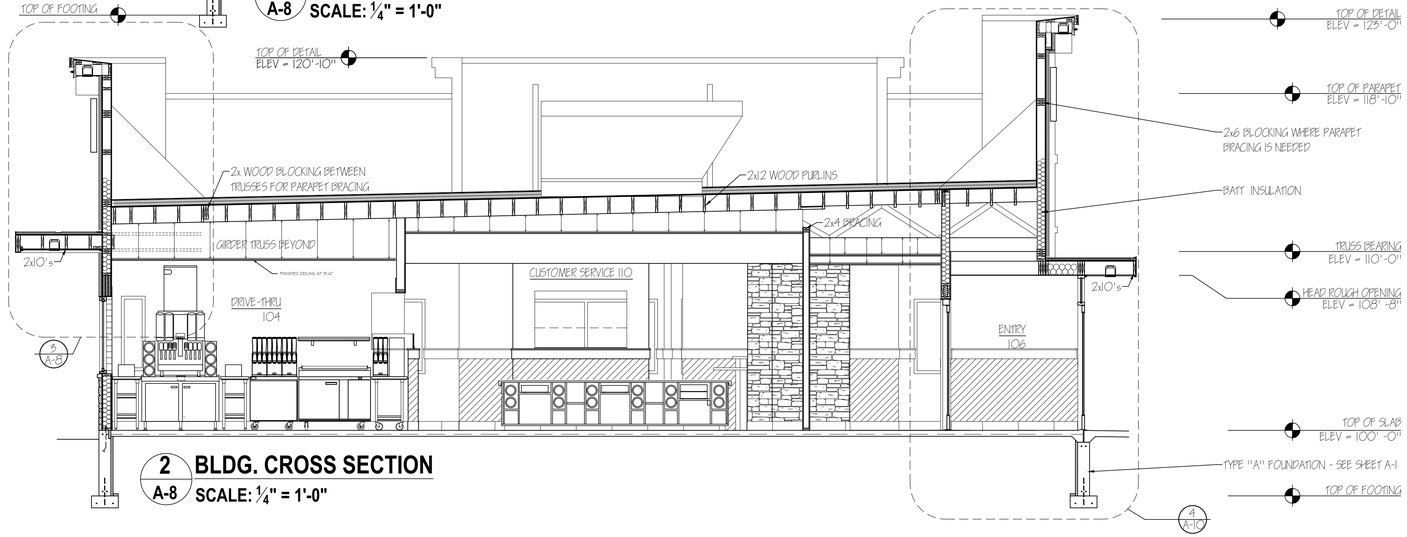
EXTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULE

PROJECT NO: 25034

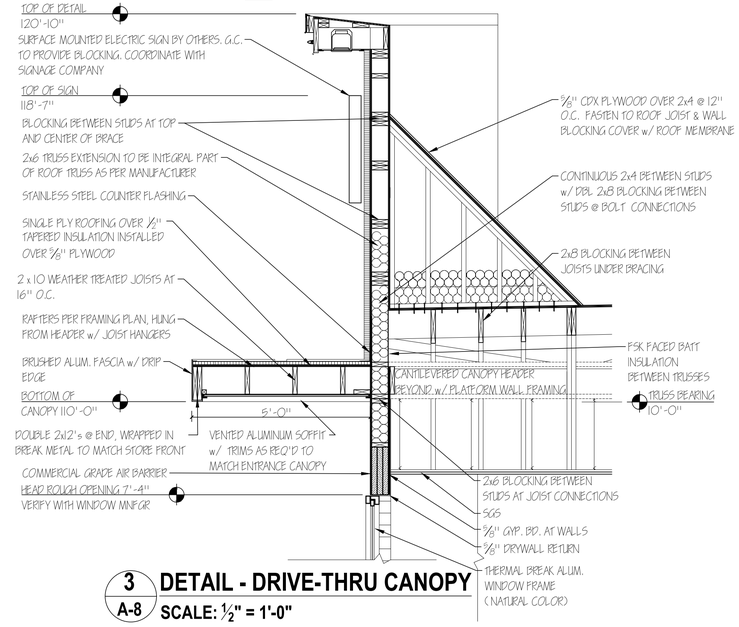
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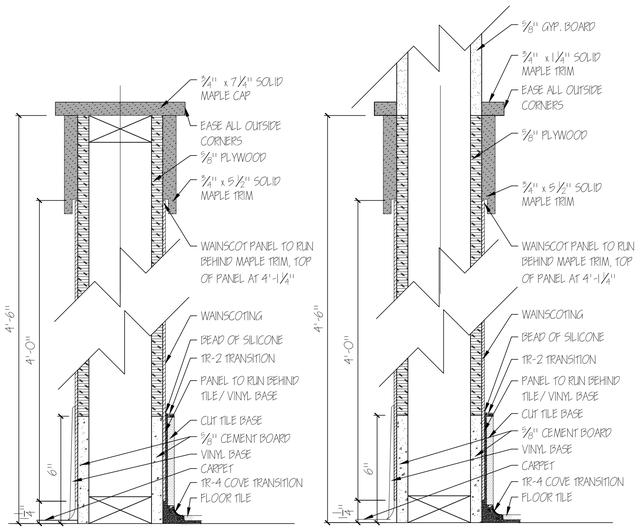
1 A-8 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



2 A-8 BLDG. CROSS SECTION
SCALE: 1/4" = 1'-0"

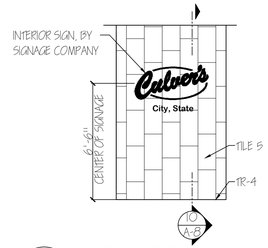


3 A-8 DETAIL - DRIVE-THRU CANOPY
SCALE: 1/2" = 1'-0"

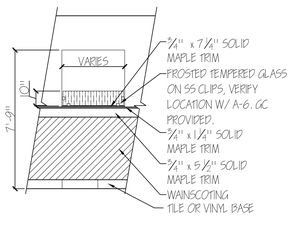


4 A-8 DETAIL - HALF WALL
SCALE: 3" = 1'-0"

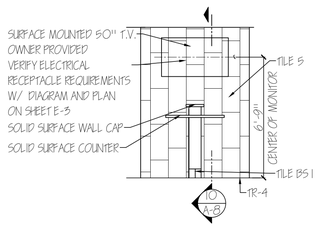
5 A-8 DETAIL - FULL WALL
SCALE: 3" = 1'-0"



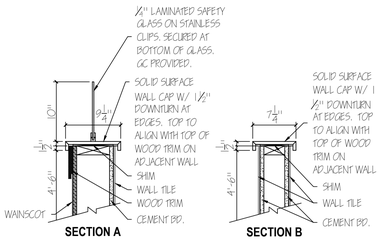
6 A-8 ELEV. - FEATURE WALL
SCALE: 1/4" = 1'-0"



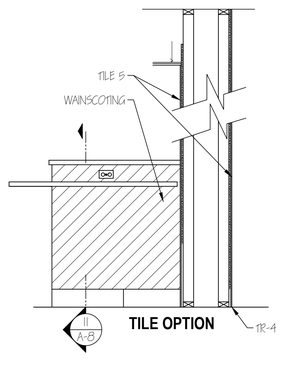
8 A-8 ELEV. - DECO GLASS
SCALE: 1/4" = 1'-0"



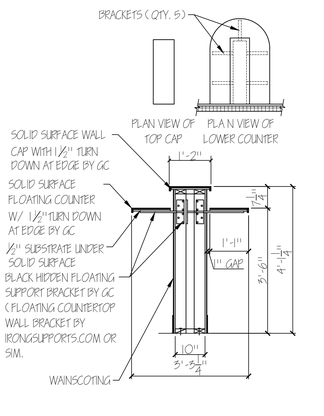
7 A-8 ELEV. - DINING
SCALE: 1/4" = 1'-0"



9 A-8 SECT. - CAP
SCALE: 1" = 1'-0"



10 A-8 SECT. - FEATURE WALL
SCALE: 1/2" = 1'-0"



11 A-8 SECT. - TO-GO
SCALE: 1/2" = 1'-0"

MAPLE TRIM PACKAGE:

DESCRIPTION	SIZE
FULL WALL TOP CAP	3/4" X 7 1/4"
HALF WALL & PUNCHED OPENING TOP CAP	3/4" X 7 1/4"
WAINSCOTING CAP	3/4" X 5 1/2"

WAINSCOTING INSTALLATION GENERAL NOTES:

1. USE MANUFACTURER RECOMMENDED ADHESIVES AND INSTALLATION METHODS
2. GC TO VERIFY INSTALLATION FOR EXTERIOR WALLS w/ MARLITE MANUFACTURERS REP
3. TILE BASE AT TILE FLOOR
4. VINYL BASE AT CARPET
5. EASE ALL OUTSIDE CORNERS OF MAPLE TRIM
6. MAPLE TRIM PACKAGE BY PEC, INSTALLED BY GC

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ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

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ELLIJAY, GEORGIA 30540

SEAL:

MRP DESIGN GROUP

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P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION

DRAWN BY: JB

CHK'D BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE 1/4 OF SECTION
10 T .1N., R.9E
CITY OF FARMINGTON HILLS, MI

PARCEL ID:
#22-23-10-476-067

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-843-7980

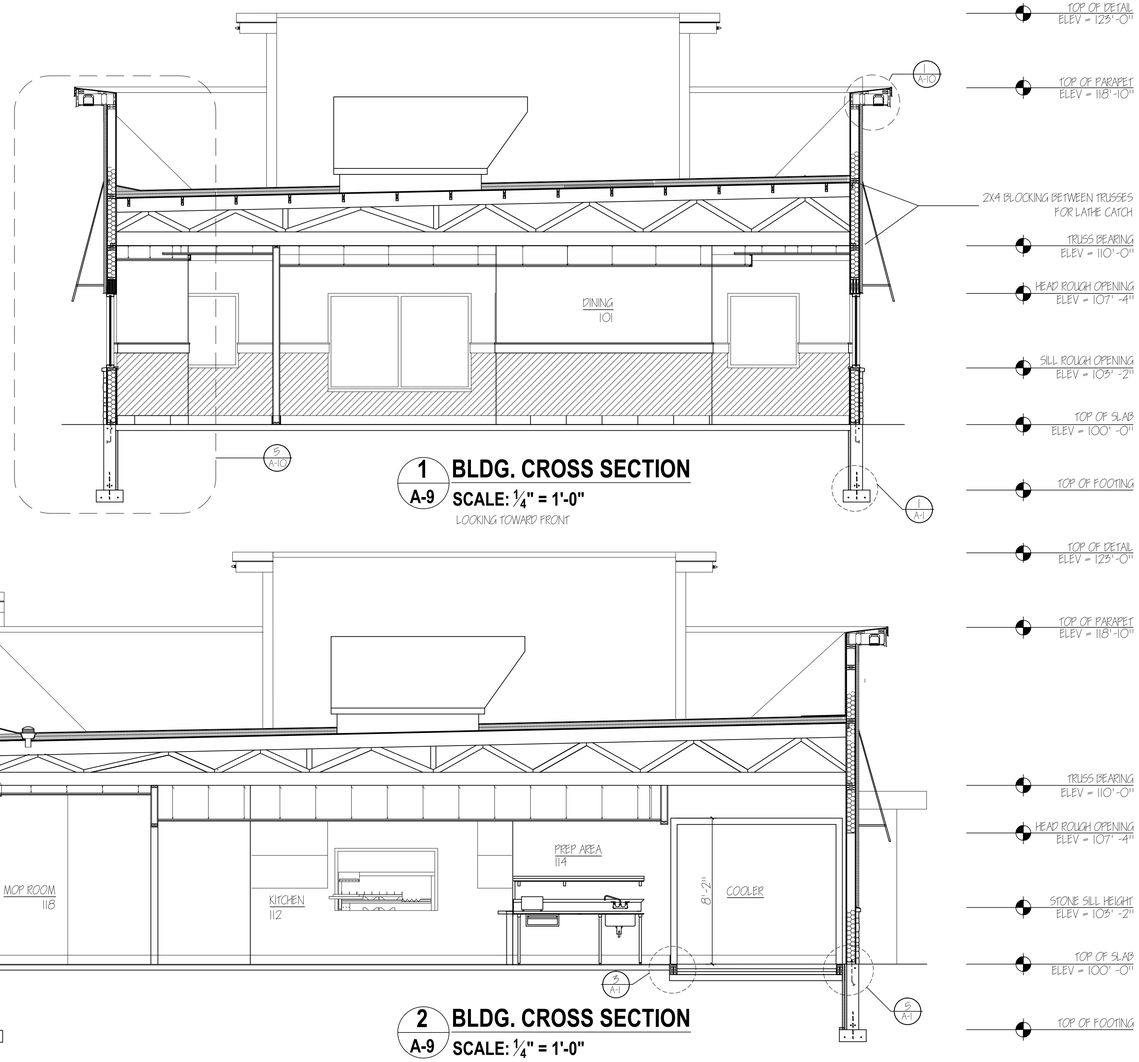
MIR. METRO M

SHEET TITLE:

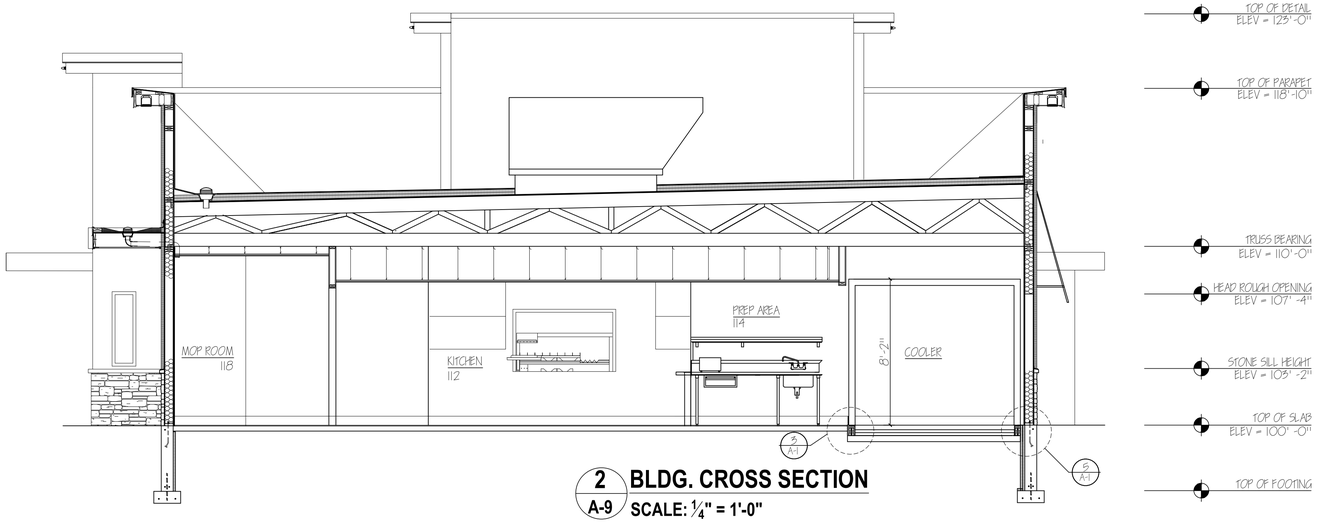
CROSS SECTIONS & DETAILS

PROJECT NO: 25034

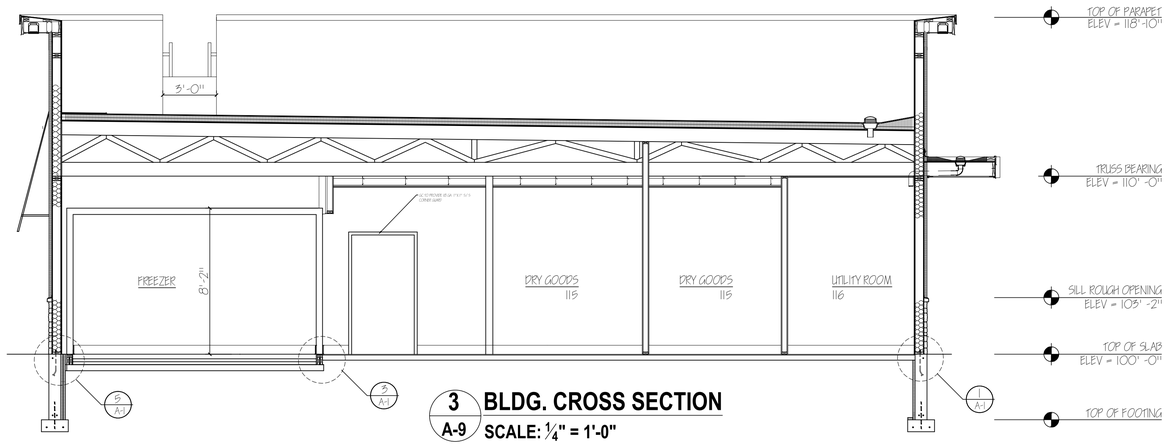
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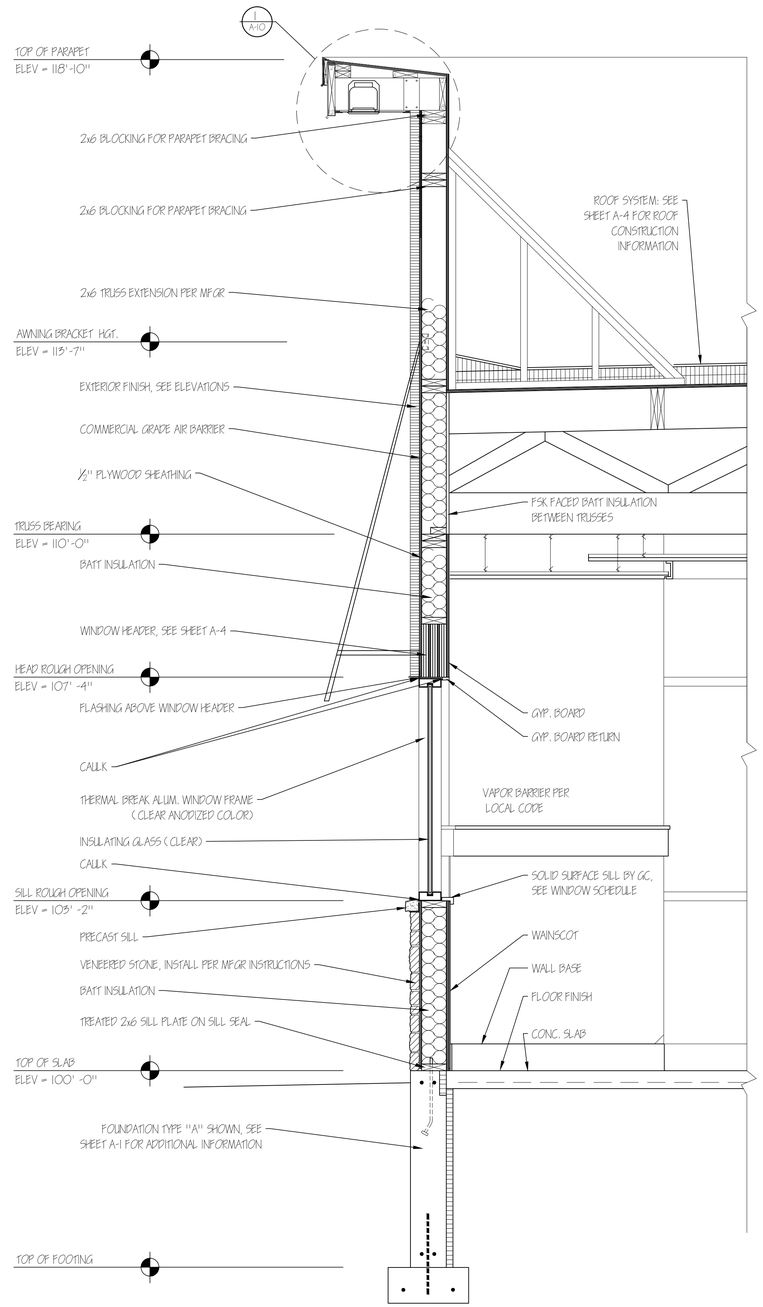
1 A-9 BLDG. CROSS SECTION
SCALE: 1/4" = 1'-0"
LOOKING TOWARD FRONT



2 A-9 BLDG. CROSS SECTION
SCALE: 1/4" = 1'-0"



3 A-9 BLDG. CROSS SECTION
SCALE: 1/4" = 1'-0"
LOOKING TOWARD BACK



4 A-9 TYP. DINING ROOM WALL SECTION
SCALE: 3/4" = 1'-0"

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ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

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F. 770-917-9470
www.mrpdesign.com

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION

DRAWN BY: JB

CHK'D BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE ¼ OF SECTION
10 T.1N., R.9E
CITY OF FARMINGTON HILLS, MI
PARCEL ID:
#22-23-10-476-067

Culver's
ButterBurgers & Frozen Custard

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980

MIR. METRO M

SHEET TITLE:

SECTIONS & DETAILS

PROJECT NO: 25034

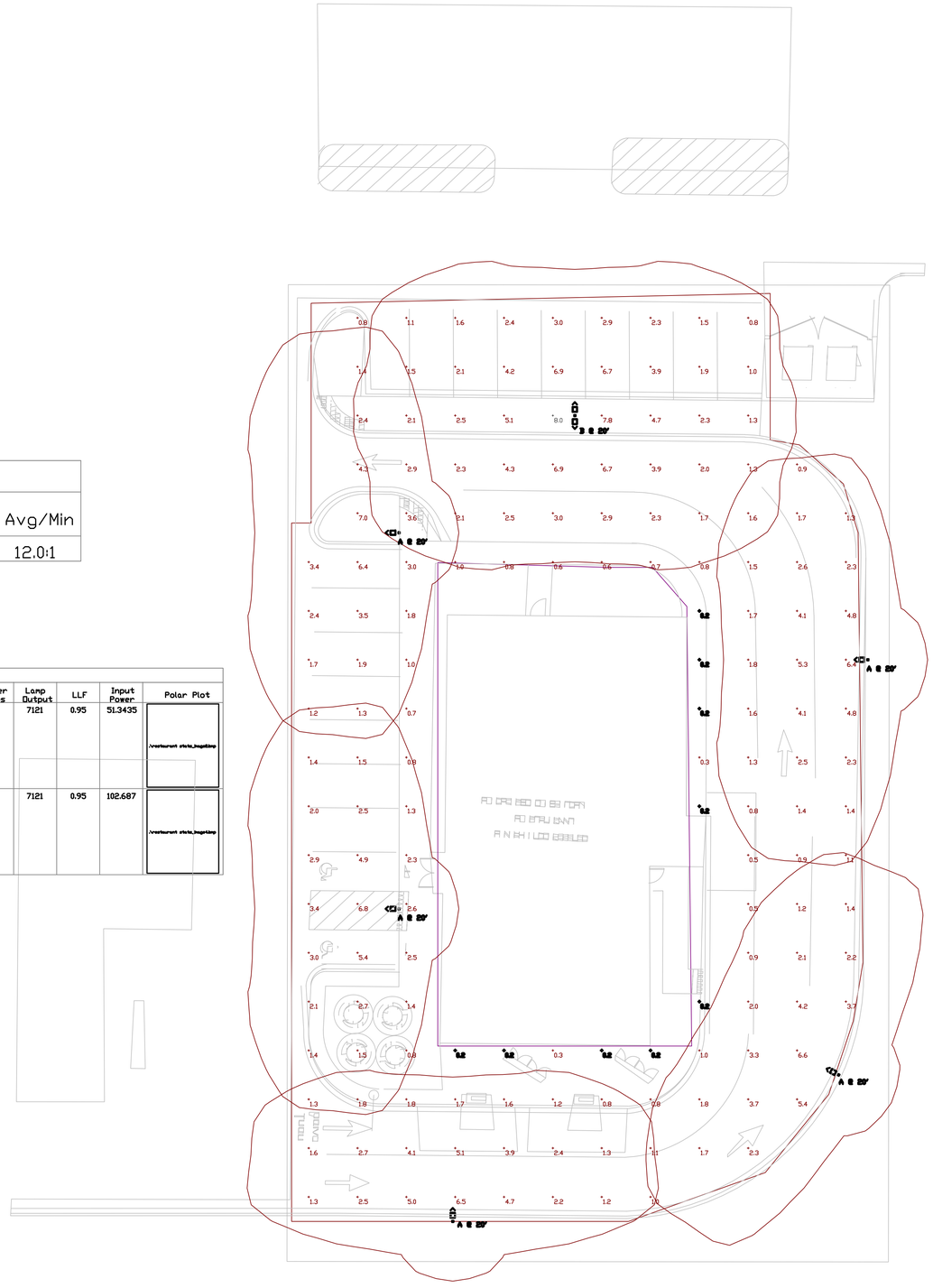
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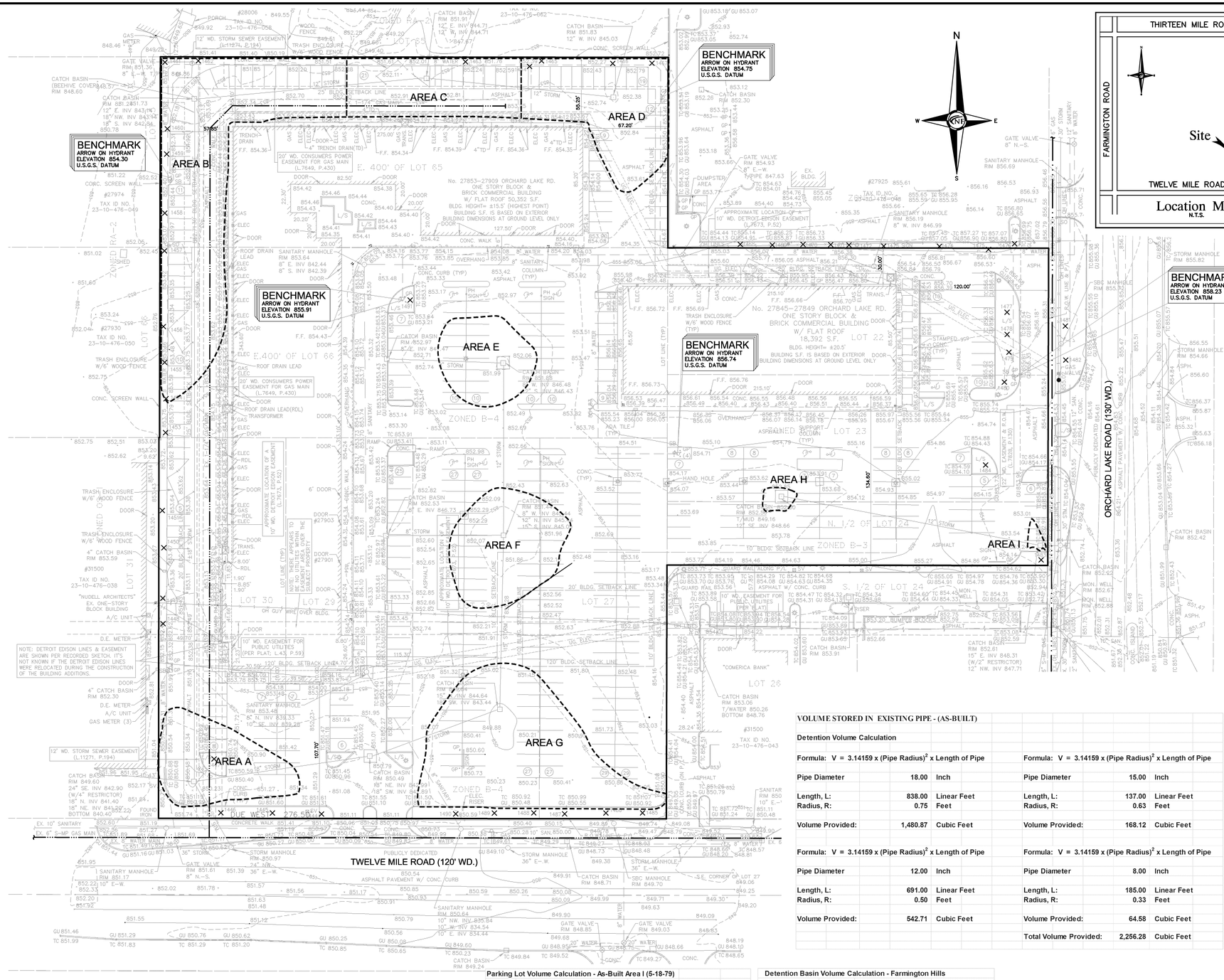
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.4 fc	8.0 fc	0.2 fc	40.0:1	12.0:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		5	Lithonia Lighting	RSX1 LED P1 40K R2	RSX Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R2 Distribution	1	7121	0.95	51.3435	
	B		1	Lithonia Lighting	RSX1 LED P1 40K R2	RSX Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R2 Distribution	1	7121	0.95	102.687	


0.8 1.1 1.6 2.4 3.0 2.9 2.3 1.5 0.8
1.4 1.5 2.1 4.2 6.9 6.7 3.9 1.9 1.0
2.4 2.1 2.5 5.1 8.0 7.8 4.7 2.3 1.3
4.3 2.9 2.3 4.3 6.9 6.7 3.9 2.0 1.3 0.9
7.0 3.6 2.1 2.5 3.0 2.9 2.3 1.7 1.6 1.7 1.3
3.4 6.4 3.0 1.0 0.8 0.6 0.6 0.7 0.8 1.5 2.6 2.3
2.4 3.5 1.8 1.7 4.1 4.8
1.7 1.9 1.0 1.8 5.3 6.4
1.2 1.3 0.7 1.6 4.1 4.8
1.4 1.5 0.8 0.3 1.3 2.5 2.3
2.0 2.5 1.3 0.8 1.4 1.4
2.9 4.9 2.3 0.5 0.9 1.7
3.4 6.8 2.6 0.5 1.2 1.4
3.0 5.4 2.5 0.9 2.1 2.2
2.1 2.7 1.4 2.0 4.2 3.7
1.4 1.5 0.8 0.3 1.0 3.3 6.6
1.3 1.8 1.8 1.7 1.6 1.2 0.8 0.8 1.8 3.7 5.4
1.6 2.7 4.1 5.1 3.9 2.4 1.3 1.1 1.7 2.3
1.3 2.5 5.0 6.5 4.7 2.2 1.2 1.0
A @ 20'
A @ 20'
A @ 20'



Parking Lot Volume Calculation - As-Built Area A (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	5,848.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	851.34	Feet
Outlet Elevation:	849.60	Feet
Depth of Storage, h:	1.74	Feet
Volume Provided:	3,482.87	Cubic Feet

Parking Lot Volume Calculation - As-Built Area B (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	17,439.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	853.79	Feet
Outlet Elevation:	851.24	Feet
Depth of Storage, h:	2.55	Feet
Volume Provided:	15,051.05	Cubic Feet

Parking Lot Volume Calculation - As-Built Area C (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	6,314.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	853.79	Feet
Outlet Elevation:	851.91	Feet
Depth of Storage, h:	1.88	Feet
Volume Provided:	4,058.87	Cubic Feet

Parking Lot Volume Calculation - As-Built Area D (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	8,261.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	853.79	Feet
Outlet Elevation:	851.83	Feet
Depth of Storage, h:	1.96	Feet
Volume Provided:	5,518.56	Cubic Feet

Parking Lot Volume Calculation - As-Built Area E (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	4,298.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	852.30	Feet
Outlet Elevation:	851.88	Feet
Depth of Storage, h:	0.42	Feet
Volume Provided:	620.64	Cubic Feet

Parking Lot Volume Calculation - As-Built Area F (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	6,652.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	852.30	Feet
Outlet Elevation:	851.44	Feet
Depth of Storage, h:	0.86	Feet
Volume Provided:	1,954.81	Cubic Feet

Parking Lot Volume Calculation - As-Built Area G (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	13,881.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	851.10	Feet
Outlet Elevation:	849.84	Feet
Depth of Storage, h:	1.26	Feet
Volume Provided:	5,930.67	Cubic Feet

Parking Lot Volume Calculation - As-Built Area H (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	413.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	852.96	Feet
Outlet Elevation:	852.56	Feet
Depth of Storage, h:	0.40	Feet
Volume Provided:	61.02	Cubic Feet

Parking Lot Volume Calculation - As-Built Area I (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_1 + (A_1 x A_2) ^ 0.50 + A_2)		
Area, A_1:	217.00	Square Feet
Area, A_2:	4.00	Square Feet
Storage Elevation:	852.96	Feet
Outlet Elevation:	852.61	Feet
Depth of Storage, h:	0.35	Feet
Volume Provided:	29.22	Cubic Feet
Total Combined Storage Volume (Pond):	36,707.71	Cubic Feet

VOLUME STORED IN EXISTING PIPE - (AS-BUILT)					
Detention Volume Calculation					
Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe			Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe		
Pipe Diameter	18.00	Inch	Pipe Diameter	15.00	Inch
Length, L:	838.00	Linear Feet	Length, L:	137.00	Linear Feet
Radius, R:	0.75	Feet	Radius, R:	0.63	Feet
Volume Provided:	1,480.87	Cubic Feet	Volume Provided:	168.12	Cubic Feet
Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe			Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe		
Pipe Diameter	12.00	Inch	Pipe Diameter	8.00	Inch
Length, L:	691.00	Linear Feet	Length, L:	185.00	Linear Feet
Radius, R:	0.50	Feet	Radius, R:	0.33	Feet
Volume Provided:	542.71	Cubic Feet	Volume Provided:	64.58	Cubic Feet
			Total Volume Provided:	2,256.28	Cubic Feet

Detention Basin Volume Calculation - Farmington Hills		
As-Built (05/18/79)		
Proposed Use:	Overall	Commercial
Required Detention:	2.000	Inches / Entire Site
Contributing Acreage:	7.230	Acres
Volume Required:	52,489.80	Cubic Feet
Volume Provided (Ponding):	36,707.71	Cubic Feet (Min)
Volume Provided (Pipe):	2,256.28	Cubic Feet (Min)
Total Volume Provided:	38,963.99	Cubic Feet (Min)

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER
NO. 54071
LICENSED PROFESSIONAL ENGINEER
Brad Brickel

PROJECT
Orchard Plaza
12 Mile Road and
Orchard Lake Road
Farmington Hills, MI 48334

CLIENT
Orchard 12. LLC
c/o Gordon Realty, LLC
766 Riverside Drive
Coral Springs, FL 33071

Contact: Todd Gordon
(954) 346-9494 - Tel.
(888) 465-3394 - Fax

PROJECT LOCATION
Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Parking Lot / Existing
Underground Detention
(Existing)

Know what's below Call before you dig.

REVISIONS
04–15–14 ISSUED FOR ENGINEERING REVIEW
06–23–14 REVISED PER ENGINEERING REVIEW
07–17–14 REVISED PER ENGINEERING REVIEW
07–24–14 FINAL APPROVED

DRAWN BY:
R. Johnson

DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
May 30, 2013

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. E859-03
SHEET NO. C12

November 12, 2025

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

PUD Amendment

Case:	PUD 12, 2014/60-7-2025
Site:	12 Mile, west of Orchard Lake Rd (Parcel ID 22-23-10-476-067)
Applicant:	Ronald J. Sesi
Plan Date:	revised 10/28/2025
Zoning:	B-4 Planned General Business

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



Project Summary – Changes to Approved PUD

The applicant proposes to build a Culver's with a drive-thru on an outlot within an approved PUD known as Orchard 12 Center. The affected portion of the site is a separate lot and is 0.567 acres/24,700 square feet (this was referred to as "Parcel B" in the PUD agreement). Though modifications are not proposed to the rest of the PUD except for the removal of several parking spaces, this project will affect circulation through the site as well as the parking available for the larger Orchard 12 shopping center.

Existing Conditions

1. **Zoning.** The site is currently zoned B-4 Planned General Business.
2. **Existing site.** The site is currently occupied by a parking lot. The site has no wetlands or other notable natural features. Four existing street trees are proposed to remain.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-4	Commercial (Orchard 12 main center)
East	B-3	Commercial
South	ES	Commercial
West	B-4	Commercial (Orchard 12 main center)

4. **Site configuration and access.** The site is accessed from the larger Orchard 12 shopping center; the nearest driveway is located at the southeast corner of Parcel B, though not on the parcel itself. An access easement permitting blanket access across the two parcels, including to parking spaces and the proposed dumpster enclosure should be executed prior to construction. *The easement will be addressed administratively*.

PUD Amendment:

This is a major amendment to an existing planned unit development. The proposed use is a stand-alone drive-thru restaurant. The existing PUD agreement permits a drive-thru restaurant on Parcel A, but not on Parcel B; per Section 34-4.27.2, fast-food and carryout restaurants are permitted in the B-4 district only when located in a building with at least one other use, and not with a drive-thru. The PUD agreement must be amended to permit the proposed use as proposed.

Site Plan & Use:

1. **Summary of Proposed Use.** As noted above, the applicant proposes a stand-alone fast-food restaurant with a drive-thru. Per Section 34-4.27, fast-food restaurants are permitted without drive-thrus in the underlying B-4 district if they are located in a building with at least one other use. The proposed stand-alone building is 4,123.93 square feet.
2. **Master Plan.** The 2024 Future Land Use Map in the City of Farmington Hills Master Plan designated this site as Commercial, consistent with existing development and the proposed site plan and use.
3. **Dimensional Standards of the B-4 District (34-3.1.26.E).**

Standard	B-4 Requirement	Proposed
Lot Size	Not Specified	0.567 acres/24,700 sq ft
Lot width	Not Specified	123.5 ft
Lot coverage	Not Specified	
Front setback	120 ft	**44.7 ft**

Rear setback	20 ft	67.5 ft
Side setback (east)	10 ft	38. ft
Side setback (west)	10 ft	29.8 ft
Building height	50 ft/ 3 stories	23 ft
Front Yard Open Space	10% of required front yard	**Not provided, appears to be met**[1]

1. Based on scaled measurements of the plan.

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

   a. Landscaping for all yards abutting a street shall be provided. *See comments below on landscaping.*

   j. Parking in the front yard setback. Parking may be permitted in the front yard setback provided that the parking is set back not less than 10 feet and an area within the front yard, including that 10', remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. *This standard is met.*

   n. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/ unloading.*

   o. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*

   v. Required landscaped area. In any yard abutting a street or freeway, a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback. *This area is provided. See landscaping comments below for more information.*

5. **B-2 and B-4 District Required Conditions (34-3.10).** The uses in the B-4 District shall require review and approval of the site plan by the planning commission. Uses are required to be conducted within a building and deal directly with the public. The proposed use largely meets this standard, though drive-thru activity does occur outdoors.

6. **Pedestrian Access. (34-3.24).** Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels. **This is not shown on the plans.**

7. **Fast food or Carry-out Restaurants (34-4.27).** The ordinance requires that all fast food or carry out restaurants in the B-2 District are located in a building which includes at least one other principal use. **The structure for the drive-in restaurant is stand-alone and does not meet this standard.**

8. **Drive-in Restaurants (34-4.35).** The use standards for drive-in restaurants are specific to the B-3 and LI-1 district, where drive-in restaurants are allowed to be located. *However, since the applicant has included a drive-in as a part of a PUD application, the planning commission and City Council should consider these standards as part of this PUD review.*

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

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

      The plans propose the drive-in restaurant to be located 44.7 feet from the right-of-way, within the front yard setback and less than 60' from the right-of-way.

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

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

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

The subject site is not abutting any property zoned RA.

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

Vehicular access drives are less than 60' from the right-of-way.

We further note that the order confirmations boards labeled on the plans are on the south side of the building, directed toward 12 Mile Road, while the pick-up window is on the east side. As much of the drive-through lane comes after the pick-up window as before it as a result. See items 9 and 10 below, which discusses standards for drive-thru lanes.

9. **Drive-thru stacking (34-5.2.12).** Drive-thru restaurants require 10 stacking spaces, including 5 before the ordering station. **The plans show 5 stacking spaces before the order confirmation board, though not before the ordering board; two of these spaces are partially on Parcel A. 8 other spaces are shown, though it is not quite clear how they will be used, as they are not located before the pass-through window; if these spaces are meant to be for waiting for orders that will be brought out, a note on the plans would help clarify that aspect of operations.**

10. **Drive-thru Design Standards (34-5.2.12)**. Drive-thrus are required to meet the following design standards:

A. Drive-through lanes shall be separate from the circulation roads and lanes necessary for ingress to and egress from the property. *This standard is met.*

B. Drive-through lanes shall not use any space that is necessary for adequate access to parking spaces. *This standard is met.*

C. Drive-through lanes where vehicle stacking and waiting occur shall not be permitted in the front yard. **This standard is not met. Vehicle stacking spaces are in the front yard, as are the order confirmation and menu boards.**

D. Drive-through lanes and associated bypass lanes shall be set back at least 10 feet from the side and rear lot lines. *This standard is met.*

E. Drive-through lanes located adjacent to a street shall be buffered by a minimum 10 foot wide landscaped planting adjacent to the right-of-way as specified in 34-5.14. *This standard is met with a 10-foot buffer area.*

F. Drive-through lanes shall provide one (1) by-pass lane to allow unobstructed travel for vehicles to pass those waiting to be served. *This standard is met.*

G. All designated pedestrian areas which pass through a stacking space/by-pass lane area shall be clearly marked through pavement striping, alternative paving material or a stamped pattern or texture in the pavement. **No pedestrian areas pass through the lanes; however, the required**

pedestrian connection to the 12 Mile sidewalk is not shown on the plan. A crosswalk should also be shown on the north side of the building where a sidewalk leading toward the rest of the shopping center is shown.

H. Drive-through lanes shall have a minimum width of nine (9) feet. *The drive-thru lane is 10.5 feet wide and the bypass lane is 12.5 feet wide.*

I. Drive-through lanes shall have a minimum length of twenty (20) feet per vehicle. **These dimensions are met, though as noted above, the function of some of these spaces is not clear.**

J. Drive-through lanes shall have a minimum centerline turning radius of twenty-five (25) feet. This standard appears to be met.

K. Drive-through lanes shall be striped, marked or otherwise distinctly delineated. *It appears this standard will be met.*

11. **Off Street Parking (34-5.2).** The addition of this use will reduce the overall parking available for the 12 Orchard shopping center.

- **Parking Study Observations.** The applicant's traffic study included a parking study. The applicant's parking traffic consultant observed occupancy on Friday, August 15, from 5:00pm to 7:00pm and Saturday, August 16, from 12:00pm to 2:00pm. Peak observed occupancy was 186 spaces between 12:30pm and 1:00pm on Friday, August 16.

- **Parking Study Calculations vs Ordinance Requirements for Shopping Centers.** The applicant's parking study calculated required parking for each individual use in the shopping center, including the proposed drive-through restaurant, arriving at a figure of 543. The shared parking analysis reduces that figure to 444 spaces. However, the same parking study observed far less actual usage than this requirement, as noted above.

  Section 34-5.2 of the zoning ordinance provides a parking requirement for shopping centers, which is designed to account for the fact that multiple users have different peak business hours, and that individual tenants will come and go. This standard requires 1 space per 150 square feet of usable floor area for the first 15,000 square feet, and 1 space per 175 square feet of usable floor area for the next 85,000 square feet. With Culver's, this shopping center will total 73,411 square feet of gross floor area. The table below calculates the shopping center requirement based on this square footage:

Gross Floor Area	Usable Floor Area (est)	Spaces Required	Spaces Provided
73,411	1st 15,000 sq ft: 15,000 x 0.75* = 11,250	11,250/150 = 75	
	15,001 – 100,000 sq ft: 58,411 x 0.75 = 43,808.25	43,808.25/175 = 250	
Total		325	361 (see below)

*75% of gross floor area is an industry-standard estimate of usable floor area.

- **Overall Parking Count.** Per the applicant's plans, 428 spaces are present on the existing shopping center site. The overall shopping center will have 362 spaces after the proposed development, a net reduction of 66 spaces. **Counting spaces, we found 425 spaces on the site, with a net reduction of 64, for a final count of 361. Either the depiction of spaces must be updated, or the applicant's numbers should be revised. These numbers are also different in**

the AECOM Parking and Traffic Study, which states that there will be 351 spaces on the site. The study also says there are 415 spaces on the overall site, which is not consistent with the observed number of spaces.

- **Culver's Parking Requirement.** A parking calculation for the Culver's as though it were a stand-alone use was provided by the applicant. The applicant estimated usable floor area as 80% of the total floor area of the building. Based on this calculation, and using the 1 space per 30 square feet of usable floor area standard for fast-food, carryout, and drive-thru restaurants, the applicant arrives at a requirement of 110 parking spaces, plus 7 spaces for the patio for a total of 117 spaces. **18 spaces are provided on the site. Based on the floor plans, the actual customer-accessible area of the store appears to be around 1,596 square feet, which would yield a requirement of 53 spaces. Floor plans included in the parking and traffic study show 92 seats.**
- **Conclusion.** When the observations of the parking study are considered in tandem with the ordinance requirement for a shopping center, we believe that the 361 parking spaces provided on the site will be adequate to accommodate all users of the center. We do not find that any relief for parking is required, based on the fact that the new restaurant functions as part of the overall center, and the total parking count exceeds the requirement for a shopping center.

12. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3)**. The applicant included the following minimum parking space layout dimensions.

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	24 ft**
Parking Space Width	9 ft	9 ft
Parking Space Length	20 ft*	18 ft w/ 2-ft overhang
*May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space		

******Maneuvering lanes are located primarily on Parcel A.

13. **Off-Street Loading and Unloading (34-5.4).** Loading space is required in the ratio of 10 square feet per front foot of building. *Compliant space provided in side yard.*
14. **Outdoor Seating (34-4.32).** An outdoor seating area with four tables is proposed. This area appears to meet the requirements of Section 34-4.32.
15. **Landscaping (34-5.14) and Screening (34-5.15)**. Parcel A is not required to be screened from any neighboring properties. Per Section 34-5.14.4.C., five (5) large deciduous 5 parking lot trees are required, and these are provided. The plan also proposes to keep all four existing street trees; *protective fencing for these trees should be shown on the plans.*
16. **Exterior Lighting (34-5.16)**. A photometric plan was provided showing numerous values in excess of 0.3 footcandles at the property line, though given that the site functions as part of a larger shopping center, these could be considered values internal to the site. However, these values should be observed at the south property line. Additionally:
    - **Proposed lighting exceeds the required 4:1 uniformity ratio.**

- **We were unable to review whether the site meets the maximum illumination of 2.5 lumens per sf of pavement area.**
- **Various notes related to lighting compliance should be added to this sheet.**
- **Lighting cut sheets were not provided, and compliance with cut-off requirements cannot be verified.**

17. **Rooftop Screening (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. Sheet A-8.0 clearly shows that the parapet will screen all rooftop equipment.

18. **Tree Removal (34-5.18)**. No trees will be removed from the site.

19. **Dumpster Enclosures. (34-5.1.3).** Proposed dumpster enclosures, which are accessed from Parcel A, appear to meet the requirements of Section 34-5.1.3.

20. **Design Standards (34-5.20).** *Elevations appear to be mislabeled—the "left" and "right" elevations are switched; it would clearer to label these as "east" and "west" to reduce ambiguity*. The design standards of Section 34-5.20 were adopted after initial plans were submitted; these standards apply to all walls facing a public right-of-way.

    a. **Building Materials. EIFS is limited to an accent material (less than 40% of façade) located not less than 8 feet above grade; this standard is not met; multiple fields of this material are located below 8 feet; percentage not known. Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective.**

    b. Architectural scaling requirements are met.

    c. Roof/parapet standards are met; this building will have a flat roof.

    d. Buildings facing a major thoroughfare are required to have 60% window coverage on the ground floor. This standard appears not to be met on the southern façade. **Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective, and that compliance with the standard will result in a practical difficulty.**

    e. Entranceway standards are met

21. **Requested Relief from Ordinance Standards.**

    a. 34-3.1.26- Permit a drive-in restaurant that is not permitted in the B-4 district:
    b. 34-4.27.2- Permit fast-food in a stand-alone building
    c. 34-3.1.24.E- Setback relief for front setback (reduction from 120' to 44.7').

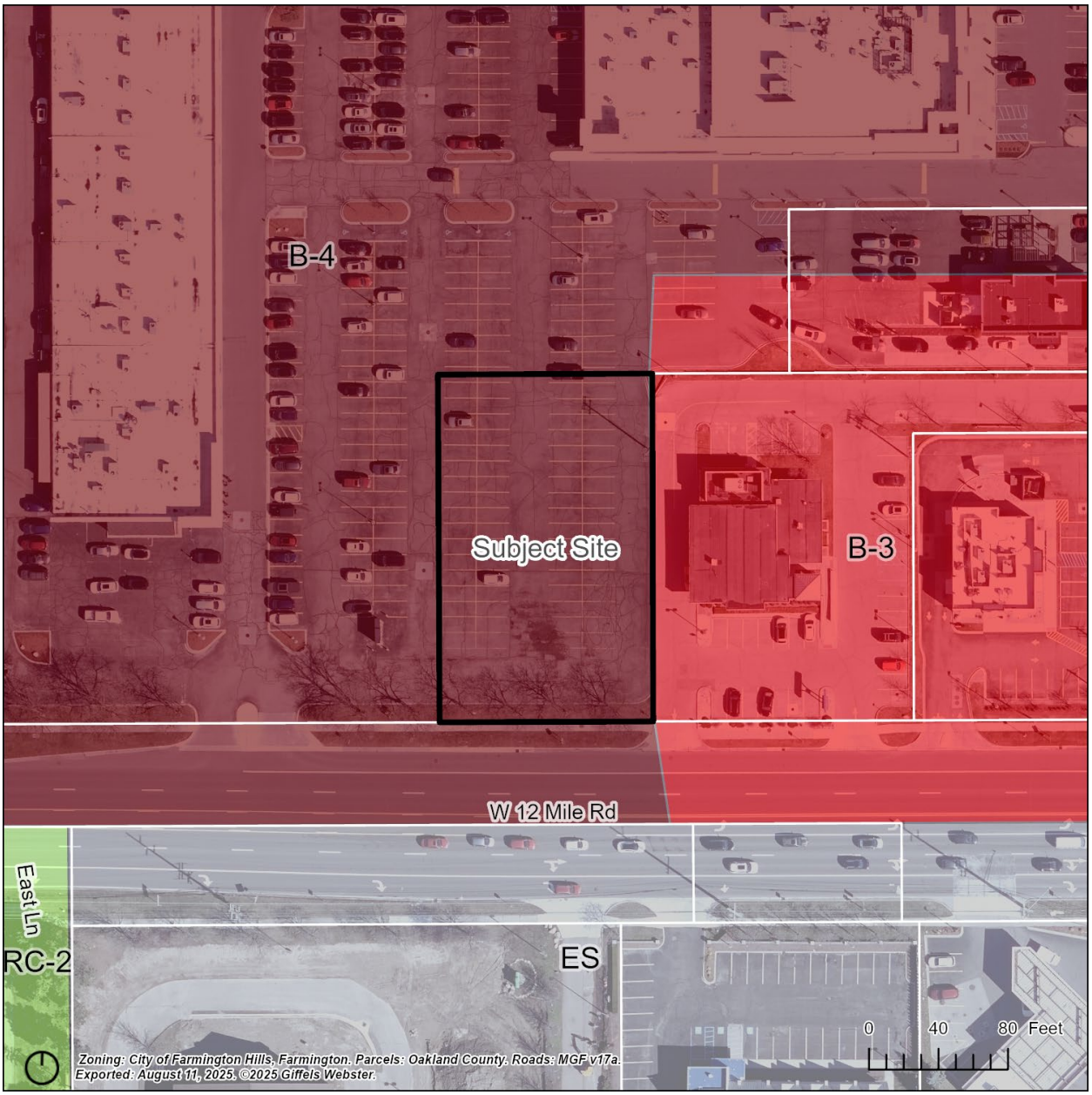
22. **Other Issues. Unless the applicant plans to seek relief from ordinance requirements as part of an amendment to the PUD agreement, the drive-thru requires significant redesign.**

We are available to answer questions.

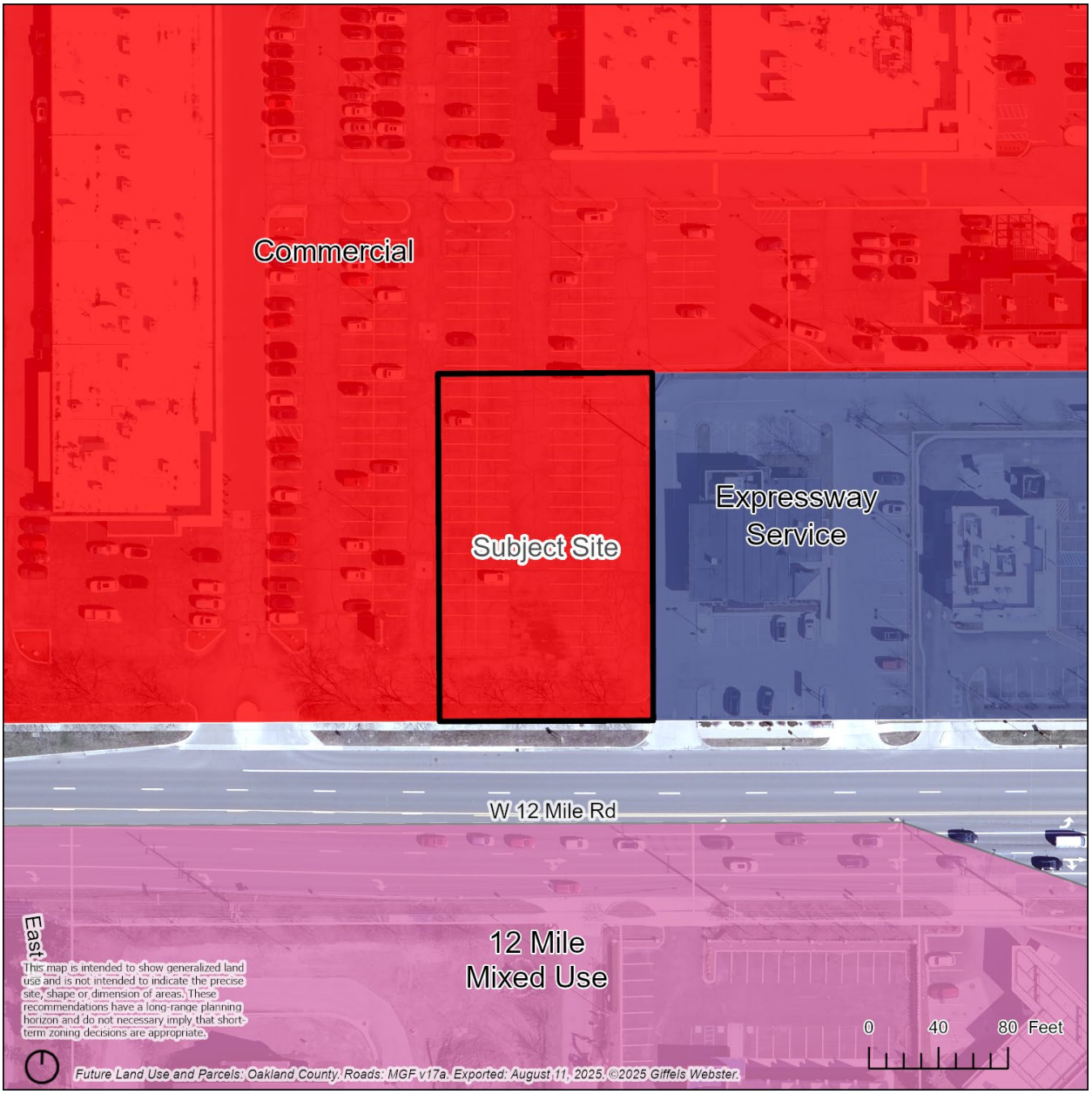
Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

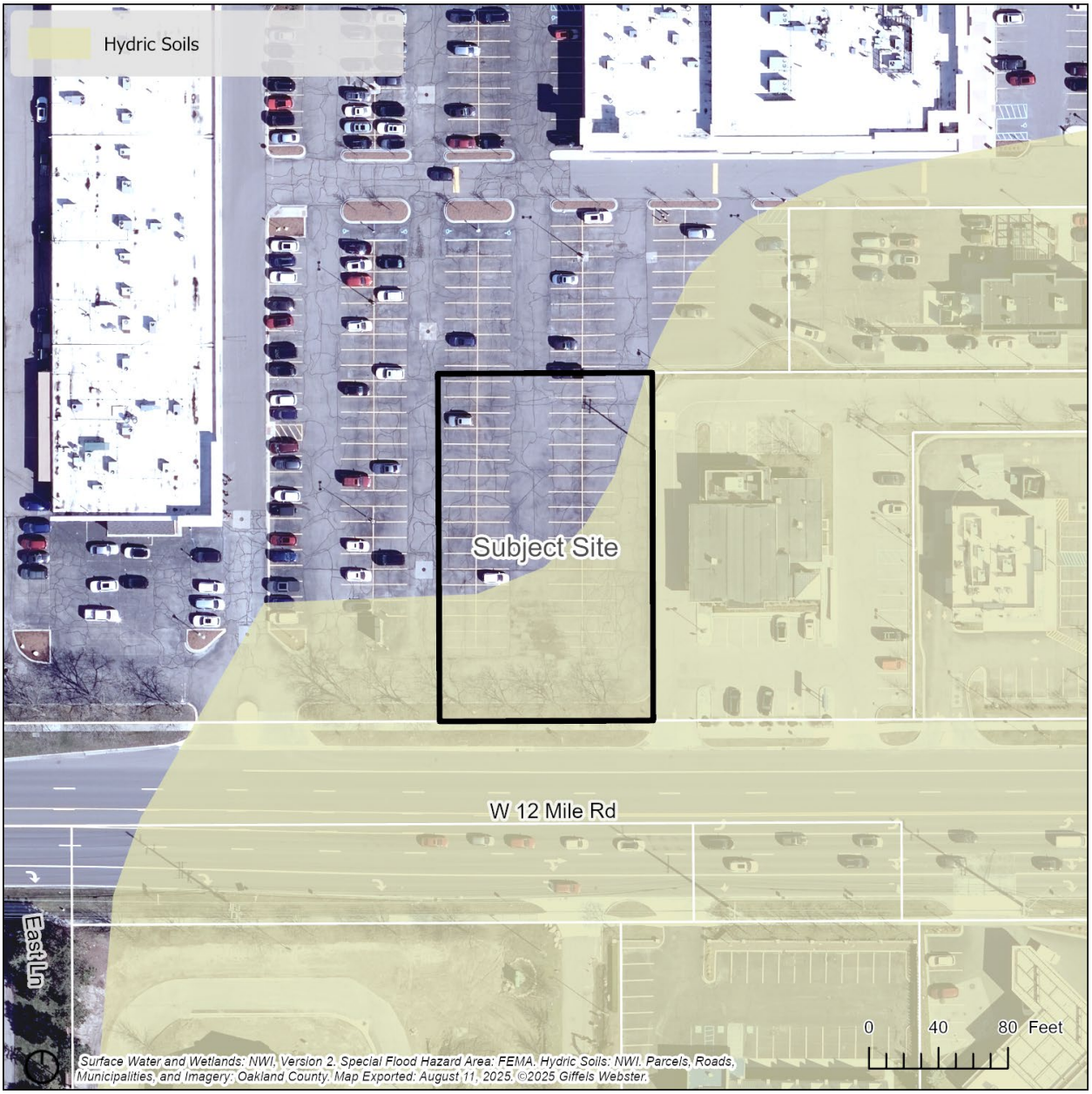
Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.


Hydric Soils
Subject Site
W 12 Mile Rd
East Ln
0
40
80 Feet
Surface Water and Wetlands: NWI, Version 2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: August 11, 2025. ©2025 Giffels Webster.

Wetland map

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

INTEROFFICE CORRESPONDENCE

DATE: November 6, 2025

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

FROM: Dayton Emerson, Civil Engineer I

SUBJECT: Proposed Amended PUD 12, 2012
12 Mile Road, West of Orchard Lake Road - Proposed Culvers
REVISED SP #: 60-07-2025 PJ #: 10-25-77
Sidwell #: 22-23-10-476-067

This office has performed a preliminary review of the above referenced revised PUD Qualification plan submitted to the Planning Department on October 30, 2025, and provided to the Engineering Division on October 30, 2025. Our preliminary comments are as follows:

1. The original PUD was approved in 2014. Verification of completing the Engineering requirements as requested on page 3 of that agreement, paragraph 4 sub item F must be confirmed.

2. A 15-inch public sanitary sewer exists just west of this site on property owned and operated as part of the plaza. In addition, an 8" public sewer exists along the north side of 12 Mile Road. It is available for service. The preliminary plans identify tapping into the public sewer along the 12 Mile Road frontage. This is appropriate.

3. An 8" inch water main exists along the west side of this site on property owned by the shopping plaza. This same watermain extends eastward along the north property line of this proposed Culvers within the confines of the site. The revised plan shows the water service line tapping the water main along the north property line within the Culvers property. This is appropriate.

4. The plans identify no additional or new curb cuts to 12 Mile Road. This is appropriate. Please note that a traffic and parking study prepared by AECOM was received by the City's engineering consultant. Review comments were returned to the proponent on September 30, 2025, but these comments have not been addressed at this time. It is the City's understanding that an actual parking lot count during existing operations was

conducted and is intended to support the amount of parking provided rather than relying solely on land use calculations.

Please note that internal access to the bank property to the east should be provided at this time to allow for the Bank to ultimately gain access through the shopping plaza. This may be challenging and necessitate future grading work, however, if planned at an appropriate spot this would ultimately allow for the removal of existing curb cuts to both 12 Mile Road and Orchard Lake Road.

5. The existing plaza including this property was designed to utilize parking lot surface detention. This new restaurant will trespass into one of those surface parking lot detention areas. The proposed plan identifies conceptually that the site will provide underground storage. This is appropriate. The design of it as well as an accounting of all the other storm detention areas in the original plaza must be provided for construction review.

   Similarly, the storm discharge must be maintained at an agricultural rate and the downstream system must be identified and confirmed to have capacity. Because it appears to extend offsite into Plaza property private easements will be necessary from the Culvers site to where the storm drainage ultimately ties into a public storm sewer.

6. Storm water quality improvements will be required in accordance with the Oakland County stormwater standards. Attached with this review are comments from the City's Environmental Engineer Tyler Sonoga. These must be addressed during Engineering review. Please note that he can be reached at 248-871-2533.

7. We suggest that the proponent and their engineer meet with the Engineer Division via a virtual meeting or in person to discuss the site in further detail.

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

City of Farmington Hills
Environmental Review

Project Name: Culvers – Orchard Plaza

Address: Twelve Mile Road
SP: 60-7-2025
Plan Dated: 10-28-2025

Plan Received: 10-28-2025
Review #: 1
Review Date: 11-04-2025

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. Infiltration practices need to be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed and layout should be considered to direct stormwater to infiltration practices. Provide proof of infiltration testing. If infiltration rates are shown to be usable per the standards, then areas should be considered to implement the practice. If tests show the soils are unsuitable, there is an alternative approach detail on pages 29-35 of the standards.
2. Additional comments may be involved while reviewing for full engineering approval.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, M. Saksewski

e. this Agreement.

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

3. The Property shall be subject to, and may be used for any use permitted under, the B-4 zoning district regulations, with the exception that the proposed new building to be located on Parcel A adjacent to Orchard Lake Road, may include a fast food/carry out with drive through restaurant.

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

a. In the northwest corner of the site, in the area where a portion of the Existing Building B will be removed, the Proprietor will install a brick paver plaza in one area in a manner depicted on the PUD Plan and PUD Documents.

b. In the area adjacent to Orchard Lake Road, where the new proposed retail structure on Parcel A is to be located, additional brick pavers and a seating area will be provided in accordance with the PUD Plan and PUD Documents.

c. Additional landscaping shall be provided throughout the site as shown on the PUD Plan and PUD Documents, and such landscaping shall be reflected on a landscape plan to be submitted to the Planning Commission per subsection d, below.

d. Submission and approval of site plans and landscape plans for the redevelopment of the Center by the City Planning Commission and City Engineering Division will be required in accordance with the Zoning Ordinance, and Chapter 21, Article III of the City Code, and all other applicable standards, rules and regulations.

e. The fast food/carry out restaurant with a drive through is authorized on Parcel A, subject to the requirements of the PUD Plan and PUD Documents, and the placement of the proposed new retail building adjacent to Twelve Mile Road on Parcel A, as shown in the PUD Plan and PUD Documents, including the setback therefor, is hereby authorized.

f. The requirements of the engineering review letters attached as Exhibit C and dated February 1, 2013, April 2, 2013, July 3, 2013, August 6, 2013, and September 11, 2013, shall be complied with, except and to the extent the PUD Plan or PUD Documents and/or this Agreement expressly provide otherwise.

As suggested in the February 1, 2013 engineering review letter for the lot split, the Proprietor will enter appropriate ingress/easement agreement(s), in a form acceptable to the City, with the adjoining bank and/or former gas station property if the bank and/or gas station agree to cross access easements.

g. The requirements of the Fire Department, including without limitation the following: (i) satisfaction of the alternate protection provisions set forth in Section 12-11(4) of the City's Code of Ordinances by installing a fire suppression system in compliance with NFPA 13 throughout the new building on the south side of the Property; and (ii) fire lane signs shall be no further than one hundred feet apart, and the fire lane shall be properly posted and maintained in conformance with and in the locations required under the Michigan Manual of Uniform Traffic Control Devices.

h. The signs for the Property shall be as depicted on the attached Exhibit D, and shall not exceed 12 feet in height and 160 square feet in area.

i. Improvements to the façades of Existing Buildings A and B, subject to Proprietor's submission of elevation plans detailing such façade improvements as part of the Site Plan review and approval and Planning Commission approval of same.

j. Within thirty (30) days of the date of a written notice to the Proprietor that the City, or another party on behalf of the City, is proceeding with the installation of a traffic light on 12 Mile Road at the south entranceway to the PUD, the Proprietor shall contribute to the City an amount equal to Thirty-three and one-third Percent (33.333%) of the total cost for the installation of such traffic light, provided that such amount shall not exceed $50,000.

k. All improvements shown on the PUD Plan and PUD documents shall be completed as required by applicable ordinances and regulations; and, before any certificate of occupancy may be issued for any new building constructed on either Parcel A or Parcel B, the following improvements shall be completed: (1) demolition of the portion of Existing Building B depicted on the PUD Plan as being removed and construction of the brick paver plaza shown on the PUD Plan; and (2) installation of the additional landscaping to be placed throughout the site as shown on the PUD Plan and/or on the approved landscape plan.

The City will not unreasonably deny or delay any permits or approvals where the Proprietor has met the applicable requirements for the issuance of the particular permit or approval.

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

FARMINGTON HILLS Michigan

DATE: February 1, 2013

TO: Planning Commission

FROM: James Cubera, Engineering Manager

SUBJECT: Lot Split # LS-1-2013 - 27839 Orchard Lake Road
Bosco Shopping Plaza – Sidwell #: 22-23-10-476-051

This office has performed a preliminary review of the above referenced lot split submitted to the Planning Department on January 18, 2013. The plan must meet the requirements of Section 27 of the City Code (Ordinance C-11-99), which became effective on January 3, 2000. Note that under Section 27-130, Paragraph 2 (C-1), a signed approval of the Engineering Division indicating compliance with Section 27-110, Paragraph 2 (h) is necessary. This approval will be considered once all Engineering issues have been resolved. With this in mind, our preliminary comments are as follows:

1. A review of the file of the original site plan from the Bosco Shopping Mall indicated that there are several outstanding items which include the submittal of as-builts and the submittal of required easements. These need to be addressed prior to this lot split moving forward.

2. Our office notes that when the original Bosco Development was constructed, detention was provided for the entire development within the parking lot. With this proposed split, should a building be proposed for Parcel B, this could impact the detention system. Prior to any parcel split being approved by the Engineering Division, the overall detention system must be verified as being adequate and the new plans must show how detention will be provided for Parcel B without affecting the remaining site detention.

3. It is noted that traffic is a major issue at the Orchard Lake Road and 12 Mile Road intersection. Should a split be granted, it is suggested that Parcel B be required to maintain the existing curb cuts that are part of the original development and that internal ingress/egress easements be provided. We strongly suggest that no new curb cut be allowed to 12 Mile Road.

Additionally, it is suggested that the overall parent parcel prepare appropriate ingress/egress easements to allow access for the Comerica Bank and what used to be the gas station.

4. All resultant parcels must have direct frontage to a public water main. Therefore, this lot split will be required to loop the water main from the hydrant line located due north of the proposed Parcel B and this must be tied into the 8" main located on the north side of 12 Mile Road in front of Parcel B as part of the split.

5. Our office notes that a 10" public sanitary sewer exists on the north side of Orchard Lake Road across the frontage of the site. The lot split will be required to provide a 6" service lead from this main to the resultant Parcel B.

6. The public storm outlet does not appear to be identified on the plan. The lot split plan must identify the local public outlet and extend a public storm line from it, to service this future Parcel B.

7. We note that public sidewalks exist along the 12 Mile Road and the Orchard Lake frontage of the site. Therefore no addition sidewalks will be required.

8. Our office notes that on the plan that was submitted, there is an easement for Detroit Edison that runs across the property. We question if this will conflict with the proposed development of Parcel B.

9. We question how the private storm sewer that runs along the west property line of Parcel B will be addressed. Will that line be impacted by development of Parcel B? It may have to be upgraded to minimum public standards and dedicated as public.

10. The commercial properties located on the south side of 12 Mile Road, across from this proposed lot split are investigating the feasibility of installing a traffic signal at the drive located on the north side of 12 Mile Road west of this proposed lot. The proposed signal would serve the development to the north and south and provides an opportunity to consolidate drives, improve access and operations. The proponent may wish to contact these properties to discuss this in further detail.

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: October 31, 2025

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Site Plan Review 60-7-2025 (Twelve Mile/Orchard Lake – Culver's)

The Planning Commission shall be aware that in order for this site to meet the 50' turning radius requirement, it appears that the Fire Department will need to utilize both the drive-through lane and bail-out lane to circulate the building. It also appears that Fire Department apparatus will need to travel under drive through awnings to make the turn.

1. Drive through stacking shall not block Fire Department access to the complex.

2. The minimum clearance between the finished roadway surface and any overhead obstruction shall be 13'6".

3. The building shall be maintained to Michigan Building Code and International Fire Code requirements, in addition to compliance with City Ordinance, Chapter 12 Section 12-11 Fire Department Site Plan Review and Design Standards.

    a. Site must be designed to accommodate fire apparatus with a 50-foot turning radius.
    b. The minimum drive width shall be 14 feet.

Jason Baloga, Fire Marshal

JB/al

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
OCTOBER 16, 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, Ware, Trafelet
Commissioners Absent:	None
Others Present:	Staff Planner Mulville-Friel, Planning Consultants Tangari and Upfal (Giffels Webster), Staff Engineer Alexander, 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

REGULAR MEETING

A. AMEND PLANNED UNIT DEVELOPMENT 12, 2014, INCLUDING SITE PLAN 60-7-2025

LOCATION:	**12 Mile, west of Orchard Lake Road**
PARCEL I.D.:	**22-23-10-476-067**
PROPOSAL:	**Construct new fast-food restaurant with drive-through on a vacant outlot within B-4, Planned General Business District**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Ronald J. Sesi**
OWNER:	**SSFHC Real Estate, LLC**

Planning Consultant Review

Referencing his October 6, 2025 memorandum, Planning Consultant Tangari gave the background and review for this request to set an amendment to PUD 12,2014, including Site Plan 60-7-2025, for public hearing. The site is located at the corner of Orchard Lake and 12 Mile Roads. The applicant proposes to construct a Culver's drive-through restaurant on a 0.5-acre outlot along the 12 Mile frontage, currently used for parking. The development would remove several parking spaces and affect internal circulation for the larger shopping center.

Under the current Planned Unit Development Agreement, a drive-through restaurant is permitted only on Parcel A, not on Parcel B, where the Culver's is proposed. Because the request introduces a new use and alters site circulation and parking, the amendment is considered a major modification to the PUD.

Planning Consultant Tangari outlined several site plan issues identified in the review memorandum, including noncompliance with the front setback, missing details such as building height and drive-through stacking spaces, and the need to show pedestrian connections and rooftop screening. He also noted that a parking study was submitted but not in time for staff review before this meeting; staff recommendations on that study will be provided when the case returns for public hearing.

Commissioner Aspinall inquired whether a previous modification to the PUD for another parcel in the development had been considered a major amendment, and Tangari confirmed that it had, noting this would be consistent treatment. Commissioner Brickner questioned the proposed building's setback relative to adjacent businesses along 12 Mile Road and was advised that the Culver's would be roughly in line with neighboring buildings, though the applicant is expected to request a setback waiver through the PUD amendment process.

Commissioners agreed that the proposal constitutes a major amendment given the scope of change to the PUD.

Further Commission discussion included:

- Based on the site plan, the proposed Culver's would sit approximately thirty feet closer to 12 Mile Road than the existing Comerica Bank, raising concern about the alignment of buildings along the corridor.
- Had a traffic study had been completed? There was concern about additional traffic generated by a high-volume drive-through restaurant and the difficulty of making left turns out of the shopping center; some traffic control – such as a signal or turning restrictions, might be necessary. Staff Engineer Alexander confirmed that both a traffic and parking study had been submitted but not yet reviewed.
- The immediate area already includes multiple drive-through operations, including a bank, Burger King, and Starbucks, and stacking and internal circulation should be carefully reviewed. Culver's locations typically experience long queues, particularly during peak hours, and stacking should be evaluated to prevent backups into drive aisles or entrances.
- On the other hand, Culver's would serve existing area traffic rather than generating significant new volume. The shopping center already attracts a high daily traffic count. Broader traffic impacts along 12 Mile or Orchard Lake were less of a concern than internal circulation and access management within the development.

Applicant presentation
Allen Eizember, Novak & Fraus Engineers
Ronald J. Sesi, applicant

Mr. Eizember provided the following information:

- The proposed setback is 44.7 feet, roughly two and a half feet closer to the road than the existing Starbucks but still consistent with that portion of the PUD. The lot's depth of 200 feet constrains building placement, making an east-west orientation impractical due to drive-through and fire access needs.
- A traffic study had been submitted with preliminary feedback received and no major issues identified. The drive-through stacking is designed to wrap around the north side of the building to avoid conflict with the main drive aisle along 12 Mile, and additional measures such as signage or a raised island could be used to ensure vehicles follow the intended circulation path.

Commission questions and deliberation
In response to questions from the Commission, the applicants provided the following further information:

- The design includes a single drive-through lane with double-sided ordering stations to accommodate stacking on both sides, consistent with Culver's operational model. Five stacking spaces will be provided behind the pickup window, with eight additional spaces extending around the north and east sides of the building.
- The existing shopping center's detention basin is integrated into the parking lot, and the new Culvers development would include an underground stormwater system beneath the eastern drive-through lanes to handle runoff on-site. This design will allow gravity-fed drainage into the city's sewer system, improving existing flooding conditions.
- The Culver's site does not include front parking between the building and 12 Mile Road, minimizing visual and functional conflicts. The plan exceeds ordinance requirements with 13 stacking spaces, where only 8 are required.
- The traffic study included Saturday morning observations, accounting for Scramblers Restaurant operations.
- An updated plan showing stacking, loading, and refuse details had been submitted earlier in the week and would appear in the next packet.

MOTION by Countegan, support by Ware, that the Commission finds that the proposed Amendment to PUD 12, 2014, and revised Site Plan 60-7-2025, submitted by Ronald J. Sesi, is a major amendment to the PUD, and that this request for amendment and revised site plan be set for public hearing for the Planning Commission's next available regular meeting agenda.

Roll call vote:
Ayes – Mantey, Brickner, Grant, Aspinall, Countegan, Ware, Stimson, Trafelet
Nays – None
Motion passed 8-0.

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

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present:	Aspinall, Brickner, Countegan, Grant, Stimson, Ware, Trafelet
Commissioners Absent:	Mantey
Others Present:	Staff Planner Mulville-Friel, Planning Consultant Tangari (Giffels Webster), Staff Engineer Dawkins, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Aspinall, support by Grant, to approve the agenda as published.
Motion passed unanimously by voice vote.

PUBLIC HEARING

A. AMEND PLANNED UNIT DEVELOPMENT 12, 2014, INCLUDING SITE PLAN 60-7-2025

LOCATION:	**12 Mile, west of Orchard Lake Road**
PARCEL I.D.:	**22-23-10-476-067**
PROPOSAL:	**Construct new fast-food restaurant with drive-through on a vacant outlot within B-4, Planned General Business District**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Ronald J. Sesi**
OWNER:	**SSFHC Real Estate, LLC**

Applicant presentation

Members of the development team present this evening included:
Allen Eizember, Novak & Fraus Engineers
Ronald Sesi, applicant
Luke Liu, AECOM

Mr. Eizember made the following points:

- This proposal was to construct a Culver's restaurant on the site located west of the existing Comerica Bank and the Burger King at the intersection of 12 Mile Road and Orchard Lake Road.
- They had incorporated some of the comments and suggestions made at the October planning commission meeting, including changes to landscaping, architecture, and drive-through stacking spaces.
- Regarding the front yard setback: The front yard setback requirement was for 120 feet on a 200' deep lot. The proposed Culver's would have a 44.7' setback. To provide context, Comerica Bank and Burger King were set back approximately 65'. In both instances there was parking in front of the buildings along 12 Mile Road. Culver's would not have any front yard parking, only drive-through stacking and the bypass lane. Starbucks, which is part of the same PUD, has a 45'

setback on Orchard Lake Road, and has parking within 5' of the right-of-way. In comparison, the proposed Culver's plan provides more buffer between the right-of-way and the drive aisle than Starbucks currently has.

- Regarding stacking and circulation near the driveway off 12 Mile Road: To prevent queued vehicles from blocking the entrance, they had added an island at the southwest corner of the building near the patio area. This design is intended to direct cars in the drive-through queue northward rather than westward, maintaining clear two-way access around the west side of the building.

Planning consultant review

Referencing the November 12, 2025 Giffels Webster memorandum, Planning Consultant Tangari highlighted the following points:

- The three key items being requested via PUD amendment are:
  1. 34-3.1.26 – Permit a drive-in restaurant that is not permitted in the B-4 district
  2. 34-4.27.2 – Permit fast-food in a stand-alone building
  3. 34-3.1.24.E – Setback relief for front setback (reduction from 120' to 44.7')
- Other outstanding issues include:
  - No pedestrian access from the 12 Mile sidewalk
  - In addition to the 120' general setback requirement for the district, an additional 60' setback is required for a drive-through use.
  - Order confirmation boards are located on the south side of the building directed toward 12 Mile Road, with the pickup window on the east side. Order boards are not permitted within the front yard.
  - Regarding stacking, the plan shows five stacking spaces before the confirmation board, with two of those partially located on Parcel A. Eight additional stacking or pull-ahead spaces are shown beyond the window. Any spaces to be used for waiting for order should be notated on the plans.
  - Regarding landscaping, because of the reduced setback, the Planning Commission could require additional landscaping along 12 Mile Road.
  - Regarding lighting, the photometric plan showed numerous values in excess of 0.3 footcandles at the property line interior to the site; this is appropriate. However, the 0.3 footcandles should be observed at the southern property line. Additionally, proposed lighting exceeds the required 4:1 uniformity ratio. Staff were unable to review whether the site meets the maximum illumination of 2.5 lumens per square feet of pavement area. Other lighting details needed to be provided as noted in the review.
  - EIFS is limited to an accent material (less than 40% of façade) located not less than 8 feet above grade; this standard is not met; multiple fields of this material are located below 8 feet; percentage not known. Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective.
  - Buildings facing a major thoroughfare are required to have 60% window coverage on the ground floor. This standard appears not to be met on the southern façade. Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development

and the waiver will achieve a specific architectural objective, and that compliance with the standard will result in a practical difficulty.

- Regarding parking, the applicant originally calculated a need for 110 parking spaces based on gross floor area. After staff reviewed the usable floor area, the requirement was closer to 53 spaces—less than half the applicant's figure. Because this property is part of a larger center, and uses do not all peak at the same time, the City applied the shopping-center standard to evaluate parking availability. Adequate parking exists without requiring a PUD exception.

In response to questions, Planning Consultant Tangari gave the following further information:

- He did not know the future of the Comerica Bank site.
- The Starbucks is a standalone building within the PUD, showing precedent.
- The applicant is not adding a new curb cut.
- A traffic study had been submitted and had been reviewed by the Engineering Division. Staff Engineer Dawkins added that staff had a few comments regarding the traffic study and would return those to the applicant's traffic consultant.
- There was an acknowledged low level of service at the 12 Mile Road/Orchard Lake Road intersection. Main concerns included how traffic backs up along 12 Mile Road in front of the site, and how traffic backs up within the site during peak exit times.

  Mr. Liu said that findings in the traffic study showed:
  - Morning peak hour: approximately 49 feet of additional queue (2-3 cars)
  - Afternoon peak hour: approximately 34 feet of additional queue (about 2 cars)

Public hearing.
Chair Trafelet opened the public hearing.

Randy Carron, Scrambler's Restaurant, expressed concern that the proposed Culver's could significantly impact or potentially jeopardize their business. Parking in the center is already inadequate, particularly on weekends and during weekday lunch hours, and site circulation is often difficult. He believed the addition of a drive-through will worsen congestion, noting that vehicles already back up when entering and exiting onto 12 Mile Road. Mr. Carron also noted that tenants were not notified by the landlord about this proposal or tonight's public hearing.

No other public indicated they wished to speak.

Commission deliberation and motion
Chair Trafelet explained that tonight's action would be to make a recommendation to City Council, which would be the deciding body.

Commissioners Grant and Ware asked if other sites in Farmington Hills were considered. Commissioner Grant remained concerned about the tight site layout and current circulation challenges.

Mr. Sesi explained that Culver's site-selection rules require Culvers locations to be 5 miles from each other, limiting other options in the City. The subject site was an ideal location. Culver's imposes specific site and building requirements, including minimum site size, building square footage, and

drive-through access/geometry. Even if another site appears ideal in theory, it may not meet Culver's requirements. The proposed 12 Mile site meets all of Culver's requirements, and they are now seeking to determine whether it meets the City's requirements also.

Commissioner Aspinall asked whether Culver's peak hours of operation would overlap with Scrambler's peak times.

Mr. Sesi explained that Culver's does not serve breakfast; typical opening is 10:00 or 10:30 a.m. Culver's peak hours are approximately 12:00pm–2:00pm. for lunch and 6:00pm–8:00pm for dinner. The introduction of DoorDash and Uber Eats has reduced drive-through sales, as more customers order delivery instead of driving to the restaurant. Dine-in business has remained steady.

Commissioner Brickner confirmed that the subject site is a separate outlot (Lot B), but part of the overall planned development. The outlot designation indicates it is intended for future building rather than permanent surface parking.

Commissioner Brickner referenced Giffels Webster's review indicating the use of EIFS (exterior insulation and finish system) on the building. The City has adopted restrictions on EIFS due to long-term durability problems (deterioration and susceptibility to damage). He asked whether the applicant would consider alternate materials consistent with City standards.

Mr. Sesi expressed willingness to modify the building materials to conform to city standards.

City Attorney Schultz advised that the Commission should require color renderings of the elevations – the submission had included black and white renderings only.

In response to a question from Member Lindquist, Mr. Sesi confirmed he would be the franchisee at this location.

MOTION by Countegan, support by Aspinall, to recommend to City Council that the application to amend PUD 12, 2014 and revised Site Plan 60-7-2025, dated October 28, 2025, submitted by Ronald J. Sesi, be approved because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, subject to the following findings and conditions.

Finding:
The Commission has no objections to the proposed relief from the following zoning ordinance standards, which will be addressed in conjunction with the final PUD plan and the PUD agreement.

A. 34-3.1.26 – Permit a drive-in restaurant that is not permitted in the B-4 district.
B. 34-4.27.2 – Permit fast food in a standalone building.
C. 34-3.1.24.E – Setback relief for front setback (reduction from 120 feet to 44.7 feet).
D. 34-5.20 – Relief from the design standards for building materials as outlined in Giffels Webster's November 12, 2025 review.

E. 34-5.20 – Relief from the design standards for percentage of window coverage on ground floor as outlined in Giffels Webster's November 12, 2025 review.

Conditions:

A. All outstanding issues identified in Giffels Webster's November 12, 2025 review shall be addressed to the reasonable satisfaction of the City Planner.
B. All outstanding issues identified in the City Engineer's November 6, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
C. All outstanding issues identified in the Fire Marshal's October 31, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.
D. The applicant shall meet with planning staff regarding landscaping along 12 Mile Road to provide sufficient buffering and screening for the proposed development.

Motion discussion:
In response to discussion, Commissioner Countegan said he did not object to EIFS, but would be flexible if the Commission reached a different consensus.

Commissioner Stimson stated he would vote against the motion. While he supported Culver's locating in Farmington Hills, the subject site was too tight. He remained concerned about stacking located in front of the building and insufficient stacking space generally. He believed the site will become unnavigable and traffic flow will be negatively impacted.

Commissioner Grant said she would also oppose the motion, for similar reasons.

Roll call vote:

Stimson	**no**
Ware	**yes**
Countegan	**yes**
Aspinall	**yes**
Lindquist	**no**
Grant	**no**
Brickner	**yes**
Trafelet	**yes**

Motion passed 5-3.

REGULAR MEETING

A.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: **January 12, 2026**

DEPT: **Planning and Community Development**

RE: **Reconsideration of Planned Unit Development ("PUD") Plan 2, 2024, including Site Plan 56-8-2024 – Mulberry Park and The Tabernacle Multi-Family Housing**

ADMINISTRATIVE SUMMARY:

Applicant: Steven Schafer

Owners: Detroit Baptist Manor and MOBI Investments

Sidwell: 22-23-11-201-001, -002, -004, -005, -006, -020, and -021

Zoning: RA-1 One Family Residential District

Master Plan: Flex Residential

Location: South side of Thirteen Mile Road, just west of Middlebelt Road

Description of Request: Schafer Development formally requested reconsideration of the City Council motion to deny PUD Plan 2, 2024 and concurrent Site Plan 56-8-2024. On September 8, 2025 the City Council passed a motion to reconsider denial of the proposed development at the January 12, 2026 City Council meeting.

Further, there is a revised plan (submitted October 27, 2025) for City Council consideration. It has been reviewed by internal staff and planning consultants. Detailed reviews of their findings are attached. In summary the revised plan shows an increase to the rear setback of at least 100 along the south property line by removing interior sidewalks and reducing the interior rear setbacks. There is a reduction in the number of units proposed for the Mulberry Park portion and The Tabernacle portion of the development.

Proposal Background: The subject application more generally proposes a two-part development under separate names across seven (7) parcels on the south side of Thirteen Mile Road, just west of Middlebelt Road: Mulberry Park (approximately 5.98 acres) and The Tabernacle (approximately 6.06 acres). Mulberry Park is proposed to consist of eight (8) buildings with thirty (30) units of both; attached, two (2)-story townhomes and attached, one (1) story ranches. The Tabernacle is proposed to be age-

restricted and consists of nine (9) buildings with twenty-nine (29) units of attached, one (1)-story ranches. The current proposal has proposed a total of 59 units, reduced from 63 on the previous version.

PROCEDURAL HISTORY:

- April 18, 2024 – Planning Commission qualifies PUD (7-0)
- October 17, 2024 – Planning Commission set for public hearing (8-0)
- November 21, 2024 – Planning Commission public hearing/recommendation to City Council (5-0)
- January 13, 2025 – City Council public hearing postponed to March 3, 2025 (6-1)
- February 10, 2025- City Council study session
- March 3, 2025- City Council postponed to May 12, 2025 (6-1)
- May 12, 2025- City Council postponed to August 11, 2025 (4-2)
- July 14, 2025- City Council study session
- August 11, 2025- City Council regular meeting, motion to deny (4-3)
- September 8, 2025- City Council regular meeting, motion to reconsider denial decision on January 12, 2026 (5-2)

ZONING DEVIATIONS:

Permit

- Attachment of dwelling units where it is not permitted;
- RC-1 Multiple Family Residential District density where RA-1 One Family Residential District density is the maximum density permitted; and
- Fourteen (14) replacement trees to be planted offsite, at the Detroit Baptist Manor and a waiver of the remaining 34 (thirty-four) replacement trees.

POSSIBLE COUNCIL ACTIONS:

Motion to APPROVE PUD 2, 2024 and Site Plan 56-8-2024, based on the findings that the proposed PUD promotes the land use goals and objectives of the City, satisfies the qualification and other requirements in Section 34-3.20 of the Zoning Ordinance, and will not adversely affect the public health, welfare, and safety and, for the following reasons:

(1) The Master Plan for Future Land Use 2025 has designated this area for Flex Residential.

(a) Density: The proposed site plan with 59 units meets the criteria for the density of RC-1, multi-family, referenced in the Master Plan for Future Land Use.

(b) Open Space and Setback: The modified site plan meets the criteria of "A third or more of the site preserved with open space and setbacks of 100' or more are preserved" based on the plans preserving 57% of the site in open space and providing a setback of over 100' from the southern property line;

(2) Diverse Housing: The Master Plan for Future Land Use identifies the need for diverse housing. This proposal provides housing diversity and opportunity for multiple generations to live within the same development.

(3) Traffic Access and Enhancements will not significantly dimish the traffic level of service in the area, as evidenced by traffic study provided by the applicant;

(4) Compatibility with adjacent residents: The proposed plan transitions the style of homes with one-story homes proposed adjacent to the south property line near existing homes and provides an appropriate and compatible transition from the existing Metropolitan Detroit Baptist Manor use to the west;

(5) Bring about redevelopment of sites where orderly transition of use is determined to be desired: Again referencing the findings in #1 and #4 and also noting that the proposed plan proposes an orderly transition of residential uses to a mixed residential development that is desired within the community;

(6) Public Benefits provided: Public Art installation, pocket parks, preserved green areas, diverse housing, traffic enhancements, and enhanced walkways are provided;

(7) The provision of trees and landscaping beyond minimum requirements: The proposal indicates a high standard of landscaping with a proposed three foot high screen wall, plantings within the pocket parks and trees along 13 Mile;

(8) [Insert additional findings here.]

Further resolve that the application for PUD 2, 2024, including Site Plan 56-8-2024, dated received October 27, 2025, submitted by Steven Schafer, are approved, subject to the following conditions:

(1) All outstanding issues identified in Giffels Webster's December 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 5, 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 October 30, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

[Insert additional conditions if appropriate.]

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

Motion to DENY the application for PUD 2, 2024 and Site Plan 56-8-2024 based on the findings that the applicant has failed to satisfactorily establish that the proposed PUD will not adversely affect the public health, welfare, and safety, has not shown that the proposed development promotes the land use goals and objectives of the City, and has failed to satisfy the qualification and other requirements in Section 34-3.20 of the Zoning Ordinance for the following reasons:

(1) *The proposed plan density is too high and exceeds the density allowed within the current zoning district RA-1, Single Family Residential to an extent that causes the proposed use to be out of character and substantially inconsistent with the density in the existing single-family residential neighborhoods to the south and north and the single-family residential property to the east.*

(2) The proposed plan and density do not provide an adequate transition or buffer to the adjacent residential homes along the south property line or the single-family property to the east.

(3) The applicant references the flex zoning concept in the Master Plan for Future Land Use, which was adopted but has not yet been implemented, and it may never be implemented by City Council; and if it were to be implemented in the future, the manner in which it is implemented relative to this particular property could deviate from the way it is described in the Master Plan based on many factors an information that should be studied and evaluated at the time of any such implementation, making reliance on or reference to that flex zoning concept as a basis for a PUD zoning decision today premature and without adequate study, information or basis.

(4) As indicated in the traffic study provided by the applicant, vehicle delays are expected to increase on the southbound Westgate Road approach by as much as

7 seconds/vehicle during the peak traffic hours adding delay where level of service is currently less than desired by the community.

(5) The extensive requested deviations from the Zoning Ordinance regulations otherwise applicable to this property are not outweighed by the negative impact this proposed development will have on the character, aesthetics, and values of the adjacent single-family neighborhoods to the south and north, particularly the south, the single-family zoned property to the east, as well as the area in general, for all of the above reasons.

(6) It has been shown that the property can be developed at a much lower density that would be a better transition, address the other concerns above, and be more in keeping with the Zoning Ordinance (in other words with less or lesser deviations), and the applicant has not demonstrated that doing so is not possible or feasible, despite the issue being raised by Councilmembers.

(7) [Insert additional findings here.]

ATTACHMENTS:

- PUD Plan 2, 2024 narrative, revised PUD Plan 2, 2024 and Site Plan 56-8-2024 dated received October 27, 2025
- Giffels Webster's review, dated December 9, 2025
- City Engineer's interoffice correspondence, dated November 5, 2025
- Environmental Engineer's interoffice correspondence, dated November 3, 2025
- Fire Marshal's interoffice correspondence, dated October 30, 2025
- April 18, 2024, Planning Commission regular meeting minutes
- October 17, 2024, Planning Commission regular meeting minutes
- November 21, 2024, Planning Commission regular meeting minutes
- January 13, 2025, City Council regular meeting minutes
- February 10, 2025, City Council study session minutes
- March 3, 2025, City Council regular meeting minutes
- May 12, 2025, City Council regular meeting minutes
- July 14, 2025, City Council study session minutes
- August 11, 2025, City Council regular meeting minutes
- September 8, 2025, City Council regular meeting minutes

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

Schafer Development, LLC
31400 Northwestern Highway, Suite H, Farmington Hills, MI 48334

Date: October 27, 2025

To: City of Farmington Hills, Planning Office

From: Schafer Development, LLC

CC: The Tabernacle + Mulberry Park PUD – Changes to Site Plan Submittal

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Submittal Materials

As part of our revised Site Plan Submittal, Schafer Development, LLC is providing:

- One (1) 11" x 17" copy of the Site Plan Submittal
- Eight (8) 24" x 36" copies of the Site Plan Submittal
- Electronic versions of all materials – emailed to the Planning Office

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Master Plan Reference (Page 52)

> *"In the Flex Residential and Flex Residential/Office areas, permitted densities [...] may be increased to RC-1 densities where **a third [33.3%] or more of the site is preserved** and **setbacks of 100 feet or more are preserved** to adjacent neighborhoods."*

As emphasized during the September 8, 2025 City Council Reconsideration hearing, the revised plans incorporate the following changes to achieve **full compliance with the Master Plan**:

Reduced Density and RC-1 Compliance

- **RC-1 Compliance:** Maximum RC-1 density permits 276 rooms. Room density has been reduced from 213 to **199 rooms** (77 units below the maximum).
- **Overall Unit Density:** Unit density reduced from 63 to **59 units** (net loss of 4 units).
- **The Tabernacle (West Side):** Density reduced from 31 to **29 units** (loss of 2 units). All buildings are now oriented parallel to the internal roadways, resolving the prior "Building 8" side-to-rear setback concern raised by Councilman Aldred. This adjustment also enables a **larger central pocket park** and expands open space internal to the community.
- **Mulberry Park (East Side):** Density reduced from 32 to **30 units** (loss of 2 units). "Building 5" and "Building 8" have been reduced to 5-plexes, enabling a larger central pocket park and enhancing internal open space.

Open Space Preservation

- **Increased Open Space:** The development's open space has grown from 51.30% to **57.86% (a 6.56% increase)**.
- This exceeds the **33.3% Master Plan minimum by 24.56%**.

- Key drivers include the **reduction of 4 units**, the **enhanced central pocket park amenity**, and **clustering of buildings** to achieve the 100-foot buffer.

100-Foot Buffer to Adjacent Neighborhoods

- **Continuous Buffer: A 100-foot setback** along the southern property line directly benefits the nine (9) Holly Hill Farms residences.
- **Revisions Implemented:**
  - Removal of three east–west sidewalks to further cluster the development toward 13 Mile.
  - Reduced internal rear-to-rear setbacks along the horseshoe road (2 feet in The Tabernacle; 23 – 29 feet in Mulberry Park).
- **Measured Buffers:**
  - **The Tabernacle (West):** Triplex ranch buildings maintain **100.29 – 100.98 feet** from rear elevations to the southern property line.
  - **Mulberry Park (East):** Duplex ranch buildings maintain **100.32 – 101.14 feet** from rear elevations, with a roadway jog incorporated for added spacing.

Tree Preservation

Through density reduction, increased buffering, and expanded open space, the revised Site Plan Submittal preserves **34 additional trees**, including **4 landmark trees**, by clustering the development closer to 13 Mile.

Area	June Submittal	October Submittal	Change
The Tabernacle (West)			
Trees Removed	207	185	**+22 Saved**
Landmark Trees Removed	22	21	**+1 Saved**
Total Trees Saved	91	114	**+23 Saved**
Mulberry Park (East)			
Trees Removed	104	95	**+9 Saved**
Landmark Trees Removed	53	50	**+3 Saved**
Total Trees Saved	101	113	**+12 Saved**

Sincerely,

The Schafer Development Team

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City of City of Farmington Hills, Oakland County, Michigan
SITE PLAN DOCUMENTS
Prepared For the
The Baptist Manor / Schafer Development
P.U.D. Developments

Owner / Developer

"The Tabernacle" - West Parcel
The Baptist Manor
30301 W 13 Mile
Farmington Hills, MI 48334

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Civil Engineer

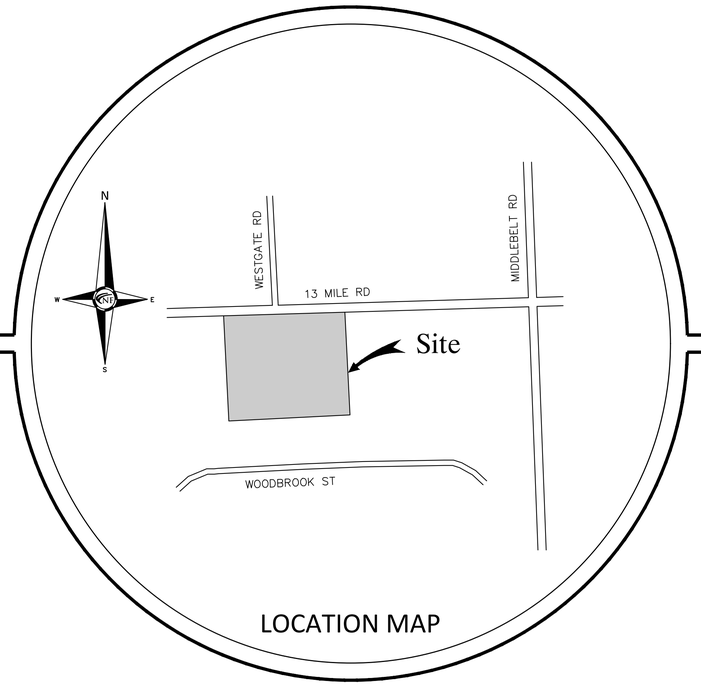
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LOCATION MAP

LEGAL DESCRIPTION - "The Tabernacle"

Land situated in the City of Farmington Hills, County of Oakland, State of MI described as follows:

PARCEL 1: Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point 170.10 feet due East from the Northwest corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; thence due East 169.96 feet; thence South 0°16'00" East, 512.80 feet; thence North 89°51'50" West 169.96 feet; thence North 0°16'00" West 512.40 feet to the point of beginning.

PARCEL 2: That part of the Northeast 1/4 of Section 11, Town 1 North Range 9 East, described as: Beginning at a point located due East along the North Section line, 340.06 feet and South 0°16' East 272.9 feet from the North 1/4 corner; thence South 0°16' East 239.9 feet; thence South 89°51'50" East 169.83 feet; thence North 0°16' West 240.1 feet; thence Westerly to the point of beginning, together with a 20 foot easement for water line utilities and ingress and egress over the East 20 feet of the Northerly 273.1 feet of the East 2 acres of the West 6 acres of the following described Parcel: Beginning at the North 1/4 corner of said Section; thence South 0°16' East 512 feet; thence North 89°51'50" East 849.50 feet; thence North 0°16' West 514 feet; thence due West 849.50 feet along the North Section line to the point of beginning.

PARCEL 3: Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the said Section 11, Town 1 North, Range 9 East; thence due East along the centerline of the 13 Mile Road a distance of 170.10 feet; thence South 0°16'00" East a distance of 512.40 feet; thence North 89°51'50" West a distance of 170.10 feet; thence North 0°16'00" West a distance of 512.00 feet to the point of beginning.

Commonly known as: 30115 West 13 Mile Road and Vacant Parcels, Farmington Hills, MI 48334-2205
Tax ID: 23-11-201-001; 23-11-201-002 & 23-11-201-021

LEGAL DESCRIPTION - "Mulberry Park"

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT DISTANT EAST 509.89 FEET FROM THE NORTH 1/4 CORNER; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.20 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 148.61 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET; THENCE WEST 148.61 FEET TO BEGINNING.

TAX ID NO. 23-11-201-004

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 658.50 FEET FROM THE NORTH 1/4 CORNER; THENCE EAST 191 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECOND WEST 191 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET TO BEGINNING.

TAX ID NO. 23-11-201-005

PARCEL 3:
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES: PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 849.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 338.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 514.90 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 333.38 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 23-11-201-006

Project Name

"The Tabernacle"
&
"Mulberry Park"

SHEET INDEX

SP-00	Cover Sheet
SP-01	Overall Boundary / Topographic / Tree Survey
SP-01.1	Tree List -West
SP-01.2	Tree List -East
SP-02	Topographic / Boundary / Tree Survey - West
SP-03	Topographic / Boundary / Tree Survey - East
SP-04	General Site Plan - West
SP-05	General Site Plan - East
SP-06	Paving & Grading Plan - West
SP-07	Paving & Grading Plan - East
SP-08	Utility Plan - West
SP-09	Utility Plan - East
L0	Landscape Overview
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Tree Preservation Plan
L4	Landscape Plan
L5	Landscape Notes & Details

N & F JOB #N423-02/03

Know what's below Call before you dig.

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER NO. 44351
LICENSED PROFESSIONAL ENGINEER

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CIVIL ENGINEERS
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LEGAL DESCRIPTIONS (DEVON TITLE AGENCY)

Land situated in the City of Farmington Hills, County of Oakland, State of MI described as follows:

PARCEL 1: Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point 170.10 feet due East from the Northwest corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; thence due East 169.96 feet; thence South 0°16'00" East, 512.80 feet; thence North 89°51'50" West 169.96 feet; thence North 0°16'00" West 512.40 feet to the point of beginning.

PARCEL 2: That part of the Northeast 1/4 of Section 11, Town 1 North Range 9 East, described as: Beginning at a point located due East along the North Section line, 340.06 feet and South 0°16' East 272.9 feet from the North 1/4 corner; thence South 0°16' East 239.9 feet; thence South 89°51'50" East 169.83 feet; thence North 0°16' West 240.1 feet; thence Westerly to the point of beginning, together with a 20 foot easement for water line utilities and ingress and egress over the East 20 feet of the Northerly 273.1 feet of the East 2 acres of the West 6 acres of the following described Parcel: Beginning at the North 1/4 corner of said Section; thence South 0°16' East 512 feet; thence North 89°51'50" East 849.60 feet; thence North 0°16' West 514 feet; thence due West 849.50 feet along the North Section line to the point of beginning.

PARCEL 3: Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the said Section 11, Town 1 North, Range 9 East; thence due East along the centerline of the 13 Mile Road a distance of 170.10 feet; thence South 0°16'00" East a distance of 512.40 feet; thence North 89°51'50" West a distance of 170.10 feet; thence North 0°16'00" West a distance of 512.00 feet to the point of beginning.

Commonly known as: 30115 West 13 Mile Road and Vacant Parcels, Farmington Hills, MI 48334-2205
Tax ID: 23-11-201-001; 23-11-201-002 & 23-11-201-021

PARCEL-23-11-201-020

Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East: Beginning at a point distant East 340.06 feet and South 00°16'00" East 272.90 feet from the North 1/4 corner; thence North 00°16'00" West 272.90 feet; thence East 169.83 feet; thence South 00°16'00" East 273.10 feet; thence West 159.83 feet to beginning.

Commonly known as: 30005 W. 13 Mile Road, Farmington Hills, MI 48334
Parcel ID: 23-11-201-020

LEGAL DESCRIPTION

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT DISTANT EAST 509.89 FEET FROM THE NORTH 1/4 CORNER; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.20 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 148.61 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET; THENCE WEST 148.61 FEET TO BEGINNING.

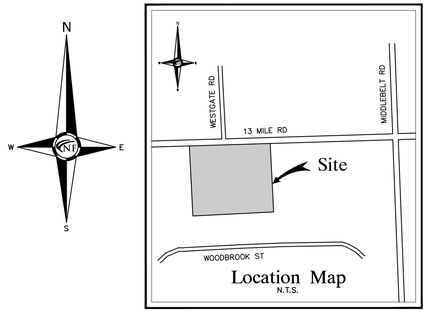
TAX ID NO. 23--11--201--004

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 658.50 FEET FROM THE NORTH 1/4 CORNER; THENCE EAST 191 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECOND WEST 191 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET TO BEGINNING.

TAX ID NO. 23--11--201--005

PARCEL 3:
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES: PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 849.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 338.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 514.90 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 333.38 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 23--11--201--006

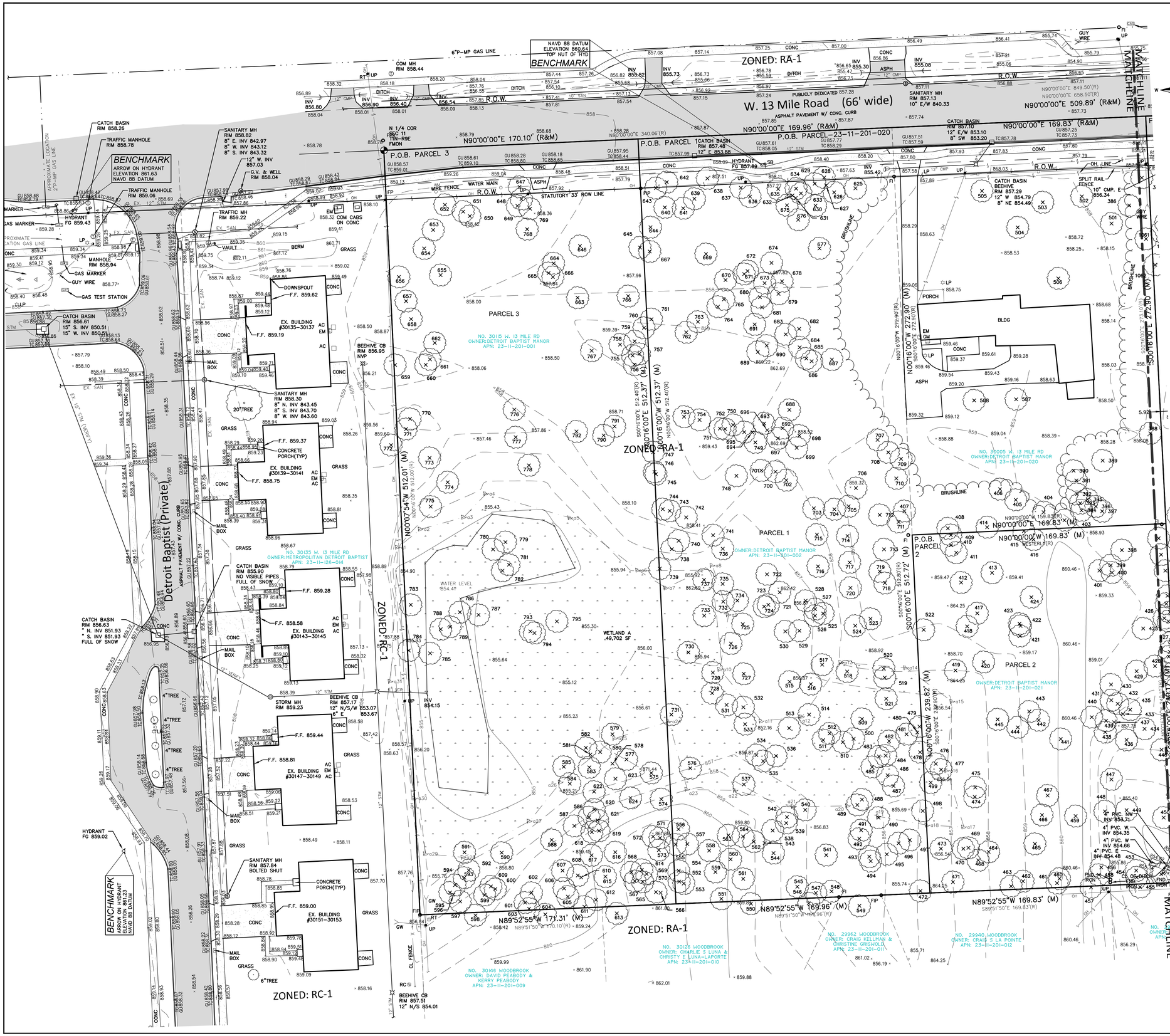


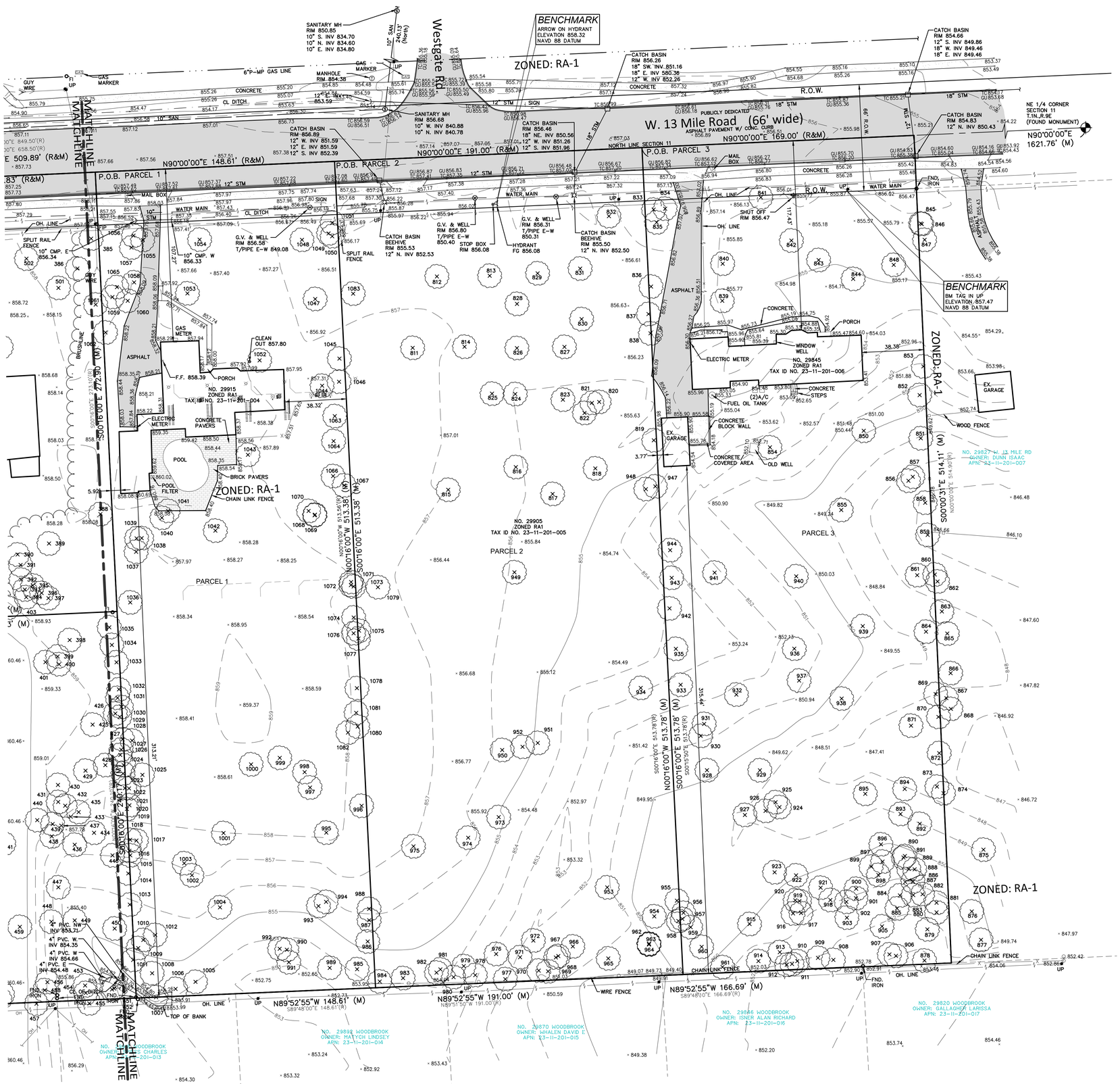

BENCHMARK
ARROW ON HYDRANT
ELEVATION 861.63
NAVD 88 DATUM
BENCHMARK
TOP NUT OF HYD
ELEVATION 860.64
NAVD 88 DATUM
BENCHMARK
BM "TAG" IN UP
ELEVATION 857.47
NAVD 88 DATUM
W. 13 Mile Road (66' wide)
ZONED: RA-1
ZONED: RC-1
WETLAND A
49,702 SF
BRUSHLINE
WATER LEVEL
P.O.B. PARCEL 1
P.O.B. PARCEL 2
P.O.B. PARCEL 3
PARCEL 1
PARCEL 2
PARCEL 3
BLDG
POOL
ELECTRIC METER
GAS METER
EX. HOUSE
CATCH BASIN RIM 858.26
SANITARY MH RIM 858.82
CATCH BASIN RIM 856.63
CATCH BASIN RIM 854.66
SANITARY MH RIM 856.68
CATCH BASIN RIM 856.89
CATCH BASIN RIM 856.82
SANITARY MH RIM 858.30
SANITARY MH RIM 857.84
SANITARY MH RIM 859.23
STORM MH RIM 857.17
CATCH BASIN RIM 855.90
CATCH BASIN RIM 856.63
HYDRANT FG 859.02
TRAFFIC MH RIM 858.26
GAS TEST STATION
DOWNSPOUT
BEEHIVE CB RIM 856.45
BEEHIVE CB RIM 857.51
BEEHIVE CB RIM 856.58
G.V. & WELL RIM 856.80
G.V. & WELL RIM 856.58
G.V. & WELL RIM 856.31
CATCH BASIN RIM 856.80
CATCH BASIN RIM 855.50
CATCH BASIN RIM 856.27
CATCH BASIN RIM 856.55
CATCH BASIN RIM 856.47
CATCH BASIN RIM 854.83
CATCH BASIN RIM 856.28
CATCH BASIN RIM 856.53
CATCH BASIN RIM 856.47
CATCH BASIN RIM 856.46
CATCH BASIN RIM 856.26
CATCH BASIN RIM 856.66
CATCH BASIN RIM 856.64
CATCH BASIN RIM 856.62
CATCH BASIN RIM 856.60
CATCH BASIN RIM 856.58
CATCH BASIN RIM 856.56
CATCH BASIN RIM 856.54
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CATCH BASIN RIM 856.50
CATCH BASIN RIM 856.48
CATCH BASIN RIM

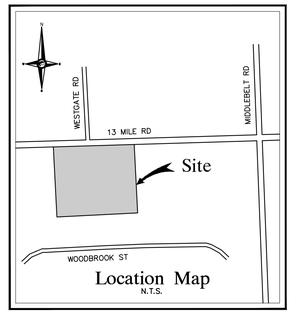
Tag #	Remove/Save	Landmark	Dia. (in)	Other Dia.	Botanical Name	Common Name	Cond.	Comments
385	REMOVE		10.3	8.6, 6. 5	Ulmus americana	American elm	fair	co-dominance, utility line-clearance pruning
386	REMOVE		6.6		Malus spp.	crabapple spp.	fair	20-degree lean
387	SAVE		15.3		Acer negundo	box-elder	poor	trunk cut at 4 feet, suckers
388	REMOVE		10.2	9	Ulmus pumila	Siberian elm	fair	several broken/dead branches, heavy grape vine
389	REMOVE		8.7		Ulmus pumila	Siberian elm	fair	several broken/dead branches
390	REMOVE		11.5	11.2, 5	Ulmus pumila	Siberian elm	good	
391	REMOVE		7.1		Ulmus pumila	Siberian elm	good	
392	REMOVE		6.1		Quercus macrocarpa	bur oak	good	
393	REMOVE		9.5		Acer saccharinum	silver maple	fair	asymmetrical crown
394	REMOVE		8.7		Ulmus pumila	Siberian elm	fair	siberian broken/dead branches
395	REMOVE		9.5		Acer negundo	box-elder	fair	30 degree lean
396	REMOVE		12		Acer saccharinum	silver maple	good	
397	REMOVE		6.6		Acer negundo	box-elder	fair	40 degree lean
398	REMOVE		8.4		Acer saccharum	sugar maple	good	
399	REMOVE		14.4		Populus deltoides	eastern cottonwood	good	
400	REMOVE		6.2		Fraxinus americana	white ash	good	
401	REMOVE		7.5		Pinus resinosa	red pine	fair	sparse foliage
402	REMOVE		8.4		Acer negundo	box-elder	fair	broken/dead branches, 40 degree lean
403	REMOVE		9.3		Ulmus pumila	Siberian elm	fair	asymmetrical crown, 10 degree lean
404	REMOVE		7.5		Acer negundo	box-elder	fair	30-degree lean, suckers
405	REMOVE		7		Ulmus pumila	Siberian elm	poor	broken/dead branches, little foliage
406	REMOVE		9.4		Acer negundo	box-elder	good	
407	REMOVE		11	8.2, 6	Acer negundo	box-elder	poor	60-degree lean, suckers
408	REMOVE		12.8	6	Acer negundo	box-elder	fair	several broken/dead branches, 20-degree lean
409	REMOVE		8.2		Ulmus pumila	Siberian elm	fair	several broken/dead branches
410	REMOVE		8.5		Carya ovata	shagbark hickory	good	
411	REMOVE		11.4		Quercus macrocarpa	bur oak	good	
412	REMOVE		6.8		Quercus macrocarpa	bur oak	good	
413	REMOVE		6		Malus spp.	crabapple spp.	good	
414	REMOVE		9.2		Quercus macrocarpa	bur oak	good	
415	REMOVE		13.5		Acer saccharinum	silver maple	good	
416	REMOVE		7.5		Quercus macrocarpa	bur oak	good	
417	REMOVE		8.5		Ulmus pumila	Siberian elm	fair	several broken/dead branches
418	REMOVE		11.8		Quercus macrocarpa	bur oak	good	
419	REMOVE		6.3		Fraxinus americana	white ash	good	
420	REMOVE		8.8	6	Acer negundo	box-elder	fair	6" trunk broken/dead
421	REMOVE		9.4		Quercus macrocarpa	bur oak	good	
422	REMOVE		6.5		Quercus macrocarpa	bur oak	good	
423	REMOVE		6.2		Quercus macrocarpa	bur oak	good	
424	REMOVE		8		Quercus macrocarpa	bur oak	good	
425	REMOVE		7		Ulmus pumila	Siberian elm	good	
426	REMOVE		7.5		Quercus macrocarpa	bur oak	good	
427	REMOVE		8.9		Prunus serotina	black cherry	fair	several broken/dead branches
428	REMOVE		6.7		Ulmus americana	American elm	good	
429	REMOVE		7.7		Fraxinus americana	white ash	good	
430	REMOVE		6.3		Ulmus americana	American elm	good	
431	REMOVE		6.5		Ulmus americana	American elm	good	
432	REMOVE		8.4		Ulmus americana	American elm	good	
433	REMOVE		7	5.6	Ulmus americana	American elm	good	
434	REMOVE		8.2		Prunus serotina	black cherry	fair	several broken/dead branches
435	REMOVE		7		Prunus serotina	black cherry	fair	several broken/dead branches
436	REMOVE		8.6		Fraxinus americana	white ash	good	
437	REMOVE		7.8		Ulmus pumila	Siberian elm	fair	several broken/dead branches
438	REMOVE		6.9		Ulmus americana	American elm	good	
439	REMOVE		7.6		Ulmus americana	American elm	fair	several broken/dead branches
440	REMOVE		7.8	5	Ulmus americana	American elm	fair	several broken/dead branches
441	REMOVE		7.5	6	Rhamnus cathartica	common buckthorn	fair	several broken/dead branches
442	REMOVE		9.4		Ulmus americana	American elm	good	
443	REMOVE		9	5.6	Quercus macrocarpa	bur oak	good	
444	REMOVE		20.8		Populus deltoides	eastern cottonwood	good	
445	REMOVE		7		Ulmus americana	American elm	good	
446	REMOVE		10.7		Juglans nigra	black walnut	good	
447	REMOVE		10.3		Ulmus americana	American elm	good	
448	SAVE		11.6	10. 8. 8	Acer negundo	box-elder	good	
449	SAVE		9.8		Ulmus americana	American elm	good	
450	SAVE		6.2	3	Acer negundo	box-elder	fair	prostrate trunk
451	SAVE		20.7	19	Tilia americana	basswood	fair	trimmed, utility line-clearance pruning
452	SAVE		7		Acer saccharum	sugar maple	fair	asymmetrical crown
453	SAVE		6.2		Acer saccharum	sugar maple	good	
454	SAVE		15		Prunus serotina	black cherry	fair	trunk bark peel
455	*SAVE		12.9		Quercus macrocarpa	bur oak	fair	trim, utility line-clearance pruning
456	SAVE		8		Acer saccharum	sugar maple	fair	
457	*SAVE		10		Prunus serotina	black cherry	fair	trimmed, utility line-clearance pruning
458	SAVE		8.3		Ulmus americana	American elm	fair	asymmetrical crown
459	SAVE		6		Quercus macrocarpa	bur oak	good	
460	SAVE		11.8		Acer saccharum	sugar maple	fair	asymmetrical crown
461	SAVE		16.1		Fraxinus americana	white ash	good	
462	SAVE		6.3		Ulmus americana	American elm	fair	twisted trunk, broken/dead branches
463	SAVE		17.3	10	Fraxinus americana	white ash	good	
464	SAVE	LANDMARK	24.5		Quercus macrocarpa	bur oak	good	
465	SAVE		9.8		Fraxinus americana	white ash	good	
466	SAVE	LANDMARK	21.1		Acer saccharinum	silver maple	good	
467	REMOVE		7.3		Ulmus americana	American elm	good	
468	SAVE		6.3		Ulmus americana	American elm	good	
469	SAVE		7		Ulmus americana	American elm	good	
470	SAVE		6.1		Ulmus americana	American elm	good	
471	SAVE		19.6		Ulmus americana	American elm	good	
472	SAVE		11.9		Tilia americana	basswood	good	
473	SAVE		8		Tilia americana	basswood	good	
474	REMOVE		13.1		Tilia americana	basswood	good	
475	REMOVE		11.2	8	Tilia americana	basswood	good	
476	REMOVE	LANDMARK	26		Quercus macrocarpa	bur oak	good	
477	REMOVE		6.1		Quercus macrocarpa	bur oak	good	
478	REMOVE	LANDMARK	21.5	10. 6	Quercus macrocarpa	bur oak	good	
479	REMOVE	LANDMARK	25.8		Quercus macrocarpa	bur oak	fair	crown broken/dead, asymmetrical shape
480	REMOVE		14.3		Quercus macrocarpa	bur oak	fair	crown broken/dead, asymmetrical shape
481	REMOVE		7.6		Carya ovata	shagbark hickory	fair	crown broken/dead, asymmetrical shape
482	REMOVE		12.3		Quercus macrocarpa	bur oak	fair	several broken/dead branches
483	REMOVE		9.1		Tilia americana	basswood	good	
484	REMOVE		15.5	14.5	Quercus macrocarpa	bur oak	fair	co-dominant trunks
485	REMOVE	LANDMARK	21	5	Quercus macrocarpa	bur oak	fair	5" trunk broken/dead
486	REMOVE	LANDMARK	22	20	Quercus macrocarpa	bur oak	fair	co-dominant trunks
487	REMOVE		15.8	11.7	Quercus macrocarpa	bur oak	fair	co-dominant trunks
488	REMOVE		14.2		Quercus macrocarpa	bur oak	good	
489	REMOVE	LANDMARK	22.5		Quercus macrocarpa	bur oak	good	
490	SAVE		14.8		Quercus macrocarpa	bur oak	good	
491	SAVE		9.5	5	Quercus alba	white oak	fair	5" trunk dead
492	SAVE	LANDMARK	30		Quercus macrocarpa	bur oak	fair	bark peel at trunk base
493	SAVE		6.7		Tilia americana	basswood	good	
494	SAVE		12.5		Carya ovata	shagbark hickory	good	
495	SAVE		9.6		Tilia americana	basswood	good	
496	SAVE	LANDMARK	16.2		Quercus macrocarpa	bur oak	good	
497	SAVE		6.7		Carya ovata	shagbark hickory	good	
498	SAVE		6.4		Tilia americana	basswood	good	
499	REMOVE	LANDMARK	21.8	13.5, 5	Quercus macrocarpa	bur oak	fair	5" trunk dead
500	REMOVE		8.4		Tilia americana	basswood	good	
501	REMOVE		8.4	6. 5	Rhamnus cathartica	common buckthorn	good	
502	SAVE		12.8		Morus rubra	red mulberry	good	
503	SAVE	LANDMARK	16.1		Juniper spp.	cedar spp.	good	
504	SAVE	LANDMARK	17.6		Juniper spp.	cedar spp.	good	
505	SAVE	LANDMARK	17.9		Juniper spp.	cedar spp.	good	
506	REMOVE		21.1	19.5	Thuja occidentalis	northern white-cedar	good	
507	REMOVE		14.9		Acer saccharinum	silver maple	good	
508	REMOVE		16.4		Acer saccharinum	silver maple	good	
509	REMOVE		10.1		Carya ovata	shagbark hickory	good	
510	REMOVE		8		Tilia americana	basswood	good	
511	REMOVE		6.3		Carya ovata	shagbark hickory	good	
512	REMOVE		10.8		Rhamnus cathartica	common buckthorn	good	
513	REMOVE		7.8		Rhamnus cathartica	common buckthorn	good	30-degree lean
514	REMOVE		7.7		Malus spp.	crabapple spp.	fair	crooked trunk
515	REMOVE		6	6. 5	Malus spp.	crabapple spp.	fair	broken/dead trunk
516	REMOVE		6.1		Rhamnus cathartica	common buckthorn	fair	several broken/dead branches
517	REMOVE		10.2		Acer saccharinum	silver maple	fair	trunk damage
518	REMOVE		7	6. 5.3	Rhamnus cathartica	common buckthorn	good	
519	REMOVE		10.1		Carya ovata	shagbark hickory	good	
520	REMOVE		9	8.8, 7.1, 7	Rhamnus cathartica	common buckthorn	fair	broken/dead trunks
521	REMOVE		6		Ulmus americana	American elm	good	
522	REMOVE		6		Nyssa sylvatica	blacl walnut	good	
523	REMOVE		6.3		Malus spp.	crabapple spp.	good	
524	REMOVE		6.9		Malus spp.	crabapple spp.	good	
525	REMOVE		9.3		Ulmus pumila	Siberian elm	good	
526	REMOVE		7.1		Ulmus pumila	Siberian elm	good	
527	REMOVE		8.3		Ulmus americana	American elm	good	heavy grape vine
528	REMOVE		6.3		Fraxinus americana	white ash	fair	bark peeling
529	REMOVE		6		Fraxinus americana	white ash	good	
530	REMOVE		6.4		Fraxinus americana	white ash	good	
532	REMOVE		7.3		Rhamnus cathartica	common buckthorn	fair	trunk splitting
533	REMOVE		8.5		Malus spp.	crabapple spp.	good	
534	REMOVE		10.2		Malus spp.	crabapple spp.	good	
535	REMOVE		8.3	5	Rhamnus cathartica	common buckthorn	fair	several broken/dead branches
536	REMOVE		8		Rhamnus cathartica	common buckthorn	good	
537	REMOVE		12		Tilia americana	basswood	good	
538	SAVE		16.1		Tilia americana	basswood	fair	trunk cavity, poison ivy
539	REMOVE		12.8		Tilia americana	basswood	poor	crown broken/dead
540	REMOVE		6		Rhamnus cathartica	common buckthorn	fair	trunk cavity, broken/dead branches
541	SAVE		11.2		Tilia americana	basswood	good	
542	REMOVE		7.1		Tilia americana	basswood	good	
543	SAVE		14.3		Tilia americana	basswood	good	
544	SAVE		6.5		Carya ovata	shagbark hickory	good	
545	SAVE	LANDMARK	29.1		Tilia americana	basswood	fair	utility line-clearance pruning
546	*SAVE	LANDMARK	24.5		Tilia americana	basswood	fair	utility line-clearance pruning
547	SAVE		12.2		Tilia americana	basswood	fair	utility line-clearance pruning
548	SAVE		9.1		Carya ovata	shagbark hickory	fair	utility line-clearance pruning
549	*SAVE	LANDMARK	17.2		Quercus macrocarpa	bur oak	fair	utility line-clearance pruning
550	*SAVE	LANDMARK	27.2		Tilia americana	basswood	fair	utility line-clearance pruning
551	SAVE	LANDMARK	18	10	Carya ovata	shagbark hickory	fair	utility line-clearance pruning
552	SAVE		6.6		Ulmus americana	American elm	good	
553	SAVE		6		Ulmus americana	American elm	fair	bark peeling
554	SAVE		7.3		Ulmus americana	American elm	good	
555	SAVE		11.3		Tilia americana	basswood	good	
556	SAVE		15.8		Tilia americana	basswood	good	
557	SAVE		11.8		Tilia americana	basswood	good	
558	SAVE		8.1		Carya ovata	shagbark hickory	good	
559	SAVE		6.1		Ulmus americana	American elm	good	
560	SAVE		10.5		Tilia americana	basswood	good	
561	SAVE		6.6		Ulmus americana	American elm	good	
562	SAVE		7.5		Ulmus americana	American elm	fair	twisted trunk
563	SAVE		15.3		Tilia americana	basswood	good	
564	SAVE		7.3		Tilia americana	basswood	good	
565	SAVE		6.4		Ulmus americana	American elm	poor	trunk cut at 10 feet height, utility line-clearance pruning
566	SAVE		8.4		Ulmus americana	American elm	good	
567	SAVE		16.6		Prunus pensylvanica	pin cherry	good	
568	SAVE		16.6		Prunus pensylvanica	pin cherry	good	
569	SAVE		13.9		Acer rubrum	red maple	good	
570	SAVE		16.1		Prunus pensylvanica	pin cherry	good	
571	SAVE		16		Prunus pensylvanica	pin cherry	poor	no foliage
572	SAVE		8.2		Tilia americana	basswood	fair	30-degree lean
573	SAVE		17.8		Populus deltoides	eastern cottonwood	good	
574	REMOVE		6.2		Rhamnus cathartica	common buckthorn	good	
575	REMOVE		8	3. 3	Rhamnus cathartica	common buckthorn	fair	suckers
576	REMOVE		8.5	5. 3	Rhamnus cathartica	common buckthorn	poor	broken/dead trunks
577	REMOVE		21		Populus deltoides	eastern cottonwood	good	
578	REMOVE		22.4		Populus deltoides	eastern cottonwood	good	
579	REMOVE		6.2		Rhamnus cathartica	common buckthorn	good	
580	REMOVE		23.4		Populus deltoides	eastern cottonwood	good	
581	REMOVE		22		Populus deltoides	eastern cottonwood	good	
582	REMOVE		12.5		Populus deltoides	eastern cottonwood	fair	crown half broken/dead
583	REMOVE		10.3		Populus deltoides	eastern cottonwood	good	
584	REMOVE		11		Populus deltoides	eastern cottonwood	good	
585	REMOVE		23.5	18	Populus deltoides	eastern cottonwood	good	
586	REMOVE		9		Populus deltoides	eastern cottonwood	good	
587	REMOVE		8.2		Prunus pensylvanica	pin cherry	good	
588	SAVE		21		Populus deltoides	eastern cottonwood	good	
589	REMOVE		7		Rhamnus cathartica	common buckthorn	good	
590	REMOVE		12.6		Rhamnus cathartica	common buckthorn	good	suckers
591	REMOVE		6.4		Rhamnus cathartica	common buckthorn	good	20-degree lean ,suckers
592	SAVE		9.8		Carya ovata	shagbark hickory	good	
593	SAVE		12.5	12	Carya ovata	shagbark hickory	good	
594	SAVE		14.8		Quercus macrocarpa	bur oak	good	
595	SAVE		8.9		Fraxinus americana	white ash	good	
596	SAVE		6		Rhamnus cathartica	common buckthorn	good	
597	SAVE		14.8	6	Tilia americana	basswood	poor	6 inch trunk broken/dead, 14 inch trunk has cavity
598	*SAVE		11.4		Fraxinus americana	white ash	good	
599	SAVE		8.2	8.1, 8	Tilia americana	basswood	good	
600	SAVE	LANDMARK	23.5		Quercus alba	white oak	good	
601	SAVE		8.5		Quercus macrocarpa	bur oak	good	
602	SAVE		15.9		Quercus macrocarpa	bur oak	good	
603	SAVE		6.7		Fagus grandifolia	American beech	good	
604	*SAVE		10.5		Quercus palustris	pin oak	good	
605	SAVE		13.9	6	Fagus grandifolia	American beech	good	
606	SAVE		6.4		Tilia americana	basswood	good	
607	SAVE		14		Quercus macrocarpa	bur oak	good	
608	SAVE		9.3	6.1	Acer saccharum	sugar maple	good	
609	SAVE		7.5		Carya ovata	shagbark hickory	good	
610	SAVE	LANDMARK	23.1		Quercus palustris	pin oak	good	
611	SAVE		7.8		Fagus grandifolia	American beech	good	
612	SAVE		7.9		Ulmus americana	American elm	good	knobby
613	*SAVE	LANDMARK	19.7		Quercus alba	white oak	good	
614	SAVE		6.1		Tilia americana	basswood	good	
615	SAVE		6		Acer saccharum	sugar maple	good	
616	SAVE		6		Ulmus americana	American elm	good	
617	SAVE		6.5		Tilia americana	basswood	good	
618	REMOVE		9.8		Prunus pensylvanica	pin cherry	good	
619	REMOVE		7		Prunus pensylvanica	pin cherry	good	
620	REMOVE		6		Prunus pensylvanica	pin cherry	good	
621	REMOVE		6.2		Prunus pensylvanica	pin cherry	good	
622	REMOVE		18		Populus deltoides	eastern cottonwood	fair	bark peeling
623	REMOVE		19		Populus deltoides	eastern cottonwood	fair	crowded
624	REMOVE		6		Prunus serotina	black cherry	fair	crowded
625	REMOVE		6	5. 5	Rhamnus cathartica	common buckthorn	fair	utility line-clearance pruning, suckers
626	REMOVE		14	13. 12.5	Ulmus americana	American elm	poor	trunk broken/dead, utility line-clearance pruning
627	REMOVE		6	4	Acer rubrum	red maple	good	
628	REMOVE		7.1		Ulmus americana	American elm	poor	utility line-clearance pruning, suckers
629	REMOVE		7.2		Ulmus americana	American elm	poor	utility line-clearance pruning, suckers
630	SAVE		9.9		Quercus bicolor	swamp white oak	good	
631	REMOVE		6	3	Malus spp.	crabapple spp.	good	
632	REMOVE		7.6		Ulmus americana	American elm	poor	bark peel, utility line-clearance pruning
633	REMOVE		7.2		Ulmus americana	American elm	poor	bark peel, utility line-clearance pruning
634	REMOVE		7	6. 5	Malus spp.	crabapple spp.	fair	utility line-clearance pruning, suckers
635	REMOVE		6.9	6. 5. 4	Rhamnus cathartica	common buckthorn	good	
636	REMOVE		6	6. 5	Rhamnus cathartica	common buckthorn	good	
637	REMOVE		6		Rhamnus cathartica	common buckthorn	good	
638	REMOVE		7.3	4	Rhamnus cathartica	common buckthorn	fair	crown cut, utility line-clearance pruning
639	REMOVE		7.5		Ailanthus altissima	tree of heaven	fair	utility line-clearance pruning
640	REMOVE		9.9		Ailanthus altissima	tree of heaven	fair	utility line-clearance pruning
641	SAVE		7.5		Ulmus rubra	slippery elm	good	
642	REMOVE		9.9		Ulmus americana	American elm	poor	utility line-clearance pruning
643	REMOVE		6.8		Ulmus americana	American elm	poor	utility line-clearance pruning
644	REMOVE		10.2	3	Ailanthus altissima	tree of heaven	good	
645	SAVE		6	5. 4	Taxus baccata	yew tree	good	
646	SAVE	LANDMARK	24		Pinus sylvestris	Scot's pine	good	
647	REMOVE		7.1	6	Prunus pensylvanica	pin cherry	good	
648	REMOVE		6		Ulmus americana	American elm	poor	broken/dead trunk
649	REMOVE		6.2		Acer negundo	box-elder	fair	60-degree lean
650	SAVE		13	10	Taxus baccata	yew tree	fair	
651	SAVE		7	5	Taxus baccata	yew tree	good	
652	SAVE		6	5. 3	Taxus baccata	yew tree	good	
653	REMOVE		6.2	5. 2	Rhamnus cathartica	common buckthorn	fair	dug up, root 1issue exposed
654	REMOVE		7	6. 4	Rhamnus cathartica	common buckthorn	fair	dug up, root 1issue exposed
655	REMOVE		8	6. 5. 3	Rhamnus cathartica	common buckthorn	fair	dug up, root 1issue exposed
656	REMOVE		16		Ailanthus altissima	tree of heaven	good	
657	REMOVE		10		Ailanthus altissima	tree of heaven	good	
658	SAVE		13		Acer negundo	box-elder	good	
659	REMOVE	LANDMARK	18.6		Fraxinus americana	white ash	fair	utility line-clearance pruning
660	REMOVE		11.9		Ailanthus altissima	tree of heaven	good	
661	REMOVE		12.2		Ailanthus altissima	tree of heaven	good	
662	REMOVE		6.9	6. 5. 3	Rhamnus cathartica	common buckthorn	good	
663	REMOVE		15.6		Picea abies	Norway spruce	good	
664	REMOVE		7.1	3	Rhamnus cathartica	common buckthorn	fair	3 inch trunk is cracked
665	REMOVE		6.4	2	Rhamnus cathartica	common buckthorn	fair	trunk cracked
666	REMOVE		6	2	Rhamnus cathartica	common buckthorn	good	
667	REMOVE		6		Rhamnus cathartica	common buckthorn	fair	cracked trunk
668	REMOVE		6.2	5.5	Malus spp.	crabapple spp.	poor	6.2 inch trunk broken/dead, no foliage
669	REMOVE		8.9	5. 4. 3	Rhamnus cathartica	common buckthorn	good	
670	REMOVE		12.9	5.5	Acer negundo	box-elder	poor	trunk cracked, 70-degree lean
671	REMOVE		7.1		Fraxinus americana	white ash	good	
672	REMOVE		6.4		Rhamnus cathartica	common buckthorn	poor	45-degree lean, suckers
673	REMOVE		7.3		Malus spp.	crabapple spp.	fair	broken/dead trunks leaning on tree, crown broken/dead
674	REMOVE		7	6. 5. 5	Rhamnus cathartica	common buckthorn	good	
675	SAVE		6.4		Acer negundo	box-elder	fair	20-degree lean
676	SAVE		7.1		Acer negundo	box-elder	fair	30-degree lean
677	REMOVE		6	5. 5. 4. 4	Rhamnus cathartica	common buckthorn	good	
678	REMOVE		7.1	6. 4. 4	Rhamnus cathartica	common buckthorn	good	
679	REMOVE		8	7. 6. 5. 5	Rhamnus cathartica	common buckthorn	good	
680	REMOVE		7.1	6. 5	Rhamnus cathartica	common buckthorn	good	
681	REMOVE		9.5		Prunus serotina	black cherry	fair	broken/dead branches
682	REMOVE		7.8		Fraxinus americana	white ash	good	
683	REMOVE		11		Acer negundo	box-elder	fair	30-degree lean
684	REMOVE		6		Rhamnus cathartica	common buckthorn	good	
685	REMOVE		12.4		Acer negundo	box-elder	good	
686	REMOVE		12	12	Acer negundo	box-elder	good	
687	REMOVE		6.2	6. 5	Rhamnus cathartica	common buckthorn	good	
688	REMOVE		6.6		Rhamnus cathartica	common buckthorn	good	
689	REMOVE		12		Juglans nigra	black walnut	good	
690	REMOVE		7.2	7.1, 5	Rhamnus cathartica	common buckthorn	good	
691	SAVE		19.5		Juglans nigra	black walnut	good	
692	REMOVE		16.7		Acer negundo	box-elder	good	
693	REMOVE		14.5		Acer negundo	box-elder	good	
694	REMOVE		11.5		Prunus pensylvanica	pin cherry	good	
695	REMOVE		7.1		Rhamnus cathartica	common buckthorn	good	
696	REMOVE		7.1		Quercus macrocarpa	bur oak	good	
697	REMOVE		12.8		Prunus pensylvanica	pin cherry	good	
698	REMOVE		10.2		Prunus pensylvanica	pin cherry	fair	peeling bark
699	REMOVE		8.8		Prunus pensylvanica	pin cherry	good	
700	REMOVE		6	5	Rhamnus cathartica	common buckthorn	poor	several broken/dead branches
701	REMOVE		6		Rhamnus cathartica	common buckthorn	good	
702	REMOVE		7.4		Juglans nigra	black walnut	good	heavy vines
703	REMOVE		6		Ulmus pumila	Siberian elm	good	
704	REMOVE		9	7. 6	Acer negundo	box-elder	good	suckers
705	REMOVE		6	5. 5	Rhamnus cathartica	common buckthorn	good	
706	REMOVE	LANDMARK	15.4		Malus spp.	crabapple spp.	fair	trunk cracked, broken/dead branches
707	REMOVE		10.6		Acer negundo	box-elder	good	
708	REMOVE		10.2		Ulmus pumila	Siberian elm	good	
709	REMOVE		7.1		Rhamnus cathartica	common buckthorn	good	
710	REMOVE		8.2		Acer negundo	box-elder	good	
711	REMOVE		6.7		Rhamnus cathartica	common buckthorn	good	
712	REMOVE		10.7		Acer negundo	box-elder	good	
713	REMOVE		6	5. 5	Rhamnus cathartica	common buckthorn	poor	prostrate, fallen over, still alive
714	REMOVE		13.9		Acer negundo	box-elder	good	
715	REMOVE		7.3		Acer negundo	box-elder	good	
716	REMOVE		11.2		Ulmus pumila	Siberian elm	good	
717	REMOVE		6.1		Rhamnus cathartica	common buckthorn	good	
718	REMOVE		10		Acer negundo	box-elder	good	
719	REMOVE		6	5. 4	Rhamnus cathartica	common buckthorn	good	
720	REMOVE		8.5	5	Rhamnus cathartica	common buckthorn	good	
721	REMOVE		7.5		Acer negundo	box-elder	good	
722	REMOVE		7.2		Acer negundo	box-elder	good	
723	REMOVE		6.6		Fraxinus americana	white ash	fair	trunk damage
724	REMOVE		7.8		Acer negundo	box-elder	good	
725	REMOVE		6.5		Acer negundo	box-elder	good	
726	REMOVE		6.1		Ulmus pumila	Siberian elm	good	
727	REMOVE		6.3	5.8	Malus spp.	crabapple spp.	good	
728	REMOVE		6.8		Rhamnus cathartica	common buckthorn	good	
729	REMOVE		6.6	4	Rhamnus cathartica	common buckthorn	fair	asymmetrical structure
730	REMOVE		8.4		Acer negundo	box-elder	fair	trunk splitting, bark peel
731	REMOVE		6.2	3	Rhamnus cathartica	common buckthorn	good	
732	REMOVE		11.7		Acer saccharum	sugar maple	good	
733	REMOVE		6.6	4	Malus spp.	crabapple spp.	good	
734	REMOVE		6		Fraxinus americana	white ash	good	
735	REMOVE		6	5	Rhamnus cathartica	common buckthorn	good	
736	REMOVE		7.6		Rhamnus cathartica	common buckthorn	good	
737	REMOVE		8		Rhamnus cathartica	common buckthorn	poor	several broken/dead branches
738	REMOVE		8.3		Quercus macrocarpa	bur oak	good	
739	REMOVE	LANDMARK	24.8		Quercus macrocarpa	bur oak	good	
740	REMOVE		6	5. 4. 3	Rhamnus cathartica	common buckthorn	good	
741	REMOVE		9		Thuja occidentalis	northern white-cedar	good	
742	REMOVE		11.1		Quercus macrocarpa	bur oak	good	
743	REMOVE		6.1		Rhamnus cathartica	common buckthorn	fair	bark peeling
744	REMOVE		7	5	Acer saccharinum	silver maple	fair	5-inch trunk cut
745	REMOVE		12.8		Ulmus americana	American elm	good	
746	REMOVE	LANDMARK	34.5		Acer saccharinum	silver maple	good	
747	REMOVE		11.2		Rhamnus cathartica	common buckthorn	good	
748	REMOVE		6.3		Rhamnus cathartica	common buckthorn	poor	little foliage, suckers
749	REMOVE		6.6		Prunus pensylvanica	pin cherry	fair	broken/dead branches
750	REMOVE		10.6		Prunus pensylvanica	pin cherry	poor	several broken/dead limbs, bark peeling
751	REMOVE		13	12. 9	Prunus pensylvanica	pin cherry	good	
752	REMOVE		10.2		Prunus pensylvanica	pin cherry	good	
753	REMOVE		14		Prunus pensylvanica	pin cherry	good	heavy poison ivy
754	REMOVE		9.5		Acer negundo	box-elder	good	
755	REMOVE		7.1	5. 3	Rhamnus cathartica	common buckthorn	fair	suckers, branches cut
756	REMOVE		6	4. 3	Rhamnus cathartica	common buckthorn	fair	suckers, branches cut
757	REMOVE		6	3. 3	Rhamnus cathartica	common buckthorn	fair	trunk splitting
758	REMOVE		6.8		Acer saccharum	sugar maple	good	
759	REMOVE		8	6. 3. 3	Rhamnus cathartica	common buckthorn	fair	broken/dead branches, suckers
760	REMOVE	LANDMARK	21.6		Pinus strobus	white pine	good	
761	REMOVE		7.5		Rhamnus cathartica	common buckthorn	fair	damaged trunk
762	REMOV

Table 1: Tree Inventory: 29845, 29905, 29915 W. 13 Mile Road, Farmington Hills, Oakland Co. (ASTI # 12687)

Tree Tag #	Remove/Save	landmark	Common Name	Scientific Name	# DBHs	DBH1	DBH2	DBH3	DBH4	Condition
811	REMOVE		Blue Spruce	*Picea pungens*	1	16.8	0.0	0.0	0.0	Fair
812	REMOVE	landmark	White Pine	*Pinus strobus*	1	21.2	0.0	0.0	0.0	Good
813	REMOVE	landmark	White Pine	*Pinus strobus*	1	23.5	0.0	0.0	0.0	Good
814	REMOVE	landmark	White Pine	*Pinus strobus*	1	25.1	0.0	0.0	0.0	Good
815	SAVE	landmark	Silver Maple	*Acer saccharinum*	1	43.5	0.0	0.0	0.0	Good
816	REMOVE	landmark	Silver Maple	*Acer saccharinum*	1	38.2	0.0	0.0	0.0	Good
817	SAVE	landmark	Silver Maple	*Acer saccharinum*	1	34.1	0.0	0.0	0.0	Good
818	REMOVE	landmark	Silver Maple	*Acer saccharinum*	1	24.2	0.0	0.0	0.0	Good
819	SAVE	landmark	Silver Maple	*Acer saccharinum*	1	31.6	0.0	0.0	0.0	Good
820	REMOVE		Box-elder	*Acer negundo*	1	8.5	0.0	0.0	0.0	Good
821	REMOVE		Wild Black Cherry	*Prunus serotina*	1	8.0	0.0	0.0	0.0	Good
822	REMOVE		Norway Spruce	*Picea abies*	1	16.0	0.0	0.0	0.0	Fair
823	REMOVE		Box-elder	*Acer negundo*	2	13.4	9.8	0.0	0.0	Good
824	REMOVE	landmark	Box-elder	*Acer negundo*	1	19.4	0.0	0.0	0.0	Fair
825	REMOVE		White-Cedar	*Thuja occidentalis*	3	12.8	10.2	7.1	0.0	Good
826	REMOVE	landmark	White Pine	*Pinus strobus*	1	25.4	0.0	0.0	0.0	Good
827	REMOVE		Ginkgo	*Ginkgo biloba*	1	16.5	0.0	0.0	0.0	Good
828	REMOVE		Black Walnut	*Juglans nigra*	1	19.1	0.0	0.0	0.0	Good
829	SAVE	landmark	White Pine	*Pinus strobus*	1	23.6	0.0	0.0	0.0	Good
830	REMOVE	landmark	Norway Spruce	*Picea abies*	1	22.5	0.0	0.0	0.0	Fair
831	SAVE		Norway Spruce	*Picea abies*	1	15.6	0.0	0.0	0.0	Good
832	SAVE		White Spruce	*Picea glauca*	1	12.2	0.0	0.0	0.0	Good
833	REMOVE		White-Cedar	*Thuja occidentalis*	3	10.5	8.5	7.1	0.0	Good
834	REMOVE		White-Cedar	*Thuja occidentalis*	1	12.7	0.0	0.0	0.0	Good
835	REMOVE		White-Cedar	*Thuja occidentalis*	4	9.8	9.5	9.0	6.2	Good
836	REMOVE	landmark	Apple	*Malus pumila*	1	12.0	0.0	0.0	0.0	Good
837	REMOVE		Siberian Elm	*Ulmus pumila*	1	20.3	0.0	0.0	0.0	Good
838	REMOVE	landmark	Silver Maple	*Acer saccharinum*	1	31.2	0.0	0.0	0.0	Good
839	REMOVE		Horse-Chestnut	*Aesculus hippocastanum*	4	16.2	10.2	9.0	6.0	Good
840	SAVE	landmark	Honey Locust	*Gleditsia triacanthos*	1	34.0	0.0	0.0	0.0	Good
841	REMOVE	landmark	Silver Maple	*Acer saccharinum*	1	40.1	0.0	0.0	0.0	Good
842	SAVE		Saucer Magnolia	*Magnolia X soulangeana*	1	6.0	0.0	0.0	0.0	Good
843	REMOVE		White Mulberry	*Morus alba*	1	8.0	0.0	0.0	0.0	Good
844	REMOVE	landmark	Dawn Redwood	*Metasequoia glyptostroboide:*	1	31.2	0.0	0.0	0.0	Poor
845	*SAVE		Blue Spruce	*Picea pungens*	1	10.2	0.0	0.0	0.0	Good
846	*SAVE		Blue Spruce	*Picea pungens*	1	9.8	0.0	0.0	0.0	Good
847	*SAVE		Blue Spruce	*Picea pungens*	1	7.9	0.0	0.0	0.0	Good
848	SAVE	landmark	Silver Maple	*Acer saccharinum*	1	32.5	0.0	0.0	0.0	Good
849	SAVE	landmark	Norway Spruce	*Picea abies*	1	20.0	0.0	0.0	0.0	Good
850	SAVE	landmark	Sycamore	*Platanus occidentalis*	1	39.6	0.0	0.0	0.0	Good
851	REMOVE		White-Cedar	*Thuja occidentalis*	1	6.2	0.0	0.0	0.0	Good
852	REMOVE		Box-elder	*Acer negundo*	2	10.6	7.0	0.0	0.0	Good
853	REMOVE		White Mulberry	*Morus alba*	1	7.4	0.0	0.0	0.0	Good
854	REMOVE	landmark	Apple	*Malus pumila*	2	15.5	10.7	0.0	0.0	Good
855	REMOVE	landmark	American Beech	*Fagus grandifolia*	1	32.3	0.0	0.0	0.0	Good
856	REMOVE		White Mulberry	*Morus alba*	2	14.3	14.0	0.0	0.0	Good
857	REMOVE		White Mulberry	*Morus alba*	1	9.6	0.0	0.0	0.0	Good
858	SAVE		Basswood	*Tilia americana*	1	18.2	0.0	0.0	0.0	Good
859	REMOVE		White Mulberry	*Morus alba*	1	12.5	0.0	0.0	0.0	Good
860	*SAVE	landmark	Box-elder	*Acer negundo*	1	19.8	0.0	0.0	0.0	Good
861	REMOVE		Box-elder	*Acer negundo*	2	9.7	8.0	0.0	0.0	Good
862	*SAVE		White Mulberry	*Morus alba*	1	14.3	0.0	0.0	0.0	Good
863	*SAVE		Box-elder	*Acer negundo*	3	16.7	14.1	11.0	0.0	Good
864	REMOVE		White Mulberry	*Morus alba*	1	15.5	0.0	0.0	0.0	Good
865	*SAVE		White Mulberry	*Morus alba*	1	6.6	0.0	0.0	0.0	Good
866	*SAVE		White Mulberry	*Morus alba*	1	6.6	0.0	0.0	0.0	Good
867	*SAVE		Black Walnut	*Juglans nigra*	1	13.1	0.0	0.0	0.0	Good
868	*SAVE		Black Walnut	*Juglans nigra*	1	6.7	0.0	0.0	0.0	Good
869	REMOVE		Box-elder	*Acer negundo*	1	16.2	0.0	0.0	0.0	Good
870	REMOVE		Red Maple	*Acer rubrum*	1	6.1	0.0	0.0	0.0	Good
871	REMOVE	landmark	Norway Maple	*Acer platanoides*	1	23.1	0.0	0.0	0.0	Good
872	REMOVE		Black Walnut	*Juglans nigra*	1	13.3	0.0	0.0	0.0	Good
873	SAVE		Black Walnut	*Juglans nigra*	1	13.4	0.0	0.0	0.0	Good
874	SAVE		Black Walnut	*Juglans nigra*	1	8.5	0.0	0.0	0.0	Good
875	*SAVE		Box-elder	*Acer negundo*	1	10.0	0.0	0.0	0.0	Good
876	*SAVE		Wild Black Cherry	*Prunus serotina*	1	10.2	0.0	0.0	0.0	Good
877	*SAVE		Basswood	*Tilia americana*	1	18.5	0.0	0.0	0.0	Good
878	SAVE		Basswood	*Tilia americana*	1	8.4	0.0	0.0	0.0	Good
879	SAVE		Box-elder	*Acer negundo*	1	11.0	0.0	0.0	0.0	Good
880	SAVE		Box-elder	*Acer negundo*	1	10.1	0.0	0.0	0.0	Good
881	SAVE		American Elm	*Ulmus americana*	1	8.1	0.0	0.0	0.0	Good
882	SAVE		Red Pine	*Pinus resinosa*	1	9.8	0.0	0.0	0.0	Good
883	SAVE		Red Pine	*Pinus resinosa*	1	11.3	0.0	0.0	0.0	Good
884	SAVE		Red Pine	*Pinus resinosa*	1	6.7	0.0	0.0	0.0	Good
885	SAVE		Red Pine	*Pinus resinosa*	1	7.8	0.0	0.0	0.0	Good
886	SAVE		Red Pine	*Pinus resinosa*	1	11.8	0.0	0.0	0.0	Good
887	SAVE		Red Pine	*Pinus resinosa*	1	13.0	0.0	0.0	0.0	Good
888	SAVE		Red Pine	*Pinus resinosa*	1	8.1	0.0	0.0	0.0	Good
889	SAVE		Red Pine	*Pinus resinosa*	1	8.2	0.0	0.0	0.0	Good
890	SAVE		Red Pine	*Pinus resinosa*	1	12.6	0.0	0.0	0.0	Good
891	SAVE		White Mulberry	*Morus alba*	1	6.9	0.0	0.0	0.0	Good
892	SAVE		American Elm	*Ulmus americana*	1	9.3	0.0	0.0	0.0	Good
893	SAVE		Box-elder	*Acer negundo*	1	6.6	0.0	0.0	0.0	Good
894	SAVE		Ginkgo	*Ginkgo biloba*	1	16.5	0.0	0.0	0.0	Good
895	SAVE	landmark	Pin Oak	*Quercus palustris*	1	27.0	0.0	0.0	0.0	Good
896	SAVE		Wild Black Cherry	*Prunus serotina*	1	12.4	0.0	0.0	0.0	Good
897	SAVE		Wild Black Cherry	*Prunus serotina*	1	8.2	0.0	0.0	0.0	Good
898	SAVE		Wild Black Cherry	*Prunus serotina*	1	8.2	0.0	0.0	0.0	Good
899	SAVE		Box-elder	*Acer negundo*	1	16.5	0.0	0.0	0.0	Good
900	SAVE		Wild Black Cherry	*Prunus serotina*	1	14.0	0.0	0.0	0.0	Good
901	SAVE		Wild Black Cherry	*Prunus serotina*	1	6.7	0.0	0.0	0.0	Good
902	SAVE		Box-elder	*Acer negundo*	1	6.1	0.0	0.0	0.0	Good
903	SAVE		Sugar Maple	*Acer saccharum*	1	7.7	0.0	0.0	0.0	Good
904	SAVE		Box-elder	*Acer negundo*	1	15.8	0.0	0.0	0.0	Good
905	SAVE		Wild Black Cherry	*Prunus serotina*	1	7.0	0.0	0.0	0.0	Good
906	SAVE		Wild Black Cherry	*Prunus serotina*	1	10.2	0.0	0.0	0.0	Good
907	SAVE		Wild Black Cherry	*Prunus serotina*	1	7.1	0.0	0.0	0.0	Good
908	SAVE		Sugar Maple	*Acer saccharum*	1	17.5	0.0	0.0	0.0	Good
909	SAVE		Sugar Maple	*Acer saccharum*	1	13.8	0.0	0.0	0.0	Good
910	SAVE	landmark	Wild Black Cherry	*Prunus serotina*	1	20.1	0.0	0.0	0.0	Good
911	SAVE		Sugar Maple	*Acer saccharum*	1	6.7	0.0	0.0	0.0	Good
912	SAVE		Bitternut Hickory	*Carya cordiformis*	1	7.0	0.0	0.0	0.0	Good
913	SAVE		Ironwood	*Ostrya virginiana*	1	10.0	0.0	0.0	0.0	Good
914	SAVE		Sugar Maple	*Acer saccharum*	1	9.7	0.0	0.0	0.0	Good
915	SAVE		Wild Black Cherry	*Prunus serotina*	1	8.0	0.0	0.0	0.0	Fair
916	SAVE		Red Pine	*Pinus resinosa*	1	13.5	0.0	0.0	0.0	Good
917	SAVE		Red Pine	*Pinus resinosa*	1	7.9	0.0	0.0	0.0	Good
918	SAVE		Red Pine	*Pinus resinosa*	1	11.0	0.0	0.0	0.0	Good
919	SAVE		Red Pine	*Pinus resinosa*	1	9.0	0.0	0.0	0.0	Good
920	SAVE		Red Pine	*Pinus resinosa*	1	12.5	0.0	0.0	0.0	Good
921	SAVE		Red Pine	*Pinus resinosa*	1	14.0	0.0	0.0	0.0	Good
922	REMOVE		Norway Maple	*Acer platanoides*	1	7.9	0.0	0.0	0.0	Good
923	SAVE	landmark	Honey Locust	*Gleditsia triacanthos*	1	25.4	0.0	0.0	0.0	Good
924	REMOVE		Tree-of-Heaven	*Ailanthus altissima*	1	17.6	0.0	0.0	0.0	Good
925	REMOVE		Tree-of-Heaven	*Ailanthus altissima*	1	13.8	0.0	0.0	0.0	Good
926	REMOVE		Blue Spruce	*Picea pungens*	1	16.8	0.0	0.0	0.0	Fair
927	REMOVE		Tree-of-Heaven	*Ailanthus altissima*	1	9.7	0.0	0.0	0.0	Good
928	REMOVE	landmark	Sugar Maple	*Acer saccharum*	1	19.1	0.0	0.0	0.0	Good
929	SAVE		Apple	*Malus pumila*	1	8.4	0.0	0.0	0.0	Good
930	REMOVE		White Mulberry	*Morus alba*	1	8.6	0.0	0.0	0.0	Good
931	REMOVE		Blue Spruce	*Picea pungens*	1	14.6	0.0	0.0	0.0	Fair
932	REMOVE	landmark	Honey Locust	*Gleditsia triacanthos*	1	28.7	0.0	0.0	0.0	Good
933	REMOVE	landmark	English Walnut	*Juglans regia*	2	25.3	24.0	0.0	0.0	Good
934	REMOVE		English Walnut	*Juglans regia*	1	20.1	0.0	0.0	0.0	Good
935	REMOVE	landmark	Sycamore	*Platanus occidentalis*	1	25.0	0.0	0.0	0.0	Good
936	REMOVE	landmark	Katsura Tree	*Cercidiphyllum spp.*	1	24.2	0.0	0.0	0.0	Good
937	REMOVE		Red Pine	*Pinus resinosa*	1	14.6	0.0	0.0	0.0	Good
938	REMOVE		Box-elder	*Acer negundo*	1	6.8	0.0	0.0	0.0	Good
939	REMOVE		Box-elder	*Acer negundo*	1	7.0	0.0	0.0	0.0	Good
940	REMOVE	landmark	Honey Locust	*Gleditsia triacanthos*	1	32.2	0.0	0.0	0.0	Good
941	REMOVE	landmark	Norway Maple	*Acer platanoides*	2	21.6	21.2	0.0	0.0	Good
942	REMOVE		Wild Black Cherry	*Prunus serotina*	1	15.2	0.0	0.0	0.0	Good
943	REMOVE		Box-elder	*Acer negundo*	1	10.5	0.0	0.0	0.0	Good
944	REMOVE	landmark	Black Walnut	*Juglans nigra*	1	42.5	0.0	0.0	0.0	Good
945	REMOVE		White Mulberry	*Morus alba*	1	6.1	0.0	0.0	0.0	Good
946	REMOVE		White Mulberry	*Morus alba*	1	6.3	0.0	0.0	0.0	Good
947	SAVE	landmark	Silver Maple	*Acer saccharinum*	5	36.0	21.6	16.0	14.5	Good
948	REMOVE		Box-elder	*Acer negundo*	1	6.3	0.0	0.0	0.0	Good
949	REMOVE		Box-elder	*Acer negundo*	2	9.1	7.8	0.0	0.0	Good
950	REMOVE		Siberian Elm	*Ulmus pumila*	1	20.6	0.0	0.0	0.0	Good
951	REMOVE		White-Cedar	*Thuja occidentalis*	1	6.0	0.0	0.0	0.0	Good
952	REMOVE		Norway Maple	*Acer platanoides*	1	7.6	0.0	0.0	0.0	Good
953	SAVE	landmark	Basswood	*Tilia americana*	1	24.3	0.0	0.0	0.0	Fair
954	SAVE		Basswood	*Tilia americana*	1	16.8	0.0	0.0	0.0	Good
955	SAVE		Basswood	*Tilia americana*	1	17.1	0.0	0.0	0.0	Good
956	SAVE		Basswood	*Tilia americana*	1	12.0	0.0	0.0	0.0	Good
957	SAVE		Basswood	*Tilia americana*	1	12.2	0.0	0.0	0.0	Good
958	SAVE	landmark	Bitternut Hickory	*Carya cordiformis*	1	20.2	0.0	0.0	0.0	Good
959	SAVE		Ironwood	*Ostrya virginiana*	1	8.5	0.0	0.0	0.0	Good
960	SAVE		Ironwood	*Ostrya virginiana*	1	6.1	0.0	0.0	0.0	Good
961	SAVE		Sugar Maple	*Acer saccharum*	1	10.4	0.0	0.0	0.0	Good
962	SAVE		Ironwood	*Ostrya virginiana*	1	6.8	0.0	0.0	0.0	Good
963	SAVE		Sugar Maple	*Acer saccharum*	1	14.1	0.0	0.0	0.0	Good
964	SAVE		Basswood	*Tilia americana*	1	20.3	0.0	0.0	0.0	Good
965	SAVE		Sugar Maple	*Acer saccharum*	1	14.8	0.0	0.0	0.0	Good
966	SAVE		Sugar Maple	*Acer saccharum*	1	13.0	0.0	0.0	0.0	Good
967	SAVE		Sugar Maple	*Acer saccharum*	1	6.6	0.0	0.0	0.0	Good
968	SAVE		Sugar Maple	*Acer saccharum*	1	11.5	0.0	0.0	0.0	Good
969	SAVE		Sugar Maple	*Acer saccharum*	1	8.6	0.0	0.0	0.0	Good
970	SAVE		Sugar Maple	*Acer saccharum*	1	8.0	0.0	0.0	0.0	Good
971	SAVE		Sugar Maple	*Acer saccharum*	1	17.2	0.0	0.0	0.0	Good
972	SAVE		Wild Black Cherry	*Prunus serotina*	1	9.7	0.0	0.0	0.0	Good
973	REMOVE		White Spruce	*Picea glauca*	1	14.0	0.0	0.0	0.0	Good
974	REMOVE		White Spruce	*Picea glauca*	1	11.8	0.0	0.0	0.0	Good
975	REMOVE	landmark	Norway Spruce	*Picea abies*	1	21.7	0.0	0.0	0.0	Good
976	SAVE	landmark	American Elm	*Ulmus americana*	1	25.1	0.0	0.0	0.0	Good
977	SAVE		Sugar Maple	*Acer saccharum*	1	10.9	0.0	0.0	0.0	Good
978	SAVE		Sugar Maple	*Acer saccharum*	1	9.4	0.0	0.0	0.0	Good
979	SAVE		Sugar Maple	*Acer saccharum*	1	14.3	0.0	0.0	0.0	Good
980	SAVE		Sugar Maple	*Acer saccharum*	1	7.2	0.0	0.0	0.0	Good
981	SAVE	landmark	Sugar Maple	*Acer saccharum*	1	18.1	0.0	0.0	0.0	Good
982	SAVE		Sugar Maple	*Acer saccharum*	1	6.7	0.0	0.0	0.0	Good
983	SAVE		Sugar Maple	*Acer saccharum*	1	17.6	0.0	0.0	0.0	Good
984	SAVE		Sugar Maple	*Acer saccharum*	1	16.0	0.0	0.0	0.0	Good
985	SAVE		Sugar Maple	*Acer saccharum*	1	6.6	0.0	0.0	0.0	Good
986	SAVE		Sugar Maple	*Acer saccharum*	1	9.5	0.0	0.0	0.0	Good
987	SAVE		Sugar Maple	*Acer saccharum*	1	15.1	0.0	0.0	0.0	Good
988	SAVE		Sugar Maple	*Acer saccharum*	1	13.2	0.0	0.0	0.0	Good
989	SAVE		Sugar Maple	*Acer saccharum*	1	10.1	0.0	0.0	0.0	Good
990	SAVE	landmark	Black Walnut	*Juglans nigra*	1	25.1	0.0	0.0	0.0	Good
991	SAVE		Red Pine	*Pinus resinosa*	1	11.8	0.0	0.0	0.0	Good
992	SAVE		Sugar Maple	*Acer saccharum*	1	10.5	0.0	0.0	0.0	Good
993	SAVE	landmark	Sugar Maple	*Acer saccharum*	1	24.6	0.0	0.0	0.0	Good
994	SAVE	landmark	Sugar Maple	*Acer saccharum*	1	22.2	0.0	0.0	0.0	Good
995	REMOVE	landmark	Wild Black Cherry	*Prunus serotina*	2	30.5	20.6	0.0	0.0	Good
996	REMOVE	landmark	Sugar Maple	*Acer saccharum*	1	20.6	0.0	0.0	0.0	Good
997	REMOVE		Apple	*Malus pumila*	3	10.5	9.6	9.5	0.0	Good
998	REMOVE		Apple	*Malus pumila*	3	11.6	10.2	7.5	0.0	Good
999	REMOVE		Box-elder	*Acer negundo*	2	10.6	9.6	0.0	0.0	Good
1000	REMOVE		Box-elder	*Acer negundo*	1	9.8	0.0	0.0	0.0	Good
1001	REMOVE	landmark	Silver Maple	*Acer saccharinum*	4	24.1	23.2	16.2	10.0	Good
1002	REMOVE	landmark	Siberian Elm	*Ulmus pumila*	2	25.6	20.2	0.0	0.0	Fair
1003	REMOVE		Box-elder	*Acer negundo*	1	7.0	0.0	0.0	0.0	Good
1004	REMOVE	landmark	Siberian Elm	*Ulmus pumila*	1	27.4	0.0	0.0	0.0	Good
1005	SAVE		Sugar Maple	*Acer saccharum*	1	12.6	0.0	0.0	0.0	Good
1006	SAVE		Sugar Maple	*Acer saccharum*	1	7.5	0.0	0.0	0.0	Good
1007	SAVE		Bitternut Hickory	*Carya cordiformis*	1	15.8	0.0	0.0	0.0	Good
1008	SAVE		Sugar Maple	*Acer saccharum*	1	8.0	0.0	0.0	0.0	Good
1009	SAVE	landmark	Bitternut Hickory	*Carya cordiformis*	1	20.0	0.0	0.0	0.0	Good
1010	SAVE	landmark	Bitternut Hickory	*Carya cordiformis*	2	22.1	6.5	0.0	0.0	Good
1011	SAVE		American Elm	*Ulmus americana*	1	7.0	0.0	0.0	0.0	Good
1012	SAVE		Sugar Maple	*Acer saccharum*	1	6.5	0.0	0.0	0.0	Good
1013	SAVE		Sugar Maple	*Acer saccharum*	1	7.6	0.0	0.0	0.0	Good
1014	REMOVE		Sugar Maple	*Acer saccharum*	1	9.6	0.0	0.0	0.0	Good
1015	REMOVE	landmark	Sugar Maple	*Acer saccharum*	1	22.1	0.0	0.0	0.0	Good
1016	REMOVE		Sugar Maple	*Acer saccharum*	1	7.3	0.0	0.0	0.0	Good
1017	REMOVE		American Elm	*Ulmus americana*	1	8.4	0.0	0.0	0.0	Good
1018	REMOVE		Sugar Maple	*Acer saccharum*	1	9.3	0.0	0.0	0.0	Good
1019	REMOVE	landmark	Sugar Maple	*Acer saccharum*	1	18.1	0.0	0.0	0.0	Good
1020	REMOVE		Sugar Maple	*Acer saccharum*	1	6.0	0.0	0.0	0.0	Good
1021	REMOVE		Sugar Maple	*Acer saccharum*	1	15.0	0.0	0.0	0.0	Good
1022	REMOVE		Sugar Maple	*Acer saccharum*	1	10.3	0.0	0.0	0.0	Good
1023	REMOVE		Sugar Maple	*Acer saccharum*	1	12.0	0.0	0.0	0.0	Good
1024	REMOVE		Sugar Maple	*Acer saccharum*	1	6.1	0.0	0.0	0.0	Good
1025	REMOVE		Wild Black Cherry	*Prunus serotina*	1	11.0	0.0	0.0	0.0	Good
1026	REMOVE		Sugar Maple	*Acer saccharum*	1	8.0	0.0	0.0	0.0	Good
1027	REMOVE		Box-elder	*Acer negundo*	1	7.5	0.0	0.0	0.0	Good
1028	REMOVE		Apple	*Malus pumila*	1	7.3	0.0	0.0	0.0	Good
1029	REMOVE		Shagbark Hickory	*Carya ovata*	1	7.5	0.0	0.0	0.0	Good
1030	REMOVE		Sugar Maple	*Acer saccharum*	1	9.5	0.0	0.0	0.0	Good
1031	REMOVE		Wild Black Cherry	*Prunus serotina*	1	13.2	0.0	0.0	0.0	Good
1032	REMOVE		Sugar Maple	*Acer saccharum*	1	9.1	0.0	0.0	0.0	Good
1033	REMOVE	landmark	Sugar Maple	*Acer saccharum*	1	25.1	0.0	0.0	0.0	Good
1034	REMOVE		Siberian Elm	*Ulmus pumila*	1	8.0	0.0	0.0	0.0	Good
1035	REMOVE		Wild Black Cherry	*Prunus serotina*	1	7.0	0.0	0.0	0.0	Good
1036	SAVE	landmark	Red Oak	*Quercus rubra*	1	25.1	0.0	0.0	0.0	Good
1037	SAVE	landmark	Siberian Elm	*Ulmus pumila*	1	31.2	0.0	0.0	0.0	Good
1038	SAVE		Scotch Pine	*Pinus sylvestris*	1	10.5	0.0	0.0	0.0	Good
1039	SAVE		Scotch Pine	*Pinus sylvestris*	1	10.9	0.0	0.0	0.0	Good
1040	REMOVE		Norway Maple	*Acer platanoides*	1	13.5	0.0	0.0	0.0	Good
1041	REMOVE		Norway Maple	*Acer platanoides*	1	14.0	0.0	0.0	0.0	Good
1042	SAVE	landmark	Sugar Maple	*Acer saccharum*	1	20.4	0.0	0.0	0.0	Good
1043	REMOVE	landmark	Siberian Elm	*Ulmus pumila*	1	39.5	0.0	0.0	0.0	Good
1044	REMOVE	landmark	Siberian Elm	*Ulmus pumila*	1	32.5	0.0	0.0	0.0	Good
1045	REMOVE		Blue Spruce	*Picea pungens*	1	12.0	0.0	0.0	0.0	Good
1046	REMOVE		Blue Spruce	*Picea pungens*	1	10.2	0.0	0.0	0.0	Good
1047	REMOVE	landmark	Siberian Elm	*Ulmus pumila*	2	26.5	16.0	0.0	0.0	Good
1048	REMOVE		Silver Maple	*Acer saccharinum*	1	16.1	0.0	0.0	0.0	Good
1049	REMOVE		Austrian Pine	*Pinus nigra*	1	17.2	0.0	0.0	0.0	Good
1050	REMOVE		Austrian Pine	*Pinus nigra*	1	9.8	0.0	0.0	0.0	Good
1051	REMOVE		Swamp White Oak	*Quercus bicolor*	1	9.6	0.0	0.0	0.0	Good
1052	REMOVE		Japanese Maple	*Acer palmatum*	4	9.7	9.3	7.2	6.8	Good
1053	SAVE		Hawthorn	*Crataegus spp.*	2	15.2	9.3	0.0	0.0	Good
1054	REMOVE		Siberian Elm	*Ulmus pumila*	1	20.1	0.0	0.0	0.0	Good
1055	REMOVE		American Elm	*Ulmus americana*	1	7.5	0.0	0.0	0.0	Good
1056	REMOVE		Austrian Pine	*Pinus nigra*	1	12.4	0.0	0.0	0.0	Poor
1057	REMOVE	landmark	Austrian Pine	*Pinus nigra*	1	22.6	0.0	0.0	0.0	Good
1058	REMOVE		Apple	*Malus pumila*	1	9.5	0.0	0.0	0.0	Good
1059	SAVE	landmark	Austrian Pine	*Pinus nigra*	1	21.2	0.0	0.0	0.0	Good
1060	SAVE		American Elm	*Ulmus americana*	1	15.5	0.0	0.0	0.0	Good
1061	SAVE		American Elm	*Ulmus americana*	1	14.1	0.0	0.0	0.0	Good
1062	REMOVE		Sugar Maple	*Acer saccharum*	1	14.0	0.0	0.0	0.0	Good
1063	REMOVE	landmark	Silver Maple	*Acer saccharinum*	1	37.2	0.0	0.0	0.0	Good
1064	REMOVE		Black Willow	*Salix nigra*	1	8.2	0.0	0.0	0.0	Good
1065	SAVE	landmark	Austrian Pine	*Pinus nigra*	1	18.6	0.0	0.0	0.0	Good
1066	REMOVE		Blue Spruce	*Picea pungens*	1	12.6	0.0	0.0


BENCHMARK
ARROW ON HYDRANT
ELEVATION 861.63
NAVD 88 DATUM
NAVD 88 DATUM
ELEVATION 860.64
TOP NUT OF HYD
BENCHMARK
ZONED: RA-1
W. 13 Mile Road (66' wide)
PUBLICLY DEDICATED
ASPHALT PAVEMENT W/ CONC. CURB
N90°00'00"E 169.96' (R&M)
N90°00'00"E 169.83' (R&M)
N90°00'00"E 509.89' (R&M)
N90°00'00"E 340.06'(R)
N90°00'00"E 170.10' (R&M)
P.O.B. PARCEL 3
P.O.B. PARCEL-23-11-201-020
P.O.B. PARCEL 2
N 1/4 COR SEC 11 TTN-R9E FMON
STATUTORY 33' ROW LINE
MATCHLINE
PARCEL 3
PARCEL 1
PARCEL 2
ZONED: RC-1
ZONED: RA-1
Detroit Baptist (Private)
ASPHALT PAVEMENT W/ CONC. CURB
WATER LEVEL 854.4'
WETLAND A 49,702 SF
CL FENCE
NO. 30115 W. 13 MILE RD
OWNER:DETROIT BAPTIST MANOR
APN: 23-11-201-001
NO. 30005 W. 13 MILE RD
OWNER:DETROIT BAPTIST MANOR
APN: 23-11-201-020
NO. 30135 W. 13 MILE RD
OWNER:METROPOLITAN DETROIT BAPTIST
APN: 23-11-126-014
OWNER:DETROIT BAPTIST MANOR
APN: 23-11-201-002
OWNER:DETROIT BAPTIST MANOR
APN: 23-11-201-021
NO. 30126 WOODBROOK
OWNER: CHARLIE S LUNA & CHRISTY E LUNA-LAPORTE
APN: 23-11-201-010
NO. 30146 WOODBROOK
OWNER: DAVID PEABODY & KERRY PEABODY
APN: 23-11-201-009
NO. 29962 WOODBROOK
OWNER: CRAIG KELLMAN & CHRISTINE GRISWOLD
APN: 23-11-201-011
NO. 29940 WOODBROOK
OWNER: CRAIG S LA POINTE
APN: 23-11-201-012
BRUSHLINE
BEECHIVE CB RIM 856.95 NVP
BEECHIVE CB RIM 857.17 S
BEECHIVE CB RIM 857.29 12" W 854.79 8" NE 854.49
BEECHIVE CB RIM 857.51 12" E 853.88
BEECHIVE CB RIM 857.70 12" E/W 853.10 8" SW 853.20
BEECHIVE CB RIM 857.51 12" N/S/W 853.07 6" E
BEECHIVE CB RIM 857.51 12" N/S 854.01
CATCH BASIN RIM 858.26
CATCH BASIN RIM 856.61 15" S. INV 850.51 15" W. INV 850.51
CATCH BASIN RIM 855.90 NO VISIBLE PIPES FULL OF SNOW
CATCH BASIN RIM 856.63 * N. INV 851.93 * S. INV 851.93 FULL OF SNOW
TRAFFIC MANHOLE RIM 856.78
TRAFFIC MANHOLE RIM 859.06
TRAFFIC MANHOLE RIM 859.22
SANITARY MH RIM 858.82 8" E. INV 842.97 8" W. INV 843.12 8" S. INV 843.32
SANITARY MH RIM 858.30 8" N. INV 843.45 8" S. INV 843.70 8" W. INV 843.60
SANITARY MH RIM 857.84 BOLTED SHUT
STORM MH RIM 859.23 12" N/S/W 853.07 6" E
12" W. INV 857.03
G.V. & WELL RIM 858.04
HYDRANT FG 859.43
HYDRANT FG 859.02
HYDRANT FMON
GAS MARKER
GAS TEST STATION
GUY WIRE
MANHOLE RIM 858.94
VAULT
COM MH RIM 858.44
COM CABS ON CONC
EX. BUILDING #30135–30137
EX. BUILDING #30139–30141
EX. BUILDING #30143–30145
EX. BUILDING #30147–30149
EX. BUILDING #30151–30153
F.F. 859.62
F.F. 859.19
F.F. 859.37
F.F. 859.28
F.F. 858.58
F.F. 858.75
F.F. 859.44
F.F. 858.81
F.F. 859.00
DOWNSPOUT
CONCRETE PORCH(TYP)
MAIL BOX
BERM
GRASS
20" TREE
6" TREE
4" TREE
BEECHIVE CB RIM 856.95 NVP
CONC
EM
AC
GM
GW
FIP
FI
RT
LP
UP
OH
SB
INV 856.90
INV 856.40
INV 858.54
INV 855.73
INV 855.30
INV 855.08
INV 854.15
INV 855.42
INV 857.48
INV 857.48
INV 857.10
INV 857.13
INV 857.11
INV 857.13
INV 857.11
INV 857.87
INV 857.89
INV 857.61
INV 857.57
INV 857.77
INV 857.58
INV 857.51
INV 857.59
INV 857.80
INV 857.83
INV 857.93
INV 857.87
INV 857.92
INV 857.96
INV 857.84
INV 857.99
INV 858.44
INV 858.40
INV 858.20
INV 858.09
INV 858.11
INV 858.03
INV 857.89
INV 857.58
INV 857.57
INV 857.63
INV 857.51
INV 857.27
INV 857.25
INV 857.21
INV 857.07
INV 857.05
INV 857.00
INV 856.86
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INV 856.66
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INV 856.23
INV 856.17
INV 856.11
INV 856.05
INV 855.99
INV 855.93
INV 855.87
INV 855.81
INV 855.75
INV 855.69
INV 855.63
INV 855.57
INV 855.51
INV 855.45
INV 855.39
INV 855.33
INV





LEGAL DESCRIPTION

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT DISTANT EAST 509.89 FEET FROM THE NORTH 1/4 CORNER; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.20 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 148.61 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET; THENCE WEST 148.61 FEET TO BEGINNING.

TAX ID NO. 23-11-201-004

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 658.50 FEET FROM THE NORTH 1/4 CORNER; THENCE EAST 191 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECOND WEST 191 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET TO BEGINNING.

TAX ID NO. 23-11-201-005

PARCEL 3:
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES: PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 849.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 338.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 514.90 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 333.38 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 23-11-201-006

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD LEGAL DESCRIPTION.

ACCESS NOTE

THE SUBJECT LAND HAS DIRECT VEHICLE AND PEDESTRIAN ACCESS TO W. 13 MILE ROAD A PUBLICLY DEDICATED RIGHT OF WAY.

CEMETERY NOTE

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

NOTE: DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE NEW STRUCTURES AND POWER LINE REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0513F BEARING AN EFFECTIVE DATE OF 09-29-2006.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 44351
LICENSED PROFESSIONAL ENGINEER

PROJECT
Mulberry Park
P.U.D.

CLIENT
Schafer Development
31400 Northwestern
Highway, Suite H
Farmington Hills, MI 48334

Contact:
Spencer Schafer
Tel. (248) 613-6262

PROJECT LOCATION
Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey - East

811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
10-23-24	REVISED PER P.C.
12-16-24	REVISED PER CLIENT
02-21-25	REVISED PER CLIENT
03-10-25	REVISED PER CLIENT
03-18-25	REVISED PER CLIENT
06-26-25	REVISED PER CLIENT
10-13-25	REVISED PER CLIENT
10-27-25	REVISED PER CLIENT

DRAWN BY:

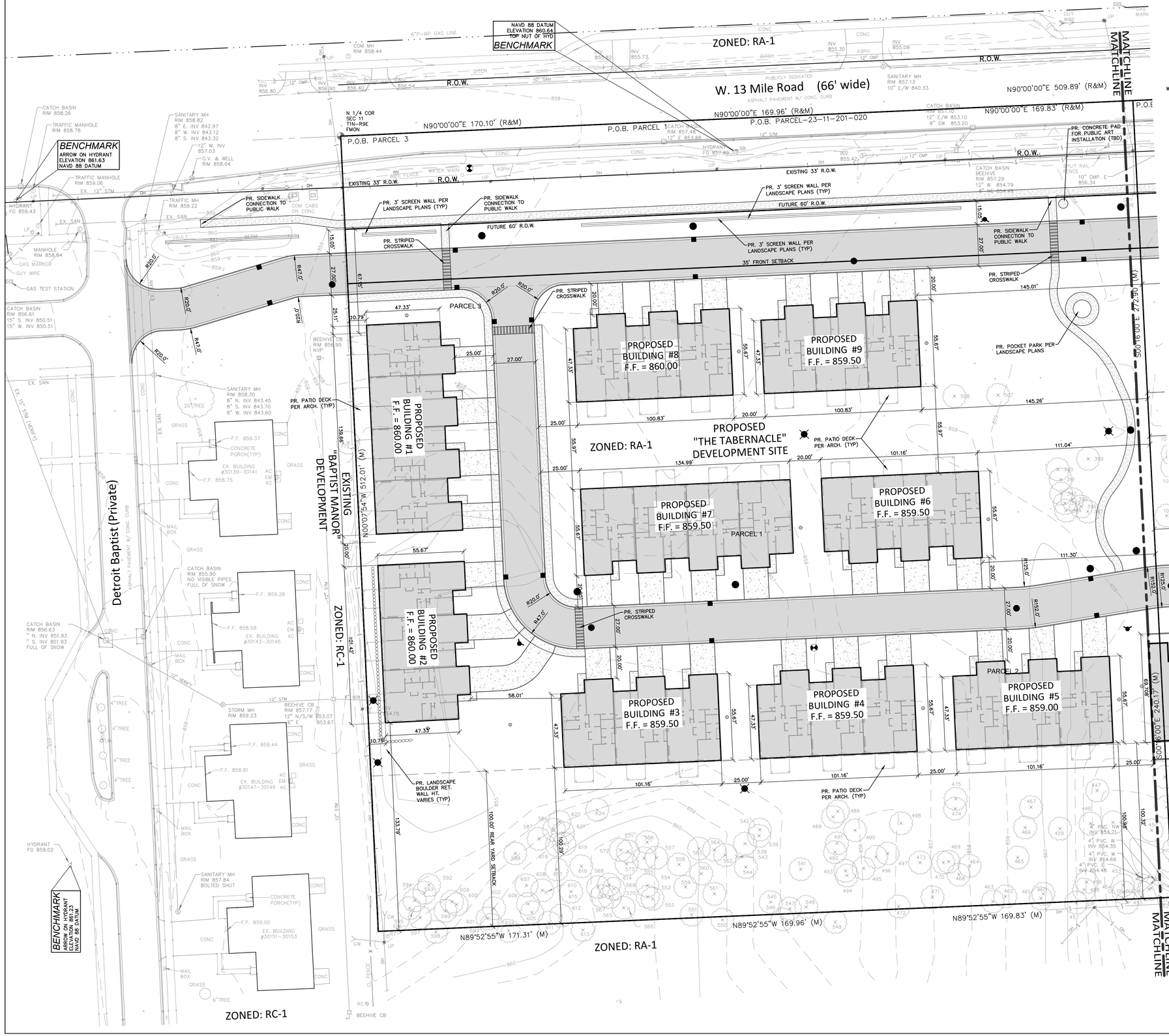
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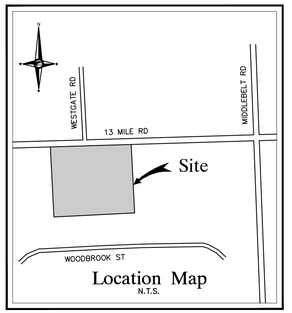
APPROVED BY:
P. Williams

DATE:
09-12-2024

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. N423-03
SHEET NO. SP-03





LEGAL DESCRIPTIONS (DEVON TITLE AGENCY)

Land situated in the City of Farmington Hills, County of Oakland, State of MI described as follows:

PARCEL 1: Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point 170.10 feet due East from the Northwest corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; thence due East 169.96 feet; thence South 0°16'00" East, 512.80 feet; thence North 89°51'50" West 169.96 feet; thence North 0°16'00" West 512.40 feet to the point of beginning.

PARCEL 2: That part of the Northeast 1/4 of Section 11, Town 1 North Range 9 East, described as: Beginning at a point located due East along the North Section line, 340.06 feet and South 0°16' East 272.9 feet from the North 1/4 corner; thence South 0°16' East 239.9 feet; thence South 89°51'50" East 169.83 feet; thence North 0°16' West 240.1 feet; thence Westerly to the point of beginning, together with a 20 foot easement for water line utilities and ingress and egress over the East 20 feet of the Northerly 273.1 feet of the East 2 acres of the West 6 acres of the following described Parcel: Beginning at the North 1/4 corner of said Section; thence South 0°16' East 512 feet; thence North 89°51'50" East 849.50 feet; thence North 0°16' West 514 feet; thence due West 849.50 feet along the North Section line to the point of beginning.

PARCEL 3: Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the said Section 11, Town 1 North, Range 9 East; thence due East along the centerline of the 13 Mile Road a distance of 170.10 feet; thence South 0°16'00" East a distance of 512.40 feet; thence North 89°51'50" West a distance of 170.10 feet; thence North 0°16'00" West a distance of 512.00 feet to the point of beginning.

Commonly known as: 30115 West 13 Mile Road and Vacant Parcels, Farmington Hills, MI 48334-2205
Tax ID: 23-11-201-001; 23-11-201-002 & 23-11-201-021

PARCEL-23-11-201-020

Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East: Beginning at a point distant East 340.06 feet and South 00°16'00" East 272.90 feet from the North 1/4 corner; thence North 00°16'00" West 272.90 feet; thence East 169.83 feet; thence South 00°16'00" East 273.10 feet; thence West 159.83 feet to beginning.

Commonly known as: 30005 W. 13 Mile Road, Farmington Hills, MI 48334
Parcel ID: 23-11-201-020

SITE DATA

PARCEL 1 GROSS LAND AREA: 87,111 S.F. OR 1.200 ACRES.
PARCEL 2 GROSS LAND AREA: 40,757 S.F. OR 0.936 ACRES.
PARCEL 3 GROSS LAND AREA: 87,433 S.F. OR 2.007 ACRES.
PARCEL -020 GROSS LAND AREA: 46,346 S.F. OR 1.064 ACRES.

ZONED: RA1 (RESIDENTIAL DISTRICT)
BUILDING SETBACKS:
FRONT= 40'
SIDES= ONE 10'/25' TWO
REAR= 35'

MAX. LOT COVERAGE = 25% PROVIDED COVERAGE = 23%

MAX. BUILDING HEIGHT PERMITTED: N/A

TOTAL STRIPED PARKING: 0 STRIPED SPACES INCLUDING 0 BARRIER FREE (HANDICAP) SPACES.

THE ABOVE ZONING AND ZONING REQUIREMENTS WERE OBTAINED FROM THE CITY OF FARMINGTON HILLS ONLINE ZONING MAP AND ZONING ORDINANCE.

NOTE: THE SETBACKS & HEIGHT RESTRICTIONS NOTED ABOVE ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION AND SHOULD NOT BE USED TO DETERMINE COMPLIANCE. A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM FARMINGTON HILLS TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK & HEIGHT REQUIREMENTS.

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT

LEGEND

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATER MAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE
TC 600.00 PR. TOP OF CURB ELEVATION
GU 600.00 PR. GUTTER ELEVATION
TW 600.00 PR. TOP OF WALK ELEVATION
TP 600.00 PR. TOP OF PVMT. ELEVATION
FG 600.00 FINISH GRADE ELEVATION

NF ENGINEERS
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LAND SURVEYORS
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NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL
STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 44351
LICENSED PROFESSIONAL ENGINEER

PROJECT
The Tabernacle
P.U.D.

CLIENT
The Baptist Manor
30301 W 13 Mile
Farmington Hills, MI 48334

Contact:
Ryan Doelle
Phone: (248) 842-9106
Email: r.doelle@the baptistmanor.org

PROJECT LOCATION
Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

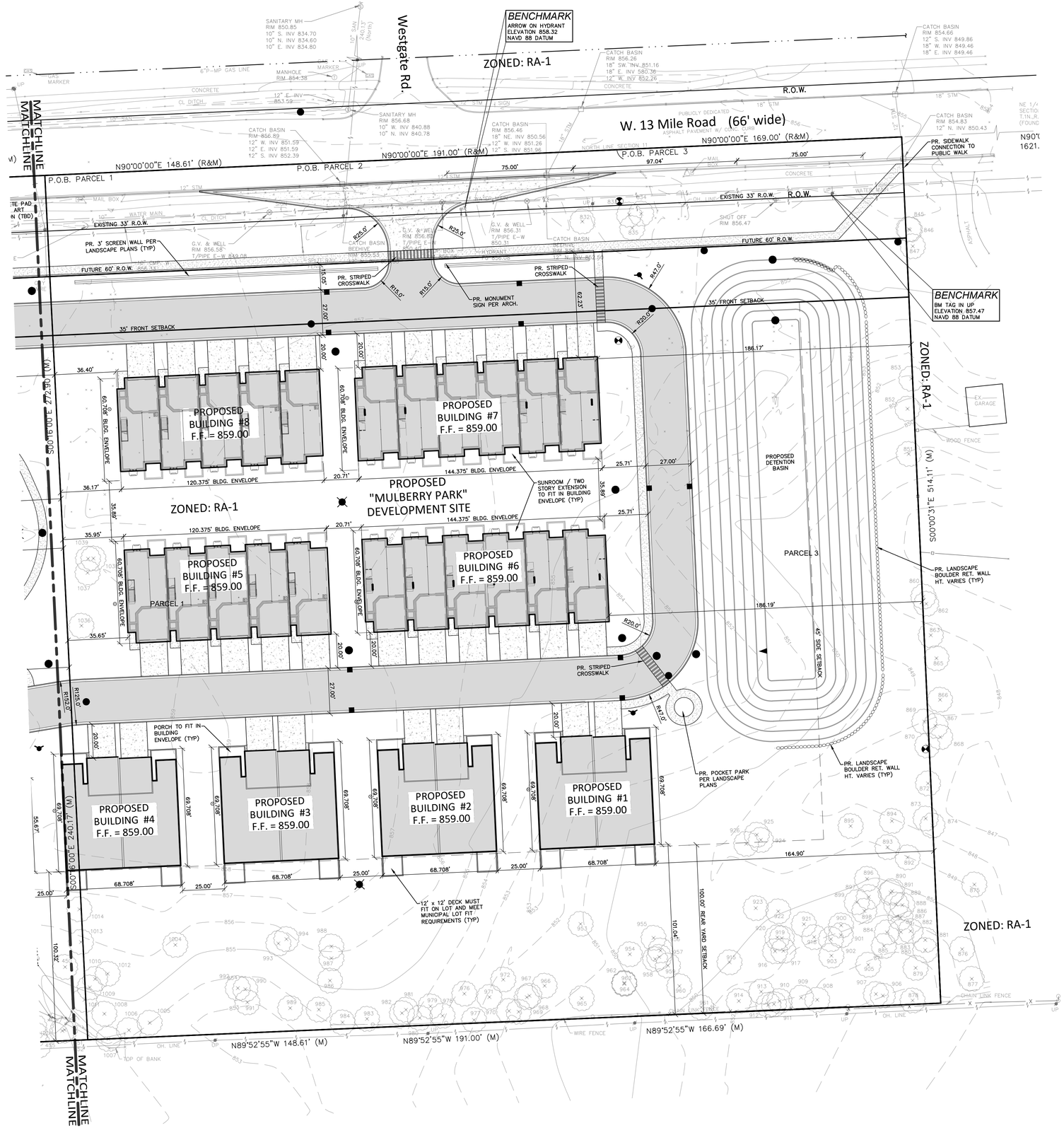
SHEET
General Site Plan - West

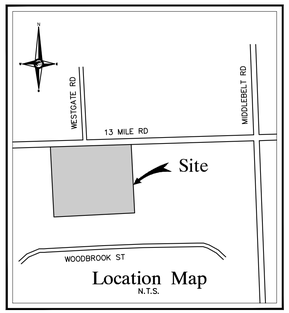
811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
10-23-24	REVISED PER P.C.
12-16-24	REVISED PER P.C.
02-21-25	REVISED PER CLIENT
03-10-25	REVISED PER CLIENT
03-18-25	REVISED PER CLIENT
06-26-25	REVISED PER CLIENT
10-13-25	REVISED PER CLIENT
10-27-25	REVISED PER CLIENT

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: 09-12-2024
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. N423-02
SHEET NO. SP-04





LEGAL DESCRIPTION

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT DISTANT EAST 509.89 FEET FROM THE NORTH 1/4 CORNER; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.20 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 148.61 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET; THENCE WEST 148.61 FEET TO BEGINNING.

TAX ID NO. 23-11-201-004

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 658.50 FEET FROM THE NORTH 1/4 CORNER; THENCE EAST 191 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECOND WEST 191 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET TO BEGINNING.

TAX ID NO. 23-11-201-005

PARCEL 3:
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES: PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 849.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 338.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 514.90 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 333.38 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 23-11-201-006

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD LEGAL DESCRIPTION.

SITE DATA

PARCEL 1 GROSS LAND AREA: 76,269 S.F. OR 1.750 ACRES.
PARCEL 2 GROSS LAND AREA: 98,091 S.F. OR 2.250 ACRES.
PARCEL 3 GROSS LAND AREA: 86,259 S.F. OR 1.980 ACRES.

ZONED: RA1 (RESIDENTIAL DISTRICT)
BUILDING SETBACKS:
FRONT= 40'
SIDES= ONE 10'/25' TWO
REAR= 35'

MAX. LOT COVERAGE = 25% PROVIDED COVERAGE = 19%

MAX. BUILDING HEIGHT PERMITTED: N/A

TOTAL STRIPED PARKING: 0 STRIPED SPACES INCLUDING 0 BARRIER FREE (HANDICAP) SPACES.

THE ABOVE ZONING AND ZONING REQUIREMENTS WERE OBTAINED FROM THE CITY OF FARMINGTON HILLS ONLINE ZONING MAP AND ZONING ORDINANCE.

NOTE: THE SETBACKS & HEIGHT RESTRICTIONS NOTED ABOVE ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION AND SHOULD NOT BE USED TO DETERMINE COMPLIANCE. A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM FARMINGTON HILLS TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK & HEIGHT REQUIREMENTS.

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 — PR. TOP OF CURB ELEVATION
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- TW 600.00 — PR. TOP OF WALK ELEVATION
- TP 600.00 — PR. TOP OF PVMT. ELEVATION
- FG 600.00 — FINISH GRADE ELEVATION

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SEAL
STATE OF MICHIGAN — PATRICK J. WILLIAMS — ENGINEER NO. 44351 — REGISTERED PROFESSIONAL ENGINEER

PROJECT
Mulberry Park
P.U.D.

CLIENT
Schafer Development
31400 Northwestern
Highway, Suite H
Farmington Hills, MI 48334

Contact:
Spencer Schafer
Tel. (248) 613-6262

PROJECT LOCATION
Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

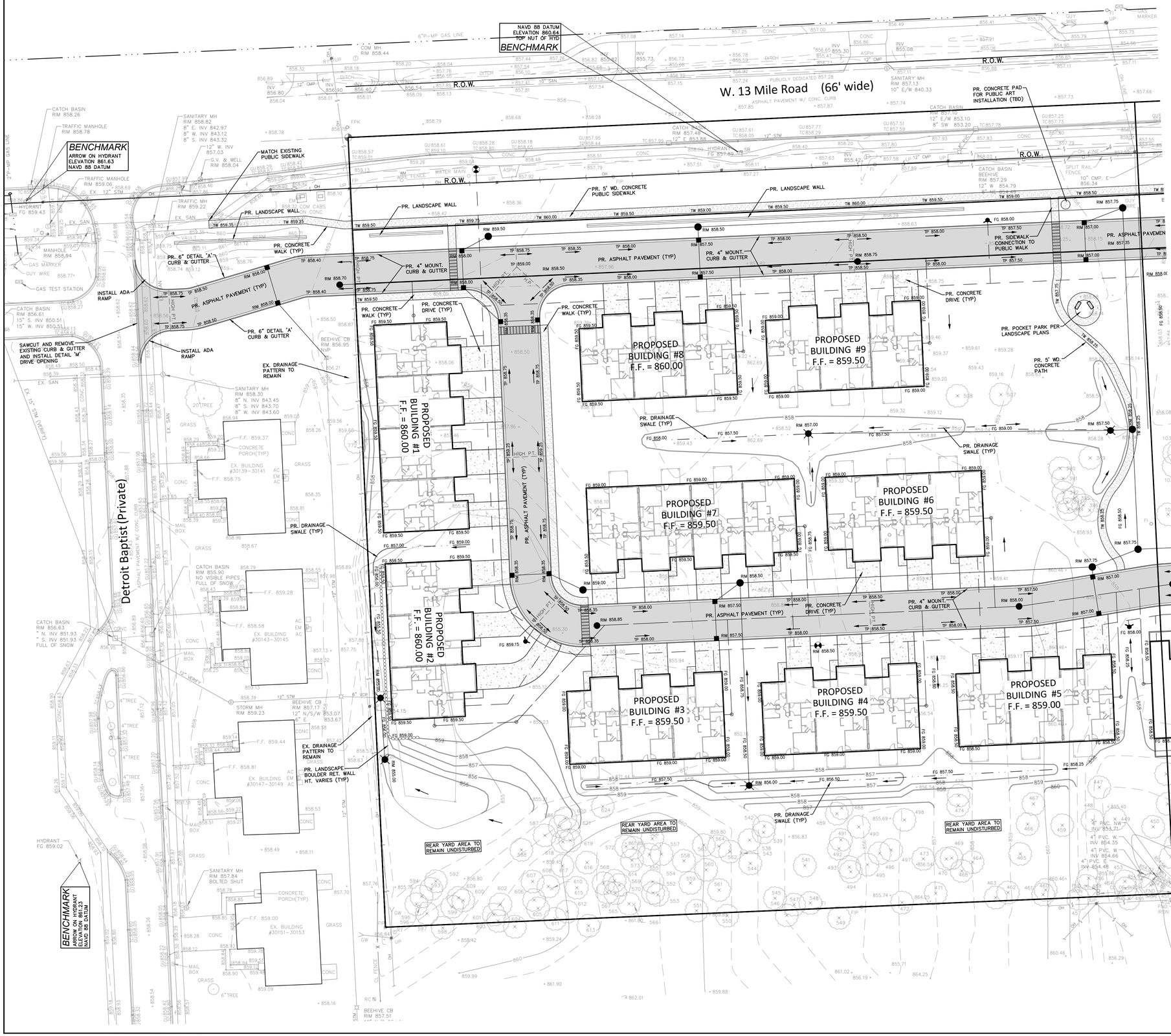
SHEET
General Site Plan - East

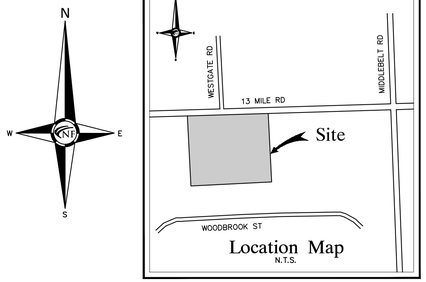
Know what's below Call before you dig.

DATE	ISSUED/REVISED
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12-16-24	REVISED PER CLIENT
02-21-25	REVISED PER CLIENT
03-10-25	REVISED PER CLIENT
03-18-25	REVISED PER CLIENT
06-26-25	REVISED PER CLIENT
10-13-25	REVISED PER CLIENT
10-27-25	REVISED PER CLIENT

DRAWN BY:
A. Wiseman
DESIGNED BY:
A. Wiseman
APPROVED BY:
P. Williams
DATE:
09-12-2024
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. N423-03
SHEET NO. SP-05





PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- HYDRANT, GATE VALVE — EXISTING WATERMAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE — PR. SANITARY SEWER
- HYDRANT, GATE VALVE — PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 — PR. TOP OF CURB ELEVATION
- GU 600.00 — PR. GUTTER ELEVATION
- TW 600.00 — PR. TOP OF WALK ELEVATION
- TP 600.00 — PR. TOP OF PVMT. ELEVATION
- FG 600.00 — FINISH GRADE ELEVATION

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 44351
LICENSED PROFESSIONAL ENGINEER

PROJECT
The Tabernacle
P.U.D.

CLIENT
The Baptist Manor
30301 W 13 Mile
Farmington Hills, MI 48334

Contact:
Ryan Doelle
Phone: (248) 842-9106
Email: r.doelle@the baptistmanor.org

PROJECT LOCATION
Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

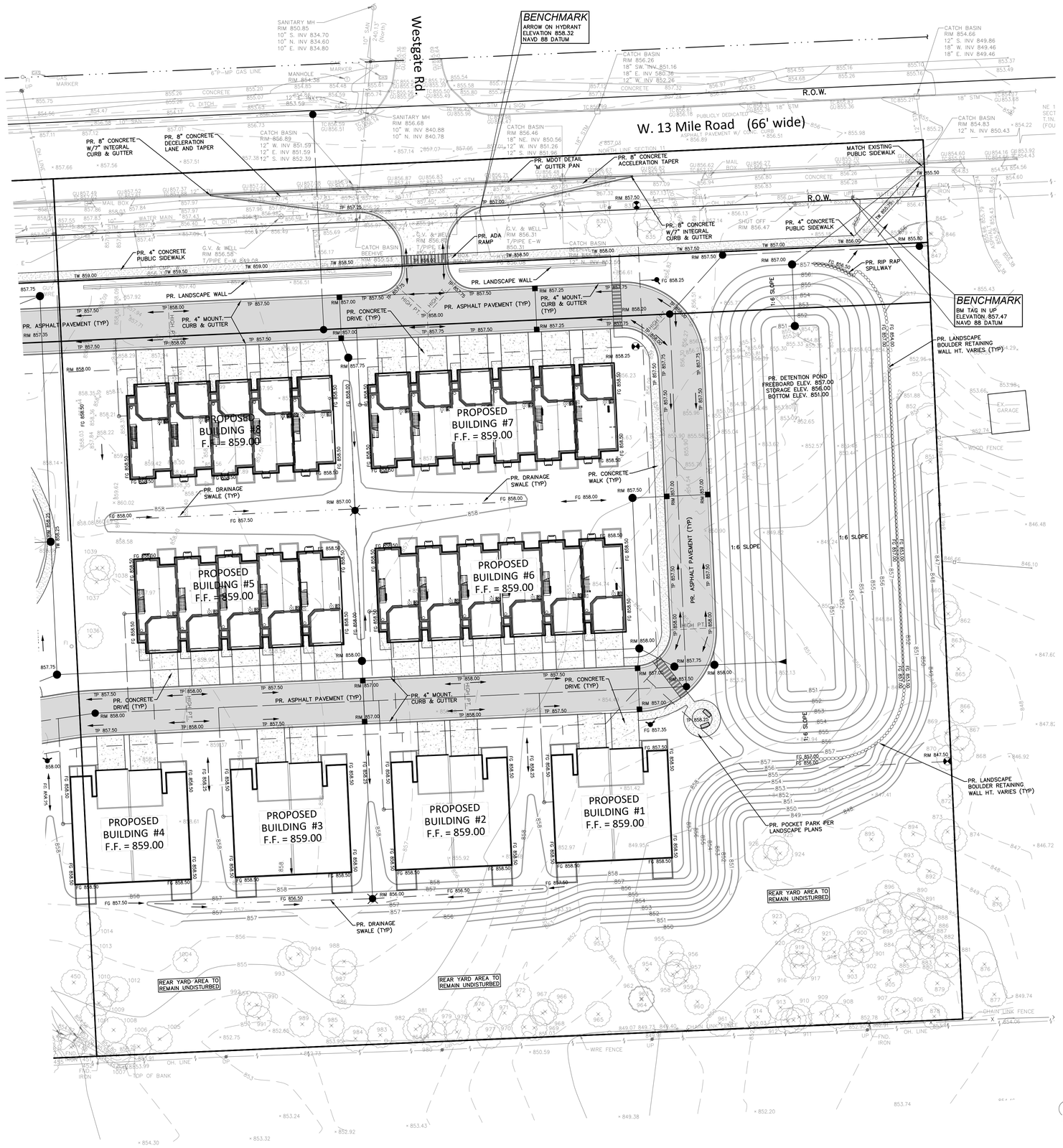
SHEET
Paving and Grading
Plan - West

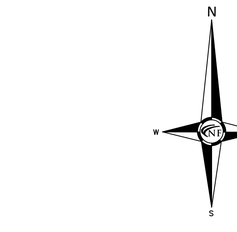
811 Know what's below Call before you dig.

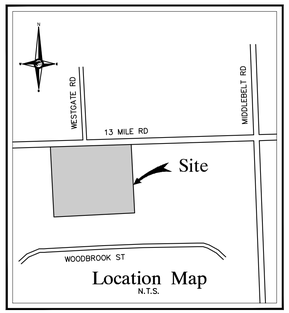
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06-26-25	REVISED PER CLIENT
10-13-25	REVISED PER CLIENT
10-27-25	REVISED PER CLIENT

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: 09-12-2024
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. N423-02
SHEET NO. SP-06







NF ENGINEERS
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LAND SURVEYORS
LAND PLANNERS

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GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE HMA, 4E ML;
SURFACE COURSE – MDOT BITUMINOUS MIXTURE HMA, 5E ML;
BOND COAT – MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD;

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

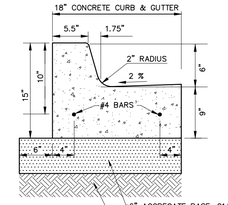
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

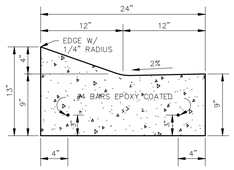
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

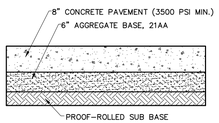
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



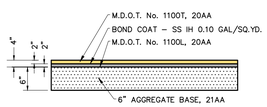
CONCRETE CURB DETAIL 'A'
N.T.S.



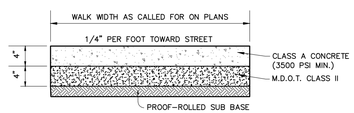
4" MOUNTABLE CURB & GUTTER
N.T.S.



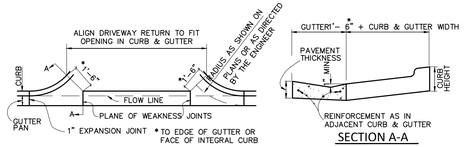
CONCRETE PAVEMENT SECTION
N.T.S.



4" ASPHALT PAVING SECTION
PARKING & DRIVE



CONCRETE SIDEWALK SECTION
N.T.S.



MDOT DRIVEWAY OPENING DETAIL 'M'
N.T.S.

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- HYDRANT, GATE VALVE — EXISTING WATERMAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE, GUY POLE, GUY WIRE — EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE — PR. SANITARY SEWER
- HYDRANT, GATE VALVE — PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 — PR. TOP OF CURB ELEVATION
- GU 600.00 — PR. GUTTER ELEVATION
- TW 600.00 — PR. TOP OF WALK ELEVATION
- TP 600.00 — PR. TOP OF PVMT. ELEVATION
- FG 600.00 — FINISH GRADE ELEVATION

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 44351
LICENSED PROFESSIONAL ENGINEER

PROJECT

Mulberry Park
P.U.D.

CLIENT

Schafer Development
31400 Northwestern
Highway, Suite H
Farmington Hills, MI 48334

Contact:
Spencer Schafer
Tel. (248) 613-6262

PROJECT LOCATION

Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

SHEET

Paving and Grading
Plan - East

Know what's below
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DRAWN BY:
A. Wiseman

DESIGNED BY:
A. Wiseman

APPROVED BY:
P. Williams

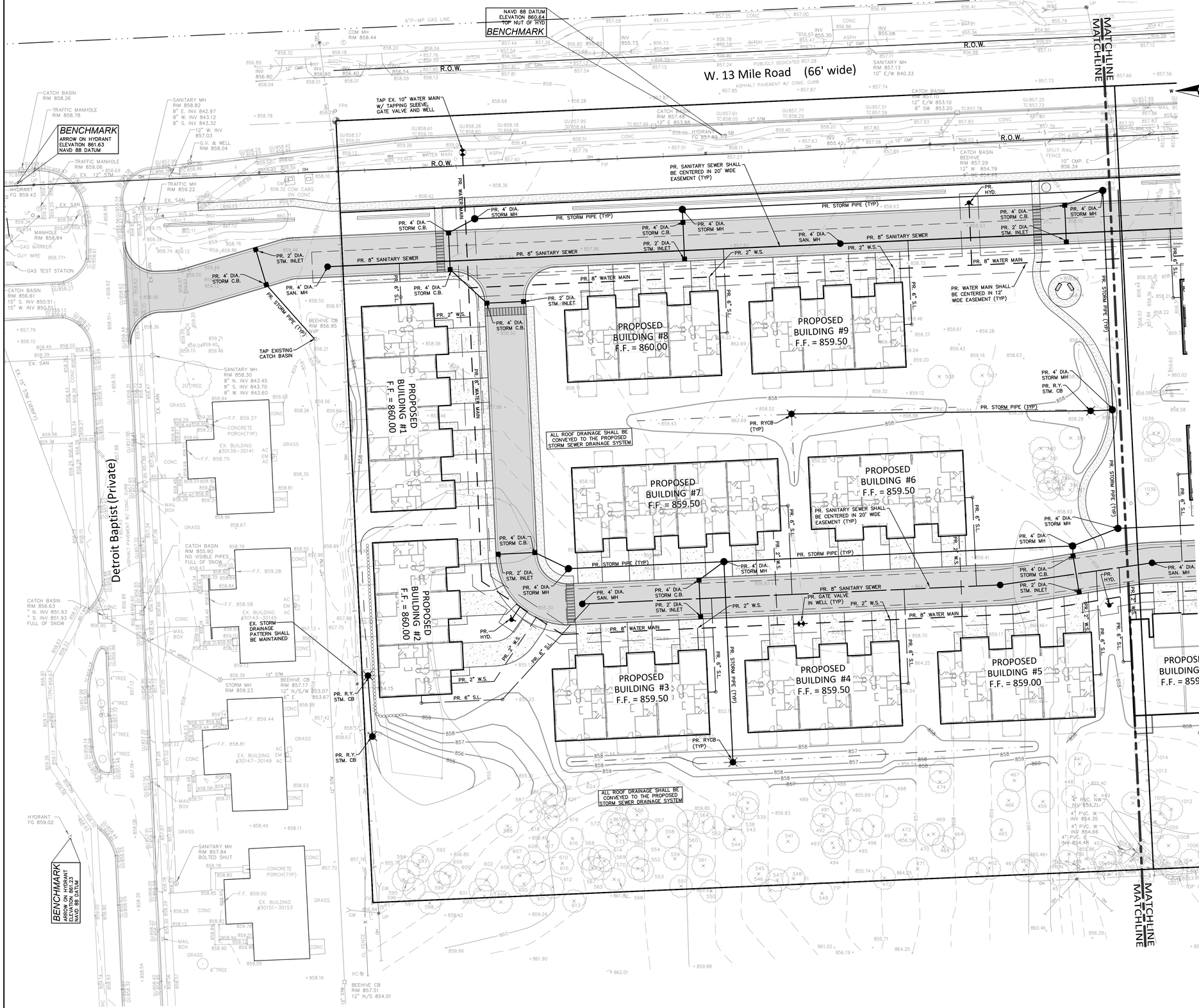
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09-12-2024

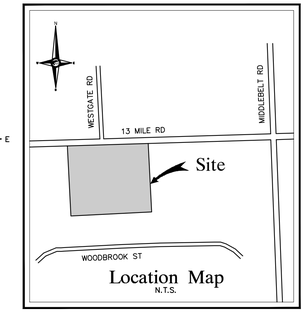
SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. N423-03

SHEET NO. SP-07





LEGEND

- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 — PR. TOP OF CURB ELEVATION
- GU 600.00 — PR. GUTTER ELEVATION
- TW 600.00 — PR. TOP OF WALK ELEVATION
- TP 600.00 — PR. TOP OF PVMT. ELEVATION
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SEAL

STATE OF MICHIGAN — PATRICK J. WILLIAMS — ENGINEER NO. 44351 — LICENSED PROFESSIONAL ENGINEER

PROJECT
The Tabernacle
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CLIENT
The Baptist Manor
30301 W 13 Mile
Farmington Hills, MI 48334

Contact:
Ryan Doelle
Phone: (248) 842-9106
Email: r.doelle@the baptistmanor.org

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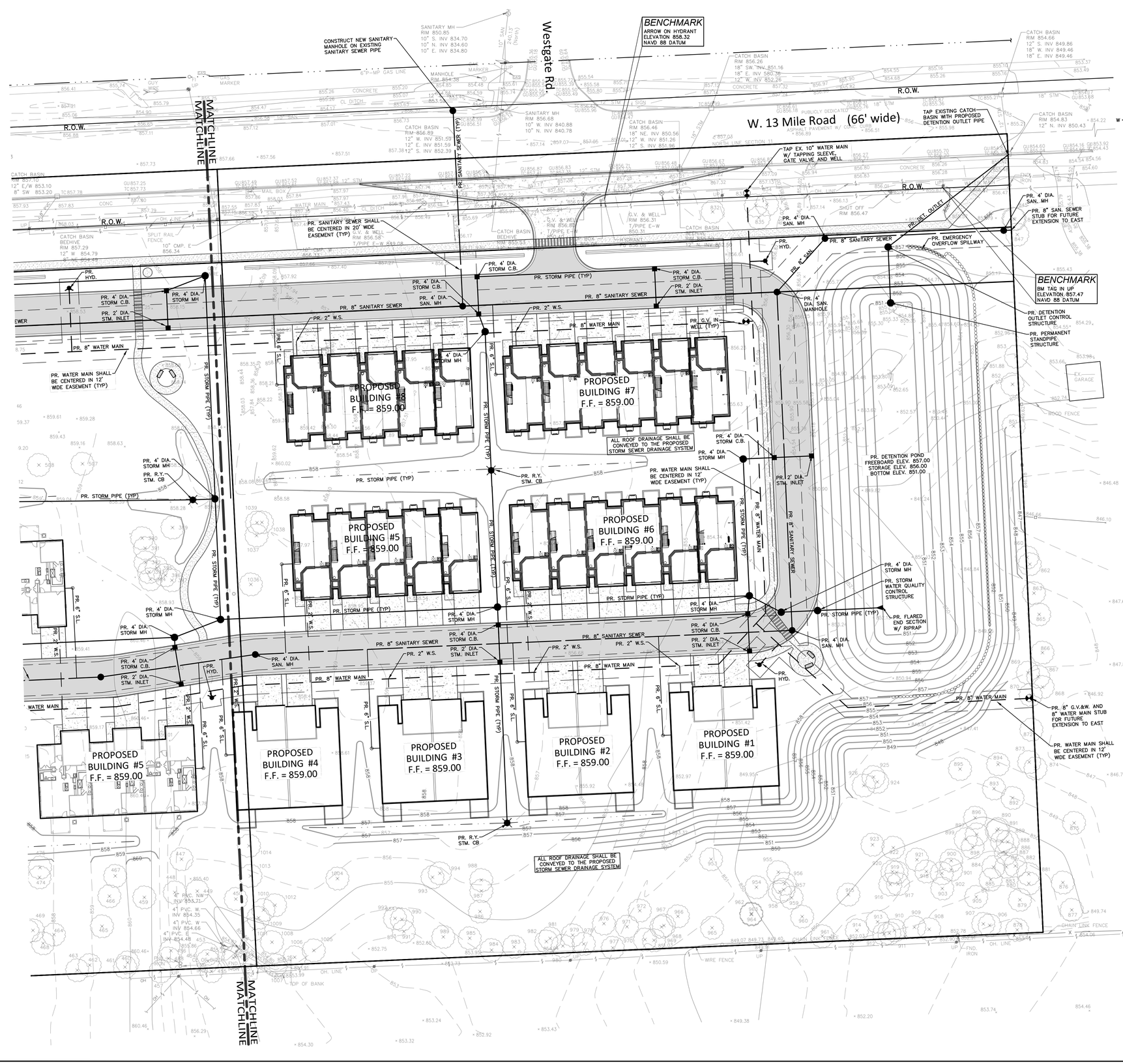
SHEET
Utility Plan - West

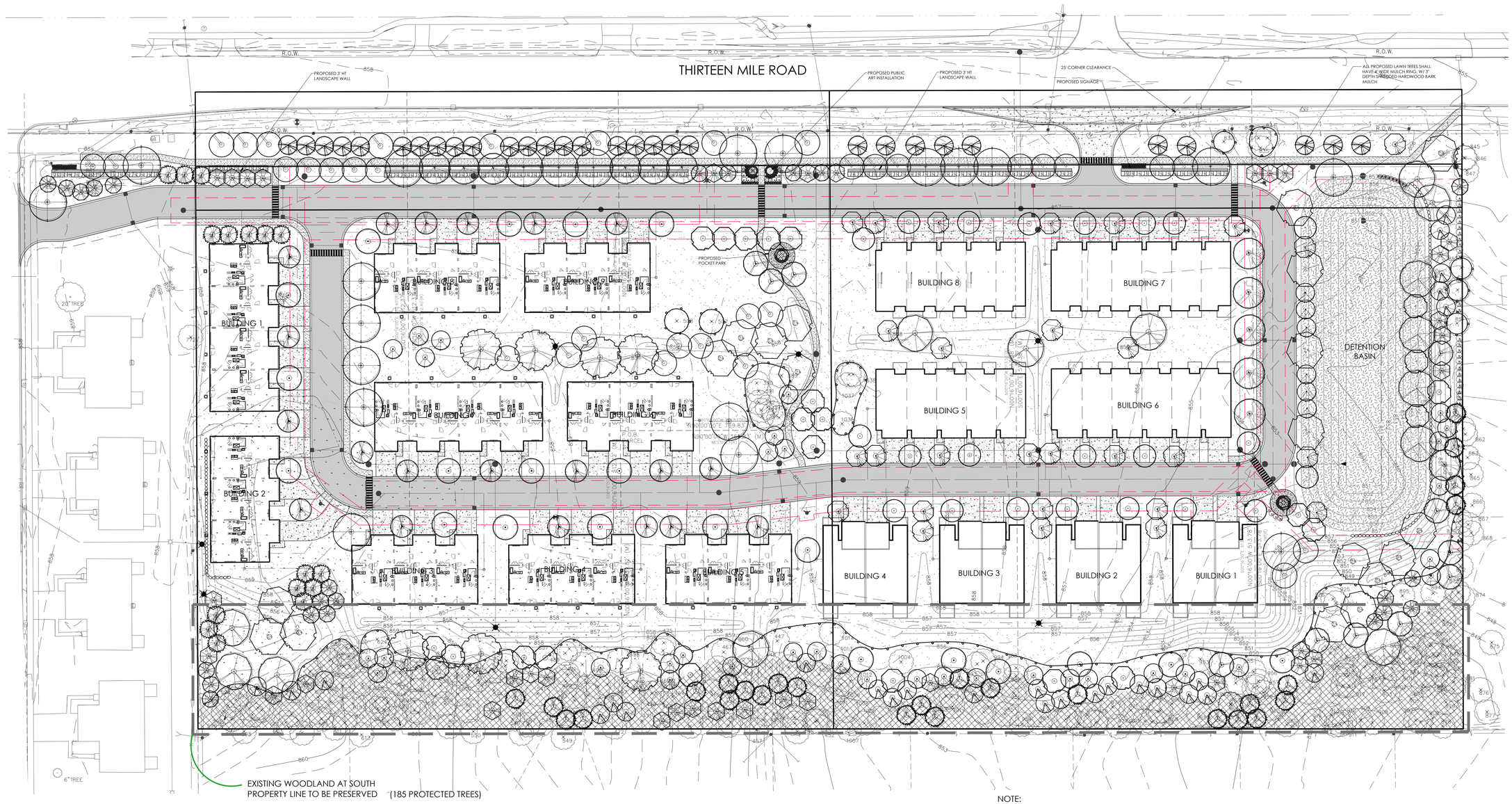
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10-13-25	REVISED PER CLIENT
10-27-25	REVISED PER CLIENT

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: 09-12-2024
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. N423-02
SHEET NO. SP-08

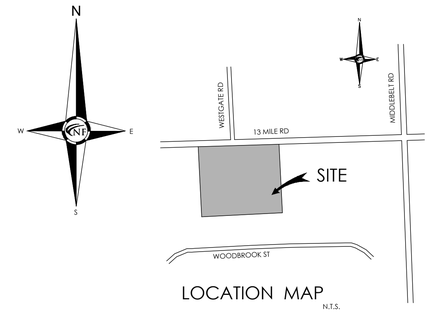

BENCHMARK
ARROW ON HYDRANT
ELEVATION 858.32
NAVD 88 DATUM
CONSTRUCT NEW SANITARY MANHOLE ON EXISTING SANITARY SEWER PIPE
Westgate Rd.
W. 13 Mile Road (66' wide)
R.O.W.
MATCHLINE
TAP EX. 10" WATER MAIN W/ TAPPING SLEEVE, GATE VALVE AND WELL
TAP EXISTING CATCH BASIN WITH PROPOSED DETENTION OUTLET PIPE
PR. 4" DIA. SAN. MH
PR. 8" SANITARY SEWER
PR. EMERGENCY OVERFLOW SPILLWAY
PR. 8" SAN. SEWER STUB FOR FUTURE EXTENSION TO EAST
PR. DETENTION OUTLET CONTROL STRUCTURE
PR. PERMANENT STANDPIPE STRUCTURE
PR. SANITARY SEWER SHALL BE CENTERED IN 20' WIDE EASEMENT (TYP)
PR. 4" DIA. STORM C.B.
PR. STORM PIPE (TYP)
PR. 2" DIA. STM. INLET
PR. 4" DIA. STORM MH
PR. 8" WATER MAIN
PR. WATER MAIN SHALL BE CENTERED IN 12' WIDE EASEMENT (TYP)
PR. 2" W.S.
PR. G.V. IN WELL (TYP)
PROPOSED BUILDING #8 F.F. = 859.00
PROPOSED BUILDING #7 F.F. = 859.00
PROPOSED BUILDING #6 F.F. = 859.00
PROPOSED BUILDING #5 F.F. = 859.00
PROPOSED BUILDING #4 F.F. = 859.00
PROPOSED BUILDING #3 F.F. = 859.00
PROPOSED BUILDING #2 F.F. = 859.00
PROPOSED BUILDING #1 F.F. = 859.00
ALL ROOF DRAINAGE SHALL BE CONVEYED TO THE PROPOSED STORM SEWER DRAINAGE SYSTEM
PR. R.Y. STM. CB
PR. 6" S.L.
PR. 12" DIA. STM. INLET
PR. DETENTION POND FREEBOARD ELEV. 857.00 STORAGE ELEV. 856.00 BOTTOM ELEV. 851.00
PR. STORM WATER QUALITY CONTROL STRUCTURE
PR. FLARED END SECTION W/ RIPRAP
PR. 8" G.V.&W. AND 8" WATER MAIN STUB FOR FUTURE EXTENSION TO EAST
PR. WATER MAIN SHALL BE CENTERED IN 12' WIDE EASEMENT (TYP)
BENCHMARK
BM TAG IN UP
ELEVATION 857.47
NAVD 88 DATUM
EX. GARAGE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
TOP OF BANK
OH. LINE
SANITARY MH
RIM 850.85
10" S. INV 834.70
10" N. INV 834.60
10" E. INV 834.80
CATCH BASIN
RIM 856.26
18" SW. INV 851.16
18" E. INV 850.76
12" W. INV 852.26
CATCH BASIN
RIM 854.66
12" S. INV 849.86
18" W. INV 849.46
18" E. INV 849.46
CATCH BASIN
RIM 854.83
12" N. INV 850.43
SANITARY MH
RIM 856.68
10" W. INV 840.88
10" N. INV 840.78
CATCH BASIN
RIM 856.89
12" W. INV 851.59
12" E. INV 851.59
12" S. INV 852.39
CATCH BASIN
RIM 856.46
18" NE. INV 850.56
12" W. INV 851.26
12" S. INV 851.96
CATCH BASIN
RIM 857.10
12" E/W 853.10
8" SW 853.20
CATCH BASIN
RIM 857.29
12" W 854.79
8" NE 854.69
CATCH BASIN
RIM 856.89
G.V. & WELL
RIM 856.31
T/PIPE E-W 850.31
G.V. & WELL
RIM 856.58
T/PIPE E-W 849.08
SHUT OFF
RIM 856.47
SPLIT RAIL FENCE
10" CMP. E 856.34
MAIL BOX
WATER MARKER
GAS MARKER
GUY WIRE
UTILITY POLE
GUY POLE
ASPHALT PAVEMENT
PUBLICLY DEDICATED
NORTH LINE SECTION 11
CONCRETE
CL DITCH
CONC
UP
FND. IRON
TOP OF BANK
WATER MAIN
PR. 4" DIA. SAN. MANHOLE
PR. HYD.
PR. 4" DIA. STORM C.B.
PR. 2" DIA. STM. INLET
PR. 4" DIA. STORM MH
PR. R.Y. STM. CB
PR. 8" WATER MAIN
PR. WATER MAIN SHALL BE CENTERED IN 12' WIDE EASEMENT (TYP)
PR. STORM PIPE (TYP)
PR. 8" SANITARY SEWER
PR. 2" W.S.
PR. 6" S.L.
PR. 4" DIA. SAN. MH
PR. 4" DIA. STORM C.B.
PR. 2" DIA. STM. INLET
PR. 4" DIA. STORM MH
PR. 8" WATER MAIN
PR. 6" S.L.
PR. 2" W.S.
PR. 4" DIA. SAN. MH
PR. 4" DIA. STORM C.B.
PR. 2" DIA. STM. INLET
PR. 4" DIA. STORM MH
PR. 8" SANITARY SEWER
PR. 2" W.S.
PR. 8" WATER MAIN
PR. 6" S.L.
PR. STORM PIPE (TYP)
PR. 4" DIA. STORM MH
PR. 4" DIA. STORM C.B.
PR. 2" DIA. STM. INLET
PR. 8" SANITARY SEWER
PR. 2" W.S.
PR. 4" DIA. SAN. MH
PR. 4" DIA. STORM C.B.
PR. 2" DIA. STM. INLET
PR. HYD.
PR. 8" WATER MAIN
PR. 6" S.L.
PR. 2" W.S.
PR. 6" S.L.
PR. STORM PIPE (TYP)
PR. 4" DIA. STORM MH
PR. 8" SANITARY SEWER
PR. 4" DIA. SAN. MANHOLE
PR. 12" DIA. STM. INLET
PR. 8" WATER MAIN
PR. 4" DIA. STORM MH
PR. 4" DIA. STORM C.B.
PR. 4" DIA. STORM MH
PR. 8" SANITARY SEWER
PR. 4" DIA. SAN. MH
PR. HYD.
PR. 8" WATER MAIN
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PR. 4" DIA. STORM C.B.
PR. 2" DIA. STM. INLET
PR. 4" DIA. SAN. MH
PR. HYD.
PR. 8" WATER MAIN
PR. 2" W.S.
PR. 6" S.L.
PR. 6" S.L.
PR. STORM PIPE (TYP)
PR. R.Y. STM. CB
ALL ROOF DRAINAGE SHALL BE CONVEYED TO THE PROPOSED STORM SEWER DRAINAGE SYSTEM
4" PVC. NW INV 853.71
4" PVC. W INV 854.35
4" PVC. W INV 854.66
4" PVC. E INV 854.48
CATCH BASIN
RIM 854.54
12" W. INV 849.44
12" E. INV 849.44
12" S. INV 849.54
CATCH BASIN
RIM 854.60
12" W. INV 850.24
12" E. INV 850.24
12" N. INV 850.34
CATCH BASIN
RIM 854.63
12" W. INV 850.93
12" E. INV 850.93
12" S. INV 851.03
CATCH BASIN
RIM 854.54
12" W. INV 850.84
12" E. INV 850.84
12" N. INV 850.94
CATCH BASIN
RIM 854.56
12" W. INV 850.86
12" E. INV 850.86
12" N. INV 850.96
CATCH BASIN
RIM 854.60
12" W. INV 850.90
12" E. INV 850.90
12" N. INV 851.00
CATCH BASIN
RIM 854.43
12" W. INV 850.73
12" E. INV 850.73
12" N. INV 850.83
CATCH BASIN
RIM 854.60
12" W. INV 850.90
12" E. INV 850.90
12" N. INV 851.00
CATCH BASIN
RIM 854.54
12" W. INV 850.84
12" E. INV 850.84
12" N. INV 850.94
CATCH BASIN
RIM 854.56
12" W. INV 850.86
12" E. INV 850.86
12" N. INV 850.96



NEW TREES PROPOSED:
DECIDUOUS: 64
EVERGREEN: 84
TOTAL TREES: 148

NOTE:

LANDSCAPE PLAN, REQUIREMENTS, AND PLANT SCHEDULES:
SEE SHEET L2: THE TABERNACLE
SEE SHEET L4: MULBERRY PARK TOWNHOUSES



LOCATION MAP
N.T.S.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
The Tabernacle and
Mulberry Park Townhouses

CLIENT
Shafer Development
31400 Northwestern Hwy
Suite H
Farmington Hills, MI 48334
Contact:
Steve Shafer
Phone: (248) 613-6262

PROJECT LOCATION
Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

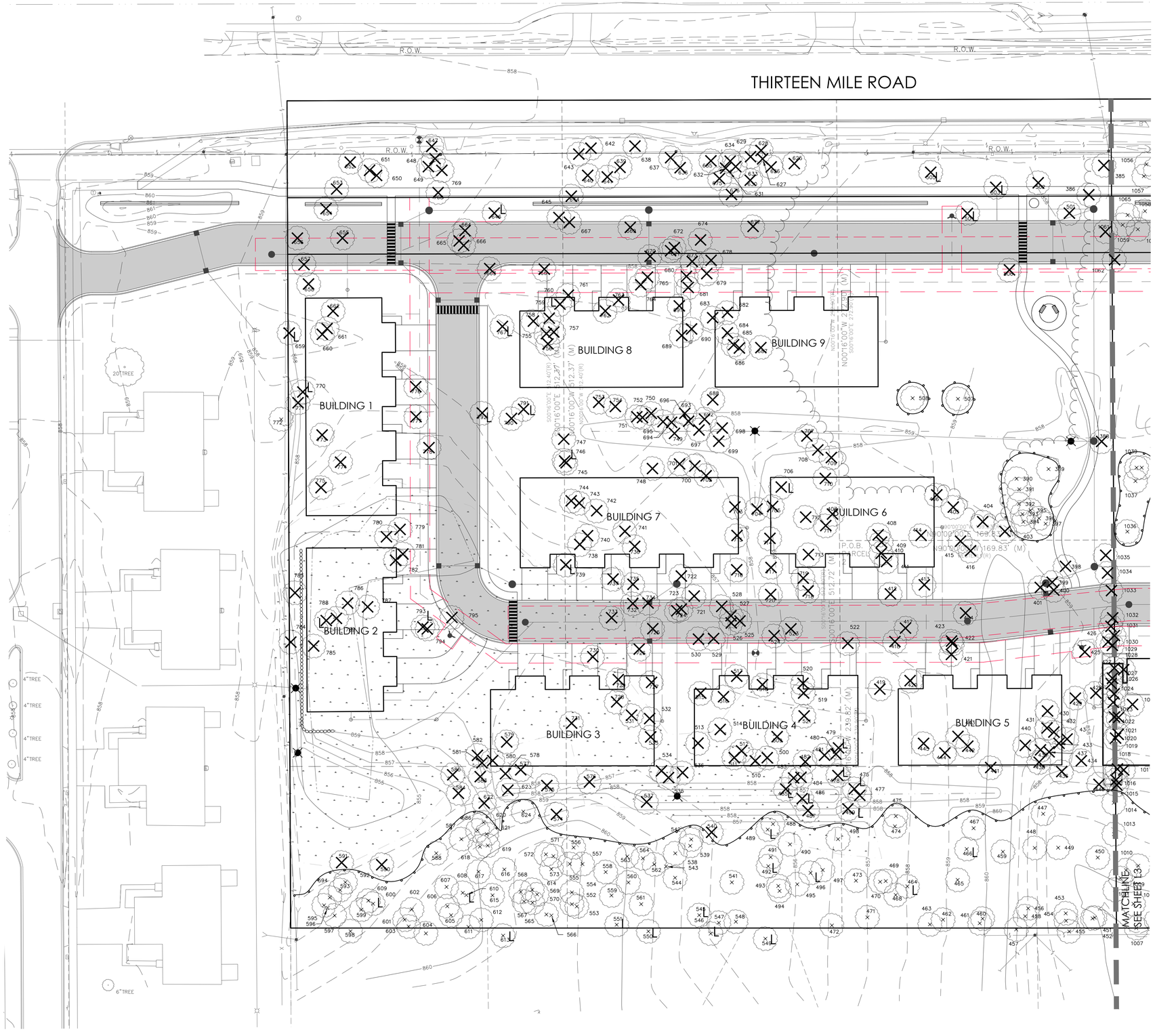
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Landscape Overview

811 Know what's below Call before you dig.

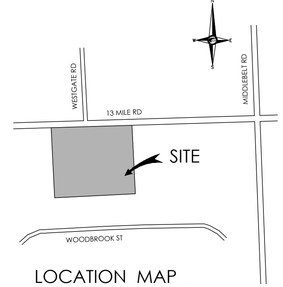
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DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
08/09/2024
SCALE: 1" = 40'
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NFE JOB NO. N423-02/03
SHEET NO. L0

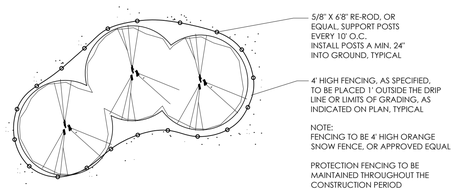






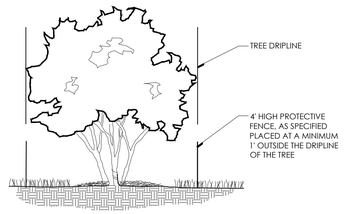
LOCATION MAP

N.T.S.



TREE PROTECTION DETAIL-PLAN

NTS



TREE PROTECTION DETAIL-SECTION

NTS

GENERAL TREE PROTECTION NOTES

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TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	410
TOTAL OFF-SITE TREES:	9
TOTAL EXEMPT DUE TO SPECIES (RHAMNUS):	81
NET TREES ON-SITE:	320
TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED:	185
TOTAL LANDMARK TREES TO BE REMOVED:	21 (504.6")
TOTAL NUMBER OF TREES TO REMAIN:	114
TOTAL LANDMARK REPLACEMENT TREES: (504.6" x 25% = 126.15 INCHES)	42 TREES (3" CAL)
TOTAL REGULATED REPLACEMENT TREES REQUIRED:	185 TREES
TOTAL REPLACEMENT TREES:	227 TREES
REPLACEMENT TREES PROVIDED:	213 TREES
TREES TO BE PLANTED ON EXISTING BAPTIST MANOR PROPERTY:	14 TREES

COMMON BUCKTHORN (RHAMNUS) IS CONSIDERED INVASIVE BY THE STATE OF MICHIGAN DNR. AS SUCH ITS REMOVAL IS RECOMMENDED.

LEGEND:

- TREES TO BE REMOVED
- 950 TREES TO REMAIN
- L LANDMARK TREES
- TREE PROTECTION FENCING

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
The Tabernacle

CLIENT
The Baptist Manor
30301 W 13 Mile
Farmington Hills, MI 48334

Contact:
Ryan Doelle
Phone: (248) 842-9106
Email: r.doelle@the baptistmanor.org

PROJECT LOCATION
Part of the NE 1/4
of Section 11
T.1N, R.9E
City of Farmington Hills,
Oakland County, Michigan

SHEET
Tree Preservation Plan

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DATE:
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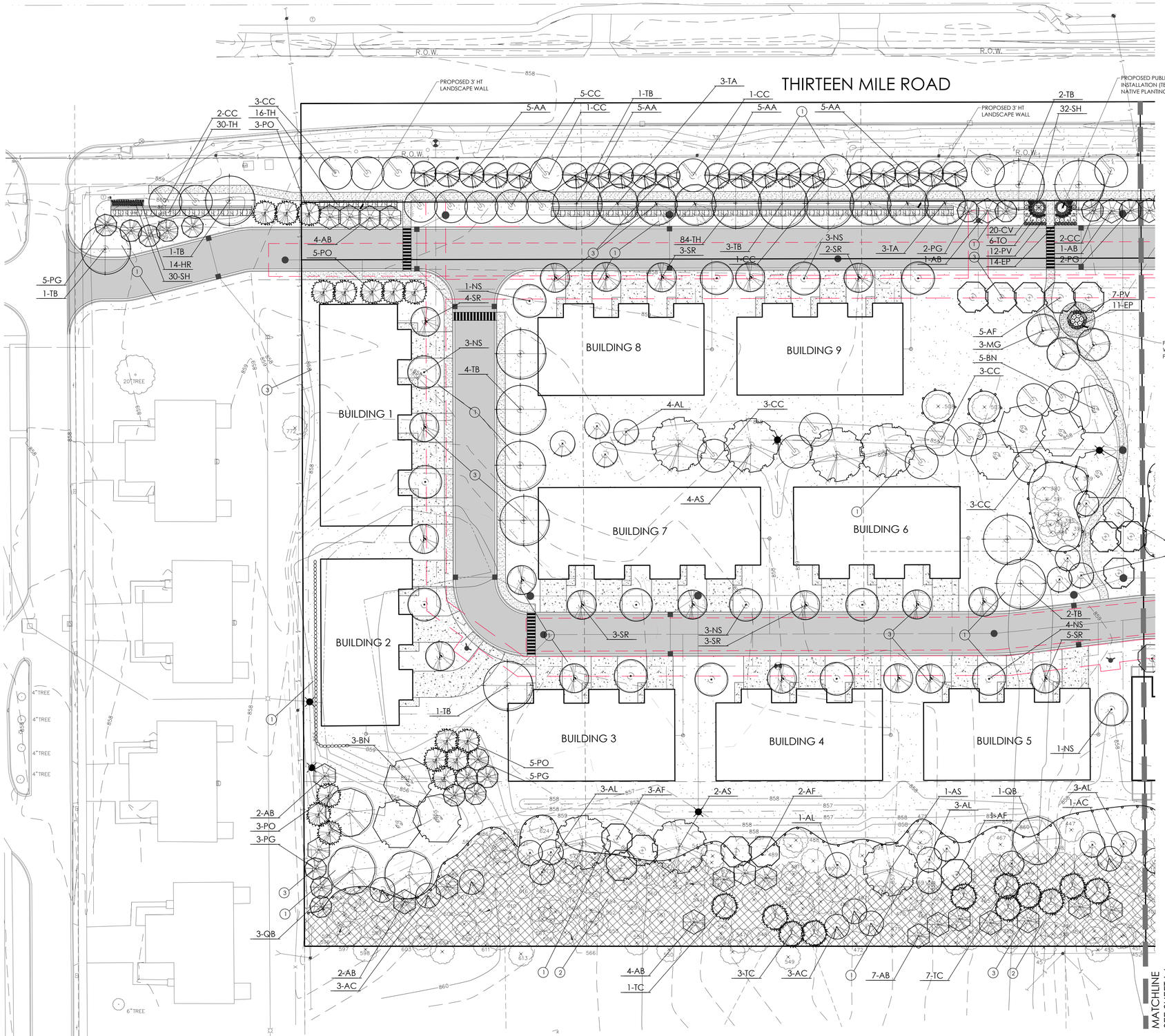
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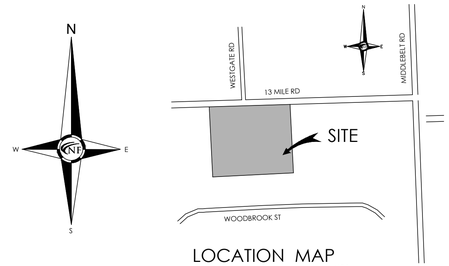
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NFE JOB NO. N423-02

SHEET NO. L1

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LOCATION MAP

N.T.S.

LANDSCAPE REQUIREMENTS

OPEN SPACE
AREA PROVIDED: 133,684.26 S.F. (57.86% OF OPEN SPACE)-TABERNACLE ONLY
TOTAL COMBINED AREA PROVIDED: 252,820.23 S.F. (54.82% OF TOTAL SITE)

LANDSCAPE BUFFERYARD
2 CANOPY TREES / 100 L.F
4 SUBCANOPY TREES PER 100 L.F.
2 EVERGREEN TREES PER 100 L.F.
6 LARGE SHRUBS PER 100 L.F.

SOUTH PROPERTY LINE: 511.10 L.F. (THIS SHEET ONLY)
MULTIPLIER: 0.4 (100' SETBACK)
REQUIRED:
CANOPY TREES: 5.11 X 2 = 10.22 CANOPY TREES X 0.4 = 4 CANOPY TREES
SUBCANOPY: 5.11 X 4 = 20.44 SUBCANOPY TREES X 0.4 = 8 SUBCANOPY TREES
EVERGREEN: 5.11 X 2 = 10.22 EVERGREEN TREES X 0.4 = 4 EVERGREEN TREES
LARGE SHRUBS: 5.11 X 6 = 30.66 SHRUBS X 0.4 = 12 SHRUBS REQUIRED

PROVIDED: 98 EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN TO FULFILL THE BUFFERYARD REQUIREMENTS

TREE REPLACEMENT REQUIREMENTS
REQUIRED: 227 TREES REQUIRED
PROVIDED: 227 TREES PROVIDED

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN IN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. ALL PLANTS SHALL BE NURSERY WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK'.
8. EXISTING TOPSOIL SHALL BE STRIPPED, STOCKPILED AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT AT ANY TIME BEFORE SOD TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. GRADING OF LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWNS AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

KEY LEGEND

1. TYPICAL SEEDED LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE DISTURBED UNDERSTORY AREA W/ SHORT WOODLAND SEED
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. SEDGE MEADOW SEED MIX, SOWN AT A RATE OF 40 PLS LBS/ACRE
5. PROPOSED 36" HT SCREEN WALL

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AB	21	Abies balsamea Balsam Fir	8' HT	SEE PLAN	B&B	FULL TO GROUND
AC	7	Abies balsamea phaneolepi Canaan Fir	8' HT	SEE PLAN	B&B	FULL TO GROUND
AA	20	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AF	15	Acer rubrum 'Frank Jr.' Redpointe Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AS	7	Acer saccharum 'Legacy' Legacy Sugar Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AL	18	Amelanchier laevis Allegheny Serviceberry	6-8' HT	SEE PLAN	B&B	CLUMP FORM
BN	8	Betula nigra River Birch	12' HT	SEE PLAN	B&B	CLUMP FORM
CC	24	Cercis canadensis Eastern Redbud	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MG	3	Metasequoia glyptostroboides Dawn Redwood	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
NS	15	Nyssa sylvatica 'Green Gables' Green Gable Black Gum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	17	Picea glauca 'Densata' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
PO	16	Picea omorika 'Bruns' Bruns Serbian Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
QB	4	Quercus bicolor Swamp White Oak	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SR	20	Syringa reticulata 'Ivory Silk' Ivory Silk Tree Lilac	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TA	6	Tilia americana 'McKSentry' American Sentry Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TB	15	Tilia cordata 'Boleyii' Shamrock Little Leaf Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TC	11	Tsuga canadensis Eastern Hemlock	8' HT	SEE PLAN	B&B	FULL TO GROUND
TOTAL	227					
SHRUBS						
CV	20	Coreopsis verticillata 'Zagreb' Zagreb Coreopsis	2 GAL	24" OC	CONT	
TH	130	Taxus x m. 'Hicksii' Hicks Yew	36" HT	30" OC	B&B	MAINTAIN AS 4-5' HEDGE
TO	6	Thuja occidentalis 'DeGroot's Spire' DeGroot's Spire	5' HT	36" OC	B&B	MAINTAIN AS 6' HEDGE
GROUNDCOVERS/PERENNIALS						
EP	25	Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	2 GAL	24" OC	CONT	WELL-ROOTED
HR	14	Hemerocallis 'Happy Returns' Happy Returns Daylily	2 GAL	18" OC	CONT	WELL-ROOTED
PV	19	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	WELL-ROOTED
SH	62	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	2 GAL	18" OC	CONT	WELL-ROOTED

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SEAL

PROJECT
The Tabernacle

CLIENT
The Baptist Manor
30301 W 13 Mile
Farmington Hills, MI 48334

Contact:
Ryan Doelle
Phone: (248) 842-9106
Email: r.doelle@the baptistmanor.org

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of Section 11
T.1N, R.9E
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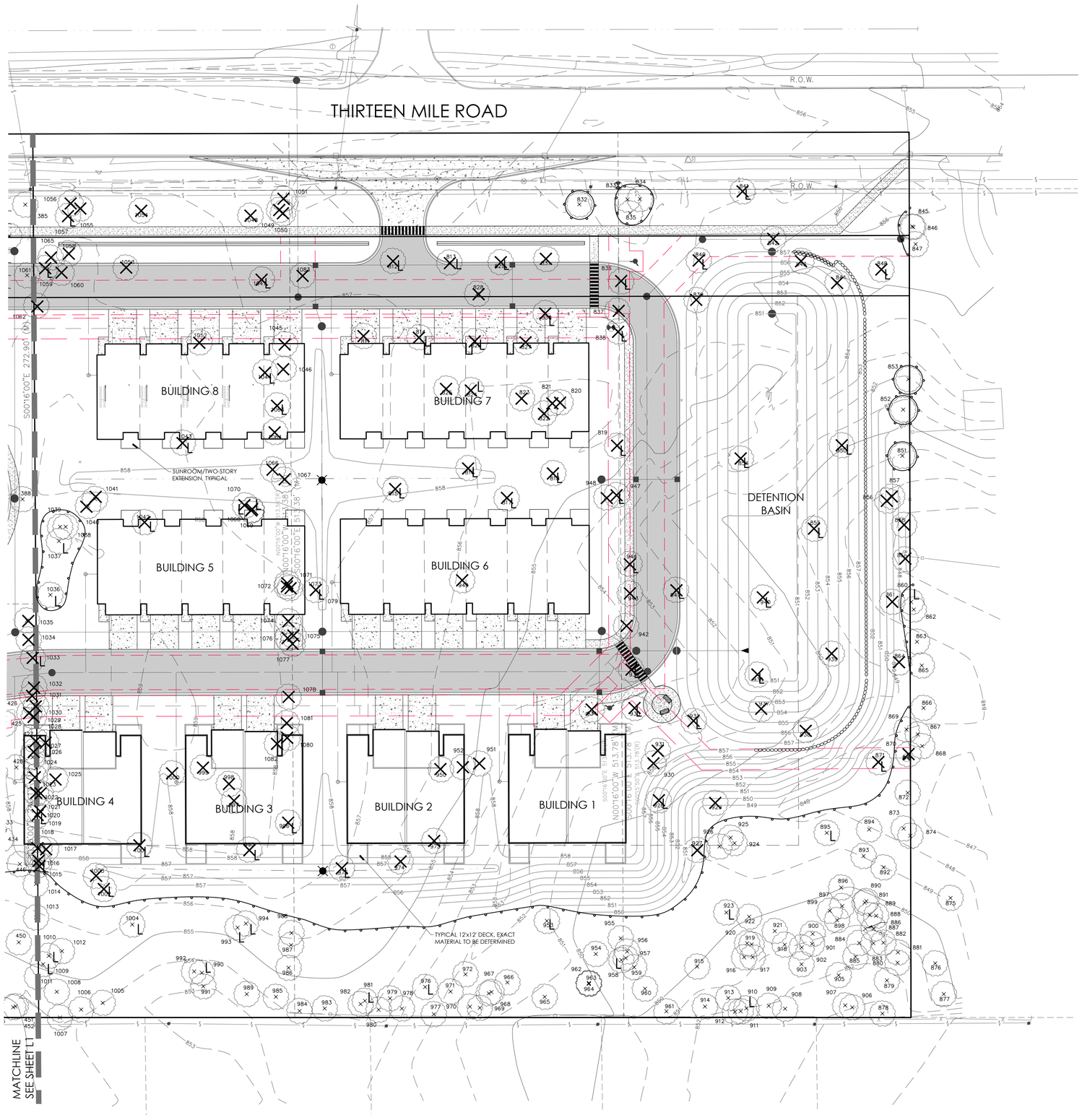
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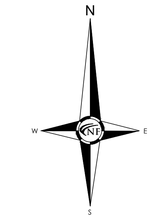
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NFE JOB NO. N423-02

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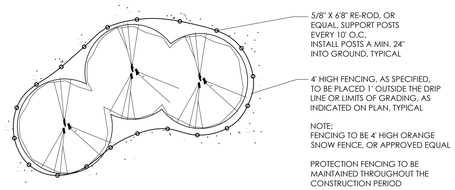




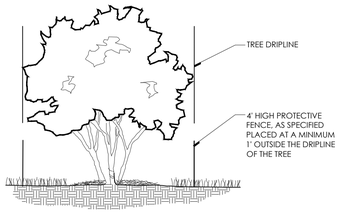
LOCATION MAP
N.T.S.

LEGEND:

- TREES TO BE REMOVED
- TREES TO REMAIN
- LANDMARK TREES
- TREE PROTECTION FENCING



TREE PROTECTION DETAIL-PLAN
NTS



TREE PROTECTION DETAIL-SECTION
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TOTAL EXEMPT DUE TO CONDITION:	2
NET TREES ON-SITE:	258
TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED:	95
TOTAL LANDMARK TREES TO BE REMOVED:	50 (1,331.9")
TOTAL NUMBER OF TREES TO REMAIN:	113
TOTAL LANDMARK REPLACEMENT TREES: (1,331.9" x 25% = 333")	111 TREES (3" CAL)
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SEAL

PROJECT
Mulberry Park
Townhouses

CLIENT
Shafer Development
31400 Northwestern Hwy
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Farmington Hills, MI 48334
Contact:
Steve Shafer
Phone: (248) 613-6262

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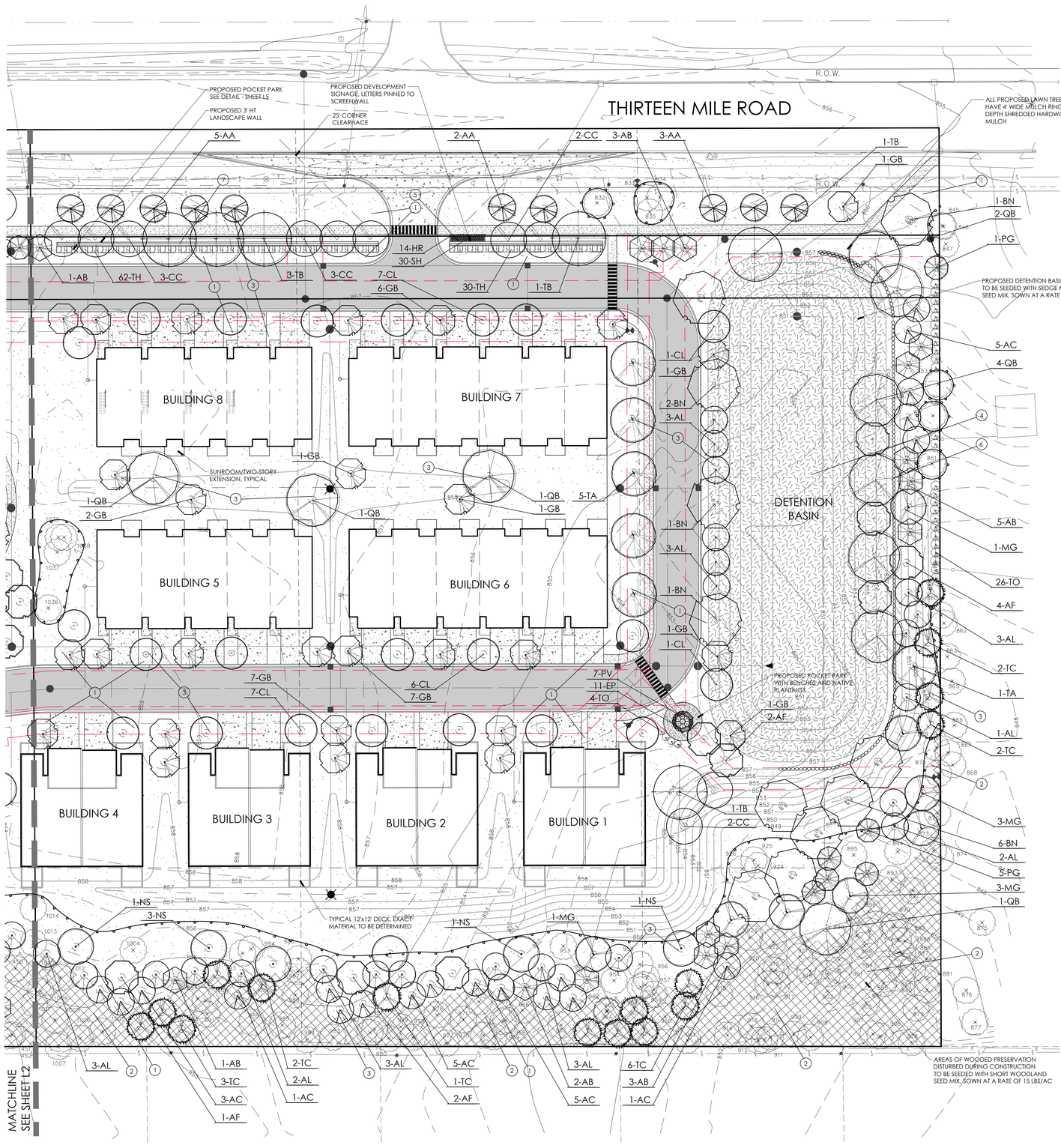
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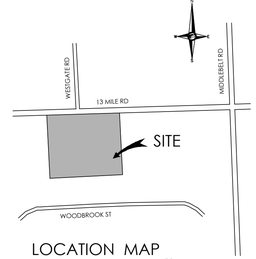
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NFE JOB NO. N423-03
SHEET NO. L3

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LOCATION MAP
N.T.S.

LANDSCAPE REQUIREMENTS

OPEN SPACE
AREA PROVIDED: 119,135.97 S.F. (51.77% OF OPEN SPACE)-MULBERRY PARK ONLY, EXCLUDES DETENTION
TOTAL COMBINED AREA PROVIDED: 252,820.23 S.F. (54.82% OF TOTAL SITE)

LANDSCAPE BUFFERYARD
2 CANOPY TREES / 100 L.F
4 SUBCANOPY TREES PER 100 L.F.
2 EVERGREEN TREES PER 100 L.F.
6 LARGE SHRUBS PER 100 L.F.

SOUTH PROPERTY LINE: 506.30 L.F. (THIS SHEET ONLY)
MULTIPLIER: 0.5 (101' SETBACK)
REQUIRED:
CANOPY TREES: 5.06 X 2 = 10.12 CANOPY TREES X 0.5 = 5 CANOPY TREES
SUBCANOPY: 5.06 X 4 = 20.24 SUBCANOPY TREES X 0.5 = 10 SUBCANOPY TREES
EVERGREEN: 5.06 X 2 = 10.12 EVERGREEN TREES X 0.5 = 5 EVERGREENS TREES
LARGE SHRUBS: 5.06 X 6 = 30.36 SHRUBS X 0.5 = 15 SHRUBS

PROVIDED: 87 EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN TO FULFILL THE BUFFERYARD REQUIREMENTS

EAST PROPERTY LINE: 481.11 L.F. (THIS SHEET ONLY)
MULTIPLIER: 0.4 (165' SETBACK)
REQUIRED:
CANOPY TREES: 4.81 X 2 = 9.62 CANOPY TREES X 0.4 = 4 CANOPY TREES
SUBCANOPY: 4.81 X 4 = 19.24 SUBCANOPY TREES X 0.4 = 8 SUBCANOPY TREES
EVERGREEN: 4.81 X 2 = 9.62 CANOPY TREES X 0.4 = 4 EVERGREEN TREES
LARGE SHRUBS: 4.81 X 6 = 28.86 SHRUBS X 0.4 = 12 SHRUBS REQUIRED

PROVIDED: 25 EXISTING CANOPY TREES AND UNDERSTORY VEGETATION TO REMAIN, PROPOSED ADDITIONAL 11 SUBCANOPY TREES, 19 EVERGREEN TREES, AND 36 LARGE EVERGREEN SHRUBS WITH RETAINING WALL TO REMAIN TO FULFILL THE BUFFERYARD REQUIREMENTS

TREE REPLACEMENT REQUIREMENTS
REQUIRED: 206 TREES REQUIRED
PROVIDED: 206 TREES PROVIDED

KEY LEGEND

1. TYPICAL SEEDED LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE DISTURBED UNDERSTORY AREA W/ SHORT WOODLAND SEED
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. SEDGE MEADOW SEED MIX, SOWN AT A RATE OF 40 PLS LBS/ACRE
5. PROPOSED DEVELOPMENT SIGNAGE
6. PROPOSED BOULDER RETAINING WALL
7. PROPOSED 36" HT SCREEN WALL

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AB	15	Abies balsamea Balsam Fir	8' HT	SEE PLAN	B&B	FULL TO GROUND
AC	20	Abies balsamea phaneolepi Canaan Fir	8' HT	SEE PLAN	B&B	FULL TO GROUND
AA	10	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AF	9	Acer rubrum 'Frank Jr.' Redpointe Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AL	23	Amelanchier laevis Allegheny Serviceberry	6-8' HT	SEE PLAN	B&B	CLUMP FORM
BN	11	Betula nigra River Birch	12' HT	SEE PLAN	B&B	CLUMP FORM
CC	10	Cercis canadensis Eastern Redbud	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CL	22	Crataegus laevigata 'Crimson Cloud' Crimson Cloud Hawthorn	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GB	28	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MG	8	Metasequoia glyptostroboides Dawn Redwood	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
NS	6	Nyssa sylvatica 'Green Gables' Green Gables Black Gum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	6	Picea glauca 'Densata' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
QB	10	Quercus bicolor Swamp White Oak	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TA	6	Tilia americana 'McKSentry' American Sentry Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TB	6	Tilia cordata 'Baileyii' Shamrock Little Leaf Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TC	16	Tsuga canadensis Eastern Hemlock	8' HT	SEE PLAN	B&B	FULL TO GROUND
TOTAL	206					
SHRUBS						
TH	92	Taxus x m. 'Hicksii' Hicks Yew	36" HT	30" OC	B&B	MAINTAIN AS 4-5' HEDGE
TO	4	Thuja occidentalis 'DeGroot's Spire' DeGroot's Spire Arborvitae	5' HT	30" OC	B&B	
PERENNIALS AND GRASSES						
EP	11	Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	2 GAL	24" OC	CONT	WELL-ROOTED
HR	14	Hemmerocallis 'Happy Returns' Happy Returns Daylily	2 GAL	16" OC	CONT	WELL-ROOTED
PV	7	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	WELL-ROOTED
SH	30	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	2 GAL	18" OC	CONT	WELL-ROOTED

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "SHAY DOG" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Mulberry Park Townhouses

CLIENT
Shafer Development
31400 Northwestern Hwy
Suite H
Farmington Hills, MI 48334
Contact:
Steve Shafer
Phone: (248) 613-6262

PROJECT LOCATION
Part of the NE 1/4 of Section 11
T.1N, R.9E
City of Farmington Hills, Oakland County, Michigan

SHEET
Landscape Plan

Know what's below Call before you dig.

REVISIONS
2024-09-18 ISSUED FOR SITE PLAN REVIEW
2024-10-23 REVISED PER P.C.
2024-10-23 REVISED PER P.C.
2024-12-16 REVISED PER CLIENT
2025-02-20 REVISED PER CLIENT
2025-03-10 REVISED PER CLIENT
2025-03-17 REVISED PER CLIENT
2025-06-27 REVISED PER CLIENT
2025-10-14 REVISED PER CLIENT
2025-10-27 REVISED PER CLIENT

DRAWN BY: G. Ostrowski
DESIGNED BY: G. Ostrowski
APPROVED BY: G. Ostrowski
DATE: 08/09/2024
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. N423-03
SHEET NO. L4

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DEMOLITION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
6. ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
7. MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
9. TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE: ASPHALT PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE: LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
11. PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
13. SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
14. ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC. ALONG WITH EDISON POWER LINES AS REQUIRED.
15. CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

GRADING NOTES:

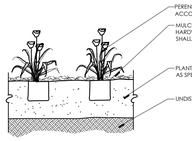
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
7. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADE AT PROJECT LIMIT. PRECISE ELEVATIONS INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
8. ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
9. INSTALL 4" DEPTH TOPSOIL OVER ALL DISTURBED LAWN AREAS.
10. SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

CONSTRUCTION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. SEE SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, MATERIALS, AND EXECUTION.
7. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. ALL SAMPLES SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. DIMENSIONAL FLEXIBILITY SHALL BE WITHIN PLANT BEDS ONLY.
10. CONTRACTOR SHALL COORDINATE ALL SITE LAYOUT WITH THE LANDSCAPE ARCHITECT AND REPORT ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
11. HANDICAPPED RAMPS SHALL MEET ALL CURRENT BARRIER FREE DESIGN CODES.

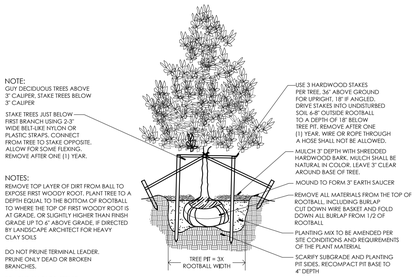
PLANTING NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC. PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
3. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
8. SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
9. ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
10. ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
12. THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
13. THE CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDDED BARK MULCH IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED.



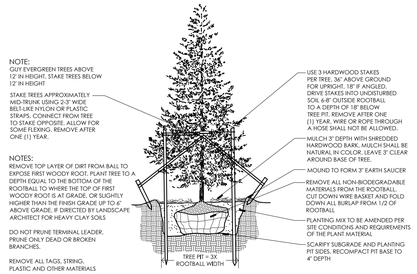
PERENNIAL PLANTING DETAIL

NTS



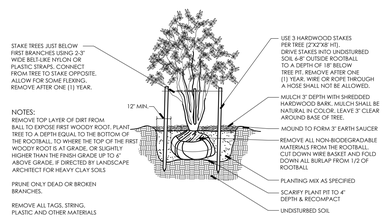
DECIDUOUS TREE PLANTING DETAIL

NTS



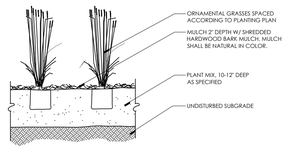
EVERGREEN TREE PLANTING DETAIL

NTS



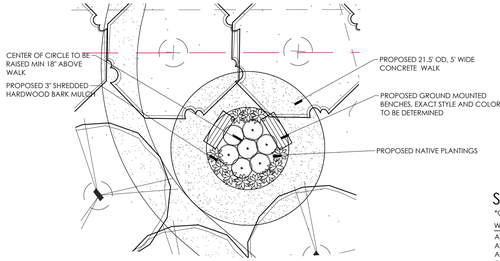
MULTI-STEM TREE PLANTING DETAIL

NTS



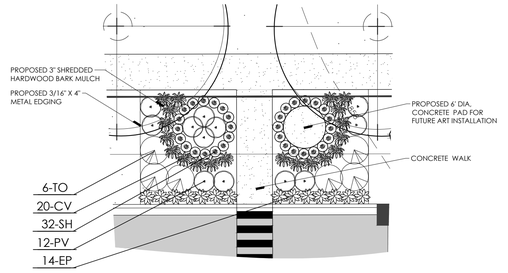
ORNAMENTAL GRASS PLANTING DETAIL

NTS



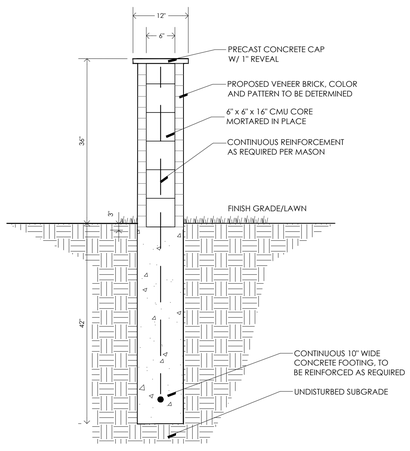
POCKET PARK DETAIL

SCALE: 1" = 10'-0"



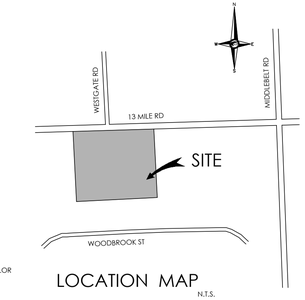
ART INSTALLATION DETAIL

SCALE: 1" = 10'-0"



36" HT. BRICK WALL DETAIL

NTS



LOCATION MAP

N.T.S.

SHORT WOODLAND SEED MIX

*CONTAINS 60% GRASSES, 40% WILDFLOWERS

WILDFLOWERS

ACHILLEA MILLEFOLIUM	YARROW
ALLIUM CERNUUM	NODDING WILD ONIN
ANEMONE VIRGINIANA	TALL THIMBLEWEED
AQUILEGIA CANADENSIS	WILD COLUMBINE
ASCLEPIAS TUBEROSA	BUTTERFLY WEED
ECHINACEA PURPUREA	PURPLE CONEFLOWER
MONARDA FISTULOSA	WILD BERGAMOT
PENESTEMON DIGITALIS	FOXGLOVE BEARD-TONGUE
PENESTEMON HIRSUTUS	HAIRY BEARD-TONGUE
RUDBECKIA HIRTA	BLACK-EYED SUSAN
RUDBECKIA TRILOBA	THREE-LOBED CONEFLOWER
SYMPHYOTRICHUM LAEVE	SMOOTH ASTER
SYMPHYOTRICHUM OOLENTANGLENSIS	PRAIRIE HEART-LEAVED ASTER
SYMPHYOTRICHUM PILOSUM	HAIRY ASTER
THALICTRUM DIOICUM	EARLY RUE MEADOW
ZIZEA AUREA	GOLDEN ALEXANDERS

GRASSES

BOUTELOUA CURTIPEDULA	SIDE-OATS GRAMA
ELYMUS HYSTRIX	BOTTLEBRUSH GRASS
KOELERIA MACRANTHA	JUNE GRASS
SCHIZACHYRIUM SCOPARIUS	LITTLE BLUESTEM

RECOMMENDED SEEDING RATES

BARE GROUND: 10 LBS/ACRE
HIGH PROFILE AREAS: 15-20 LBS/ACRE
SLOPE AND EROSION CONTROL: 25 LBS/ACRE

SEED MIX AVAILABLE

MICHIGAN WILDFLOWER FARM
11770 CULTER ROAD
PORTLAND, MI 48875
T: 517-647-6010

SEDGE MEADOW SEED MIX

*CONTAINS 14 NATIVE GRASSES AND 27 SHRUBS/FORBS

NATIVE GRASSES	SHRUBS/FORBS
BLUEJOINT GRASS	COMMON WATER PLANTAIN
BRISTLY SEDGE	GREAT ANGELICA
CRESTED OVAL SEDGE	NODDING BUR MARIGOLD
BRISTLY CATTAIL SDGE	FALSE NETTLE
COMMON HOP SEDGE	TALL COREOPSIS
BOTTLEBRUSH SEDGE	FLAT-TOP ASTER
COMMON FOX SEDGE	COMMON BONESET
COMMON TUSSOCK SEDGE	SPOTTED JOE-PYE WEED
BROWN FOX SEDGE	SWEETWEED
VIRGINIA WILD RYE	SMOOTH ROSE MALLOW
FOWL MANNA GRASS	BLUE FLAG
COMMON RUSH	MARSH BLAZING STAR
RICE CUT GRASS	CARDINAL FLOWER
DARK GREEN RUSH	GREAT BLUE LOBELIA
WOOL GRASS	COMMON WATER HOREHOUND
RED BULRUSH	DITCH STONECROP
GREAT BULRUSH	OBEDIENT PLANT
PRAIRIE CORD GRASS	PINKWEED SPECIES
	COMMON MOUNTAIN MINT
TEMPORARY GRASSES	COMMON ARROWHEAD
COMMON OAT	WILD SENNA
	CUP PLANT
	COMMON BUR REED
	NEW ENGLAND ASTER
	BRISTLY ASTER
	PURPLE MEADOW RUE
	BLUE VERVAIN
	COMMON IRONWEED
	GOLDEN ALEXANDERS

RECOMMENDED SEEDING RATE: 40 LBS/ACRE

SEED MIX AVAILABLE:
CARDNO NATIVE PLANT NURSERY
T 574-586-2412

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF
- 30% NITE HAWK PERENNIAL RYE
- 30% KENTUCKY BLUEGRASS
- 20% CREEPING RED FESCUE
- 10% MERIT KENTUCKY BLUEGRASS
- 10% NEWPORT KENTUCKY BLUEGRASS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
The Tabernacle/Mulberry Park Townhouses

CLIENT
Shafer Development
31400 Northwestern Hwy
Suite H
Farmington Hills, MI 48334
Contact:
Steve Shafer
Phone: (248) 613-6262

PROJECT LOCATION
Part of the NE 1/4 of Section 11
T.1N, R.9E
City of Farmington Hills, Oakland County, Michigan

SHEET
Landscape Notes and Details

811 Know what's below Call before you dig.

REVISIONS
2024-08-16 ISSUED FOR SITE PLAN REVIEW
2024-09-18 ISSUED FOR SITE PLAN REVIEW
2024-10-23 REVISED PER P.C.
2025-02-20 REVISED PER CLIENT
2025-03-10 REVISED PER CLIENT
2025-03-17 REVISED PER CLIENT
2025-06-27 REVISED PER CLIENT
2025-10-14 REVISED PER CLIENT
2025-10-27 REVISED PER CLIENT

DRAWN BY: G. Ostrowski
DESIGNED BY: G. Ostrowski
APPROVED BY: G. Ostrowski
DATE: 08/09/2024
SCALE: 1" = VARIES'

NFE JOB NO. N423-03
SHEET NO. L5

W:\CAD\N-2000 Files\N000 FILES\N423\Office\Landscape\N423-02_L5.dwg, 10/27/2025 9:11:19 AM

December 9, 2025

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

PUD Review

Case:	PUD 2, 2024/56-8-2024
Site:	29845, 29905, 29915, 30005, 30115 W 13 Mile (Parcel IDs 22-23-11-201-001, -002, -004, -005, -006, -020, -021)
Applicant:	Schafer Development, LLC
Application Date:	Plans revised 10/13/25
Zoning:	RA-1 One Family Residential District (20,000 square feet)

We have completed a review of the application for final PUD approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively. Highlighted text indicates changes to the plan.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned RA-1.
2. **Existing site.** The site is 12.04 acres over seven parcels and there are three houses present. The site has no wetlands or other notable natural features apart from trees, which are especially dense in the southern portion of the property.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1	Single family homes
RA-1	RA-1	Single family homes
South	RA-1	Single family homes
West	RC-1	Baptist Manor

4. **Site configuration and access.** The site is proposed to be accessed from two driveways to 13 Mile Rd.

Project Summary

The applicant proposes a two-fold development under two names: The Tabernacle (6.06 acres) and Mulberry Park (5.98 acres).

The Tabernacle consists of nine buildings with a total of ~~31~~ 29 units of single-story attached ranch homes. The community will be a 55+, age-restricted neighborhood and an extension of Baptist Manor to the west, which will manage the development. This corresponds to the four westernmost existing parcels.

Mulberry Park consists of nine buildings with ~~32~~ 30 units of attached, two-story, 3-bedroom townhouses. These townhouses are for sale and the development will be managed by a property association. This corresponds to the three easternmost existing parcels.

Buildings in both developments are oriented toward a shared ring road with garages and driveways on the front façade. Structures are buffered from neighboring developments by a minimum ~~83.4-foot~~ 100-foot setback along the southern border, with a 62-foot greenbelt along 13 Mile Road.

The City Council agreed to the applicant's request to reconsider an earlier denial of the plan after revisions.

PUD Qualification

At its meeting on April 18, 2024, the Planning Commission granted preliminary PUD qualification to this application with the following motion:

> MOTION by Brickner, support by Aspinall, to make a preliminary finding that PUD 1, 2024, dated March 19th, 2024, submitted by Schafer Development LLC, qualifies for the Planned City of Farmington Hills Approved 05-16-2024 Planning Commission Meeting April 18, 2024 Page 13 Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34-3.20.2.E.i. through viii. and that it be made clear to the applicant that final granting of the PUD plan and contract requires approval by City Council,

after recommendation by the Planning Commission, with the following finding and condition:

1. The proposed plan preliminarily meets the following qualification standards of Section 34- 3-20-2.E.i through viii.: Standards i, iii, vii, viii
2. The applicant shall include as part of their plans all the recommendations from the Giffels Webster review memorandum dated April 11, 2024.

Motion passed unanimously by voice vote.

This determination was made based upon the following:

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

A. The PUD option may be effectuated in any zoning district.

B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
The proposed use—townhouses—is not permitted in the RA-1 district. However, this proposed use may be considered as a deviation from the ordinance as a part of the PUD. Density is consistent with the RC-1 district.

C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.
The applicant is proposing density consistent with the RC-1 district. The Planning Commission should note that the site was carried forward from the 2009 Master Plan as a "special residential planning area." During the current planning process, it has been recognized that the thoroughfare frontage of the 13 Mile corridor, particularly between Orchard Lake and Middlebelt Roads, is less desirable for single-family residential lots. A flexible residential designation has been applied to the draft future land use map.

D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.
The number of attached units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1 zoning (~~76~~ 69 versus 26). The applicant should provide a

traffic study to compare the likely traffic volume from this development to potential commercial development on the site. The complex would utilize two access points to 13 Mile Rd.

E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city. The applicant has provided responses to five of the PUD objectives.

i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
The applicant notes that the attached concept plans include a substantial buffer to the neighboring subdivision. Rear yard buffers on the concept plan are generally 83 feet or greater.

ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

iii. To accept dedication or set aside open space areas in perpetuity.
The applicant proposes that the buffer area along the southern property line will be dedicated as an open space preservation area in perpetuity.

iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

vi. To promote the goals and objectives of the Master Plan for Land Use.
The applicant provided responses citing the Master Plan. However, the goals and policies listed in the Applicant's response were specific to the West Side of Orchard Lake and South of Thirteen Mile Study Area, which does not contain the subject site.

vii. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**
The applicant's response cites the southern perimeter setback for the provision of open space. In addition, the application notes the PUD will result in a unique townhouse development capable of producing an attractive for-sale community.

viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
The applicant's narrative also addresses this criterion.

Though only one objective must be met by the plan, the applicant's narrative addressed objectives i, iii, vi, vii, and viii. ***The PC found that the plan preliminarily met objectives i, iii, vii, and viii.***

F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.
An increase in density over current zoning is sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance.

Final Determination

Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	√
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	√
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	√
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	*
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	√
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	√
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	**
(5) The general location of residential unit types and densities and lot sizes by area.	√
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	√

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

***Land use is all attached single family; plan shows split between managed 55+ housing and for-sale unrestricted housing. 57.86% of the site will be open space.**
****The plan does not include non-residential buildings.**

Site Plan Review (56-8-2024):

1. **Summary of Proposed Use.** The plan is presented as two site plans, both falling under the same PUD. The plan proposes ~~63~~ 59 total units in ~~16~~ 17 buildings; ~~32~~ 30 townhome units in the Mulberry Park portion are proposed to be for-sale units, each including three bedrooms; the ~~31~~ 29 ranch units in the Tabernacle portion are 55+. In Mulberry Park, all units in Buildings 1, 2, 3, and 4 are ranch units, while buildings 5, 6, 7, and 8 are two stories. Access to the site would be via one driveway from 13 Mile, and a connection to Baptist Manor to the west.

2. **Density.** The parcel is 524,462.4 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

   Two-bedroom unit: 3 rooms

   Three-bedroom unit: 4 rooms

   The applicant proposes ~~63~~ 59 total units, including ~~32~~ 30 three-bedroom units (~~128~~ 120 rooms) and ~~31~~ 29 two-bedroom ranch units (~~93~~ 87 rooms). The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	276 rooms
RC-2	1,400	374 rooms
RC-3	1,050	499 rooms

   Across the two portions of the PUD, ~~221~~ 207 rooms are proposed, which is in line with the RC-1 district.

   Taken individually, the 6.06 acres of the Tabernacle portion permits 138 rooms in RC-1, and ~~93~~ 87 are provided. The 5.98 acres of the Mulberry Park portion permits 137 rooms in RC-1, and ~~128~~ 120 are provided. Both numbers are in line with the permitted RC-1 density.

3. **Master Plan.** The master plan's Future Land Use map designates this site as Flex Residential, and it is part of a Residential Special Planning Area, titled 13 Mile Road Near Middlebelt in the 2024 Master Plan. This area covers several additional lots in that plan, and was identified as an area with the potential to be aggregated and redeveloped with a single access point off 13 Mile Rd.

   Flex Residential Description
   "The Flex Residential category is intended to acknowledge the challenging nature of redevelopment on the designated land and allow for a variety of approaches to future residential projects. Such approaches may include clustering of detached or attached units, constructing units in a townhome, rowhouse, or cottage court format, duplexes, triplexes, or quadplexes in either side-by-side or stacked arrangements, with a height of one to three stories. In all cases, density beyond that permitted in the current zoning district should be tied to the provision of preserved open space, and especially natural buffers to adjacent, established neighborhoods. For more detail on the sites in the City that are identified for this category, see Special Residential Planning Areas in the following chapter."

   2024 Master Plan Recommendations for This Area
   "The Flex Residential future land use category has been applied to this planning area. Redevelopment could occur in a variety of formats, from small detached units to attached units built as townhomes, small multiplex buildings, or a mix of multiple styles. This category recommends clustering of units. Where a portion of the site is developed, planning for cross-connections to future redevelopment should be integrate into site design. Increases in density should be tied to deep buffering from the neighborhood to the south, including preservation of the natural vegetation to the greatest extent possible."

   Density Increases in Flex Residential
   "In the Flex Residential and Flex Residential/Office areas, permitted densities should generally correspond with the RA-4 district, but may be increased to RC-1 densities where a third or more of the site is preserved and setbacks of 100 feet or more are preserved to adjacent neighborhoods."

4. **Dimensional Standards of the RA-1 district (34-3.1.4.E).** The applicant has not specified any requested relief from the dimensional standards of the RA-1 district.

Standard	RA-1 Requirement	Proposed (Overall)	Proposed (Tabernacle)	Proposed (Mulberry Park)
Lot Size	20,000 sq ft	12.04 acres	6.06 acres	5.98 acres
Lot width	100 ft	Over 1,000 feet	509.89	508.61
Lot coverage	25%	23%		
Front setback	40 ft	~~67 ft~~ 62.23 ft	67.15 ft	~~67 ft~~ 62.23 ft
Rear setback	35 ft	100.14 ft / 90 ft to decks	100.32 ft/90 ft to patio decks	100.14 ft/90 ft to patio decks
Side setback (east)	10 ft/25 total of two	165.84 ft	To Mulberry Park	164.9 ft
Side setback (west)	10 ft/25 total of two	10.79 ft	10.79 ft	To Tabernacle
Building height	Max. 30 ft	27 ft; two stories max	20 ft; one story max	27 ft; two stories max

Note: the internal setbacks between buildings along the southern edge of the project are 25 feet.

5. **Parking.** The applicant has proposed parking consistent with the requirements for 3-bedroom multi-family units.

Standard	Required Parking	Proposed
Two BR Unit or Three BR Unit	2 spaces/unit	Mulberry: Each proposed 3BR townhouse unit includes a two-car garage and driveway (20-22 ft) Tabernacle: Each proposed 2BR townhouse has a one-car garage and 22-foot driveway

6. **Circulation.** Vehicular circulation is via a ring road through both portions of the PUD, with outlets to 13 Mile Road and Baptist Manor. There is a pedestrian pathway through the center of the PUD, along the boundary between the two portions, and this connects to the public sidewalk, the plans have been revised to show sidewalk circulation throughout the site, with two small seating areas. Fire and Engineering would like to see a stub connection to the east, but the applicant has stated that this is not practical. The updated narrative letter from the applicant also notes that the 13 Mile frontage will include a space for public art, and a pad for this installation is now shown where the internal sidewalk meets the public sidewalk.

7. **Open Space.** All areas outside the walls of the units are held in common in both portions. As noted in the project summary, Tabernacle will be managed by Baptist Manor, and Mulberry Park will be managed by an association of the units' owners. Each portion includes a small pocket park; the retention basin is on the Mulberry Park portion. Open space across the full project is just over 57%.

8. **Rooftop Screening (34-5.17).** Rooftop equipment does not appear to be proposed. Mechanical units placed on the ground may require screening.

9. **Waste Management.** The plan does not show dumpster enclosures on either portion of the PUD; the applicant notes that curbside pickup is planned.

10. **Lighting.** The only lighting proposed on the site is from standard residential wall sconces directed toward the ring road. These appear to have frosted glass preventing direct viewing of the source of illumination. The photometric plan indicates that lighting is concentrated in front of the units and the common areas around the site's perimeter are not lit.

11. **Landscaping (34-5.14) and Screening (34-5.14)**. The majority of preserved trees are located along the road frontage and the southern property line; in both cases, the number preserved is adequate to meet the buffer tree requirements of the ordinance. A meandering 3-foot brick wall is proposed along the road frontage on both portions of the PUD. Arborvitae are provided in rows along the eastern property line in addition to the required trees.

Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect The spacing and root type of all proposed trees.			*Compliant*
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.	*Compliant*
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	*Compliant*
• Large Shrubs	30 in. height	10 ft.	5 ft.	*N/A*
• Small Shrubs	24 in. width	4 ft.	4 ft.	*N/A*
• Large Deciduous	3 in. caliper	30 ft.	-	*Compliant*
• Small deciduous trees	2 in. caliper	15 ft.	-	*Compliant*
• Hedge shrubs	24 in. height	3 ft.	3 ft.	*N/A*
Canopy Trees (34-5.14.4)	One such tree shall be provided for each two thousand eight hundred (2,800) square feet of the paved surface area on the zoning lot			*This plan does not have a parking lot, which this standard is generally applied to.*
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high			*No parking lot proposed, but a 3' fence is proposed between ring drive and right-of-way, in addition to numerous existing and replacement trees.*
Buffer area from RA District (34-5.14.6)	Required along east and south property lines			*Preserved trees along the southern property line are adequate to meet the buffer tree requirement; a large portion of the required replacement trees are also placed in the buffer area and along the eastern property line to provide screening.*

No wall or berm is required given the absence of a parking lot; the plan does not provide any fences or walls in addition to the dense vegetative screening; **City Council may discuss whether this plan, as a PUD, warrants any additional screening.**

12. **Tree Removal**. A tree removal and replacement plan was provided. It provides calculations for Tabernacle and Mulberry Park separately. This plan was adjusted from the last submission and now shows fewer trees being removed. The middle column below shows the applicant's numbers, with our observations in the right column. **We find that the replacement calculations do not accurately reflect the trees listed to be removed. This will require verification and revision.**

Tabernacle		
Standard	**Shown in Table**	**Notes**
Total Trees Removed	229	We count 282*
Total Regulated Trees Removed	185 (replace 1:1)	265*
Total Landmark Trees/dbh	21 (504.6") X 0.25 = 126.15" / 3 = 42	We count only 17 removals, with 433.5 " dbh = 36 replacements
Replacements Required	185 + 42 = 227	**301**
Replacements Provided	213 + 14 on Baptist Manor property	
Mulberry Park		

Standard	Shown in Table	Notes
Total Trees Removed	145	We count 139*
Total Regulated Trees Removed	95 (replace 1:1)	We count 99*
Total Landmark Trees/dbh	50 (1,331.9" dbh) X 0.25 = 333" / 3 = 111	We count 40 removals, with 970" dbh = 81 replacements
Replacements Required	95 + 111 = 206	180
Replacements Provided	220	
Totals		
Required	**481**	
Provided	**447 (14 on Baptist Manor site)**	
Total Shortfall	**34 trees**	

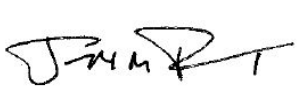
***Count excluded Rhamnus for being invasive, but the ordinance exempts only for health reasons, not species. This number does not include trees listed as in poor condition.**

13. **Relief Sought from Ordinance Standards**
    a. Permit attached units at RC-1 density.
    b. Permit 14 replacement trees to be planted off-site, with likely relief for an additional 34 replacements.

It appears possible that this plan could be achieved under RC-1 zoning.

We are available to answer questions.

Respectfully,
Giffels Webster





Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.


Hydric Soils
1% Annual Chance Flood Hazard
0.2% Annual Chance Flood Hazard
Regulatory Floodway
Surface Water
Southbrook
Westgate
W 13 Mile Rd
Subject Sites
Detroit Baptist
Woodbrook
Summerwood Rd
0
150
300 Feet
Surface Water and Wetlands: NWI, Version 2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: April 11, 2024. ©2024 Giffels Webster.

Wetland map

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

INTEROFFICE CORRESPONDENCE

DATE: November 5, 2025

TO: Planning Commission

FROM: ShonQuase Dawkins, Civil Engineer

SUBJECT: **REVISED** The Tabernacle & Mulberry Park
29845, 29905, 29915, 30005, & 30115 Thirteen Mile Road
22-23-11-201-002 thru 006, 021 & 022
REVISED PUD #2, 2024; PJ #11-23-89

This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on October 27, 2025. This submittal included a response to our interoffice correspondence of October 27, 2024. Our preliminary comments remain as called out in that memo with the following notations:

1. The public sewer is now shown as tapping the public sanitary sewer on the north side of 13 Mile at the intersection of Westgate and it identifies a public sanitary sewer extension to the northeast corner of the site. This is appropriate. The plan identifies one lead per building and this is schematically shown. It is suggested that the public sewer be relocated to a green area where possible.

2. The plans identify a rerouted sidewalk along 13 Mile Road frontage. This is appropriate. As previously stated, this design will be reviewed and discussed further in detail during construction review.

3. Storm water detention, discharge restriction and storm water quality must be provided in accordance with the City of Farmington Hills Engineering standards. The City's requirements are consistent with the Oakland County Water Resources Commission standards. The City's Environmental Engineer, Tyler Sonoga will be addressing the above drainage standards more specifically. Included with this memo are his updated comments. He can be reached 248-871-2533.

4. We note that the rear yards are identified as to remain natural and undisturbed. This needs to be confirmed that it is not maintained as lawn. We note also that roof drainage is identified as being captured thru an underground storm system and directed to the onsite storm sewer. This is appropriate.

5. Note that much of this site currently drains south or east. The proponent is proposing a gravity storm system discharging to the 13 Mile Road storm system. Calculations will be required identifying if the downstream system can accommodate this discharge. Downstream improvements by the developer may be warranted.

6. The existing right-of-way in the area for 13 Mile Road is an implied 33' right-of-way. We suggest that the proponent dedicate the ultimate 60' right-of-way to the City to comply with the master right-of-way plan.

7. Since the previous Planning Commission meeting, the developer has met with the Engineering Division and many of our concerns have been addressed.

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

City of Farmington Hills
Environmental Review

Project Name: The Tabernacle & Mulberry Park

Address: 30015 Thirteen Mile
PUD#: 2, 2024 – PJ#: 11-24-91
Plan Dated: 10-27-2025

Plan Received: 10-29-2025
Review #: 3
Review Date: 11-03-2025

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. Infiltration practices need to be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed and layout should be considered to direct stormwater to infiltration practices. Provide proof of infiltration testing. If infiltration rates are shown to be usable per the standards, then areas should be considered to implement the practice. If tests show the soils are unsuitable, there is an alternative approach detail on pages 29-35 of the standards.
2. As a part of the Oakland County Water Resources stormwater standards, the plans must include a long-term operations and maintenance plan sheet, the land use summary page in the standards, a stormwater design narrative, and GIS data. Please see pages 12-13 and 48-51 on the stormwater standards.
3. Provide calculations and approval for the calculated flow from NJDEP or TAPE certifications for the unit. A forebay can be used in lieu of a water quality structure.
4. Provide details and calculations for the 2-stage outlet structure.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, M. Saksewski

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: October 30, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: 5th Revised PUD 2-2024, Site Plan 56-8-2024 (Mulberry Park & The Tabernacle)

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

1. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

2. 72 hours or more of backup power may be considered for age restricted buildings.

3. Site shall meet Chapter 12, Section 12-11(2)d of the City Ordinance (hydrants); "All points on the exterior of the building shall be no further than two hundred fifty (250) feet from a hydrant". Hydrant placement will be discussed further with Proponent during the Engineering review to satisfy all portions of 12-11 (2).

Jason Baloga, Fire Marshal

JB/al

MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
APRIL 18, 2024, 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, Mantey, Trafelet, Stimson, Varga, Ware
Commissioners Absent:	Countegan, Grant
Others Present:	City Planner Perdonik, Staff Planner Canty, Staff Engineer Alexander, City Attorney Schultz, Planning Consultants Tangari and Upfal

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Aspinall, to approve the agenda as submitted.

Motion passed unanimously by voice vote.

D. PLANNED UNIT DEVELOPMENT (PUD) QUALIFICATION 1, 2024

LOCATION:	South side of Thirteen Mile Road, approximately 0.3 miles west of Middlebelt Road
PARCEL I.D.:	22-23-11-201-001, 002, 004, 005, 006, 020, and 021
PROPOSAL:	Construction of ranch and townhomes in RA-1, One Family Residential zoning district
ACTION REQUESTED:	Qualification of PUD
APPLICANT:	Schafer Development, LLC
OWNER:	MOBI Investments, LLC, and Detroit Baptist Manor

Spencer Schafer, Steve Schafer, and Aaron Schafer were present on behalf of this request for PUD qualification, in order to construct a ranch and townhome development in the RA-1 residential zoning district, on parcels located on the south side of Thirteen Mile Road, approximately 0.3 miles west of Middlebelt Road. Ryan Goleski and Ryan Doelle, Baptist Manor, were also present.

Spencer Schafer provided the following information:

- Schafer Development is under contract with property owner Moby Investments, LLC. Schafer Development and Baptist Manor are coordinating their efforts on a PUD qualification, to ensure both properties are developed in a cohesive and complementary land use pattern.
- The applicants have had substantial outreach to the neighbors (Westgate, Holly Hills) in the first 3 months of this year. Additionally, they had watched the recordings of the Planning Commission and City Council meetings for the previous proposal for this site, and understood neighbor concerns as stated in those meetings.
- The properties are currently zoned RA-1 single family. However, the likelihood of the properties being developed as single-family homes is very low. The draft Master Plan currently under

consideration contemplates this parcel for flex residential, allowing a variety of single residential products up to 3 stories in height.

- Neighbors' concerns included setbacks, traffic, density, building height. Based on conversations with the neighbors, the applicants had revised their initial plans relative to height and density. They were requesting forty 22' wide two-story townhouses. They were also working in conjunction with Baptist Manor, who wanted to develop their property as part of this PUD with age restricted single-story condominium ranches. The result will be a multi-generational community, with townhomes targeted toward young families, and ranches targeted toward senior citizens.
- The plans as submitted met all the requirements of the RC District, with the exception of some internal side yard setbacks. The applicants were in discussion with two nationally traded home builders. The proposed setbacks are consistent or greater than other similar communities in the southeast Michigan area.
- City Engineer Cubera had communicated concern about providing internal connections to development to the west. Fire and other public safety individuals were concerned about providing good circulation within the development. The applicants felt their plan met both these concerns.
- There was a substantial change in topography to the east of the proposed site, which made further development on those single-family residential sites unlikely.
- Regarding the submitted site plan, there is an optional sunroom extension and deck extension. Homeowners who utilize that option would have a 67' setback to the Holly Hill Farms subdivision to the south. Those who did not utilize that option would have a 70' setback.
- The PUD option enables the applicant to shift the development further north, increasing the buffer to the south. This would leave a 35' greenbelt to the north, with the potential of adding landscape walls and plantings to further shield and buffer the development from the roadway. They were providing as large a buffer as possible to satisfy the neighbors to the south. Additionally, the applicants were exploring providing a 40'-50' conservation easement to the south. They had also discussed with the residents filling in any landscape gaps in that area, potentially placing some of the developer's required landscaping on neighboring properties.
- Generous setbacks had also been provided to the properties to the east and west.
- The applicants had spoken with the residential neighbor to the east; they were proposing locating the detention basin closer to 13 Mile Road and bringing the eastern townhouses closer in to the site, minimizing disruption to the east as much as possible.
- Renderings showed representative examples of the 2-story townhomes, as well as the 1-story ranches that Baptist Manor was seeking to develop.

Planning Commission questions and discussion:
Commissioner Mantey said that he would want to walk the site, to see what the planned buffer actually looked like in terms of distance from the properties to the south.

Commissioner Stimson asked if Engineering will have issues with the easternmost access not being directly opposed to the Westgate subdivision entrance to the north. And while development to the east of the proposed site might not be likely right now, some type of future access or cross easement to the east should at least be discussed, in case the residential properties to the east ever did develop. Last, per the renderings the front elevations of the townhomes provided contrasting looks, but the rear elevations were all identical, resulting in a more massive appearance, rather than presenting as distinct units.

Planner's review

Referencing the April 11, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for PUD Qualification.

- The site is 12.04 acres and there are four houses present. The site has no wetlands or other notable natural features apart from trees, which are especially dense in the southern portion of the property. There are two development areas on the conceptual plan: the three easternmost properties are identified for a 2-story townhome development, and the four westernmost parcels are identified for age-restricted (55+) ranch homes.
- The applicant's concept plan shows 40 units of attached, two-story townhouses in eight buildings, each including four to six units, and 36 units of attached, one-story, age-restricted ranch townhomes in nine buildings, each including three to five units. The age-restricted portion of the project is to be constructed in collaboration with Baptist Manor, which borders the site to the west.
- Tonight the Planning Commission is being asked whether this proposal qualifies for a PUD. Qualification standards are listed on pages 2-4 of the April 11 memorandum.
  A. The PUD option may be effectuated in any zoning district.
  B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.

     The proposed use – townhouses – is not permitted in the RA-1 district. However, this proposed use may be considered as a deviation from the ordinance as a part of the PUD. Density is consistent with the RC-1 District.

  C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently
     regulated and as proposed to be regulated.

     The applicant is proposing density consistent with the RC-1 district. The Planning Commission should note that the site was carried forward from the 2009 Master Plan as a "special residential planning area." During the current planning process, it has been recognized that the thoroughfare frontage of the 13 Mile corridor, particularly between Orchard Lake and Middlebelt Roads, is less desirable for single-family residential lots. A flexible residential designation has been applied to the draft future land use map.

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

     The number of attached units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1 zoning (76 versus 26). The applicant should provide a traffic study to compare the likely traffic volume from this development to potential commercial development on the site. The complex would utilize two access points to 13 Mile Road.

E. The Planned Unit Development must meet, as a minimum, one 8 objectives as listed in the Ordinance and on on pages 3-4 of the April 11 memorandum. The applicants believe they have met 5 of the objectives:

i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

The applicant notes that the attached concept plans include a substantial buffer to the neighboring subdivision. Rear yard buffers on the concept plan are generally 70 feet, with one ranch building at 60 feet. There has also been conversation regarding a conservation easement.

iii. To accept dedication or set aside open space areas in perpetuity.

The applicant proposes that the buffer area along the southern property line will be dedicated as an open space preservation area in perpetuity.

vi. To promote the goals and objectives of the Master Plan for Land Use.

The applicant provided responses citing the Master Plan. However, the goals and policies listed in the Applicant's response were specific to the West Side of Orchard Lake and South of Thirteen Mile Study Area, which does not contain the subject site.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant's response cites the southern perimeter setback for the provision of open space. In addition, the application notes the PUD will result in a unique townhouse development capable of producing an attractive for-sale community.

viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

The applicant's narrative also addresses this criterion.

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

An increase in density over current zoning is sought by the applicant. Given that the proposed use is not permitted in the underlying district (attached townhomes), it appears that the request is not made solely to avoid a variance.

<u>Regarding the conceptual site plan and use:</u>

- The plan proposes 76 total units in 17 buildings; 40 two-story townhome units are proposed to be for-sale units, each including three bedrooms; a room count was not specified for the 36 ranch units. Access to the site would be from 13 Mile.
- The proposed density is not possible to determine without bedroom counts for the ranch units, though it appears that the full project would be in line with maximum permitted density in the RC-1 district. Under RA-1 zoning, the maximum number of units available is 26.

  The applicants affirmed the density will be less than the maximum allowed for the RC-1 district.

- The applicant is seeking relief from the height limit of the underlying RA-1 district to permit a building height of 41 feet rather than the permitted 30'.
- The proposed parking is consistent with the requirements for 3-bedroom multi-family units.
- Concept plans do not show pedestrian circulation through the site; this, among other items, will be a point of discussion at final PUD if this plan is qualified.
- An area designated as recreation/open space should be provided as a part of the schematic landscape plan required at final PUD determination.

In summary, relief sought from ordinance standards includes:

a. Permit multi-family at RC-1 density.
b. Permit attached units.

It is possible the plan could be achieved under RC-1 zoning.

Planning Commission discussion and action

Commissioner Mantey said that for him the most important objective for a PUD at this location is to permanently preserve open space and/or natural features. A buffer is a permanent preservation; it is not a setback.

MOTION by Brickner, support by Aspinall, to make a preliminary finding that PUD 1, 2024, dated March 19th, 2024, submitted by Schafer Development LLC, qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34-3.20.2.E.i. through viii. and that it be made clear to the applicant that final granting of the PUD plan and contract requires approval by City Council, after recommendation by the Planning Commission, with the following finding and condition:

1. **The proposed plan preliminarily meets the following qualification standards of Section 34-3-20-2.E.i through viii.: Standards i, iii, vii, viii**
2. **The applicant include as part of their plans all the recommendations from the Giffels Webster review memorandum dated April 11, 2024.**

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES **March 21, 2024, Special Meeting, and March 21, 2024 Regular Meeting**

MOTION by Varga, support by Brickner, to approve the March 21, 2024 Special Meeting minutes, and March 21, 2024 Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT
None.

COMMISSIONER/STAFF COMMENTS

ADJOURNMENT

Motion by Trafelet, support by Aspinall, to adjourn the meeting.

Motion carried unanimously by voice vote.

The meeting was adjourned at 9:33pm.

Respectfully Submitted,
Kristen Aspinall
Planning Commission Secretary

/cem

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
OCTOBER 17, 2024, 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, Mantey, Trafelet, Varga, Ware, Countegan, Stimson
Commissioners Absent:	Grant
Others Present:	Planning and Community Development Director Kettler-Schmult, Staff Planner Canty, Planning Consultants Tangari and Upfal (Giffels Webster), Staff Engineer Alexander, City Attorney Schultz

APPROVAL OF THE AGENDA

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

A. PUD PLAN 2, 2024, INCLUDING SITE PLAN 56-8-2024

LOCATION:	South side of Thirteen Mile Road, just west of Middlebelt Road
PARCEL I.D.:	22-23-11-201-001, -002, -004, -005, -006, -020, and -021
PROPOSAL:	Construction of multiple-family dwellings within RA-1, One Family Residential District
ACTION REQUESTED:	Schedule for Public Hearing
APPLICANT:	Steven Schafer
OWNER:	Detroit Baptist Manor and MOBI Investments

Chair Trafelet introduced this agenda item and invited the applicant to make their presentation.

Applicant presentation

Spencer Schafer, Schafer Development, gave an overview of this proposed development:

- The subject site is located on the south side of 13 Mile between Middlebelt Road and Orchard Lake Road. The development site is directly east of the Baptist Manor facility. To the north is Westgate Subdivision, and to the south is Holly Hills Farms.
- The project is a planned unit development, with two different residential communities within the single PUD.
  - The Mulberry Way Townhouses will feature two-story, for sale units, directly east of property owned by the Baptist Manor.
  - The Tabernacle Community will feature one-story ranch homes, rented to active adults, on property owned by and directly adjacent to the Baptist Manor.
  - There will be 76 total units: 40 townhouses and 36 age-restricted rental homes.

Community Engagement

The development team has held seven or eight meetings with the local HOAs and residents to receive feedback. Several modifications have been made to the original proposal as the result of this feedback, including a permanent open space preservation buffer between this project and Holly Hills Farms.

Project Details

The Planning Commission granted unanimous approval for PUD qualification at its April 18, 2024 meeting. The plan remains substantially the same. In the interim Schafer Development has assisted the Baptist Manor in choosing an architect who has helped develop floor plans, and Schafer Development has also substantially completed their site plans, which they have shared with the neighbors.

Response to review letters:

Regarding height:

- The townhouses will be 27' high, below the 30' maximum.
- The ranch homes will be 17' high.
- The heights meet ordinance requirements.

Regarding zoning and future land use:

- The site is currently zoned RA-1, which allows only single-family detached housing.
- The new Master Plan classifies this area as flex residential, supporting attached housing options for both younger individuals and downsizing seniors, providing "missing middle" housing.

Regarding stormwater management:

- A modified plan shown this evening includes a third detention basin that may be needed in the southeast corner of the site. The development team will collaborate with city engineers to refine stormwater management as needed.
- The buildings will have pitched roofs, allowing water to run off into the front and rear yards. The water draining off the rear roof will be channeled into the main stormwater system.

Regarding traffic and access:

- In response to the City Engineer's review, the applicant is studying the feasibility of creating a boulevard entrance to align ingress and egress with the entrance to the Westgate Subdivision.
- Baptist Manor has a signal to the west. The applicants will work to ensure that what they propose will be the best means of access to that community.

Lot coverage ratio:

- Maximum allowed lot coverage ratio is 25%; the applicant is proposing 21%.

Fire and Life Safety Improvements:

- A T-intersection in the southwest corner has been reconfigured based on feedback from engineers and the Fire Marshal to improve access for emergency vehicles.
- A traffic study will hopefully be available before the public hearing.

Tree Replacement and Preservation:

- The City requires 234 replacement trees. The developer will plant 200 new trees, with monies placed in the township's tree replacement fund for the shortfall.
- The landscape plan prioritizes maintaining the existing tree canopy, while focusing on filling gaps where trees have fallen or been removed.

Architectural and Design Overview

- The townhouses and ranch homes will feature harmonized but distinct design elements to ensure architectural continuity across the development.
- Preliminary renderings of townhouse interiors were shared to give the Commission a sense of the design.
- Baptist Manor's architect is still working on the final design for the ranch homes.

Response to Giffels Webster review comments:

- Fleis and VandenBrink, will conduct a traffic study to ensure compliance, and to evaluate the feasibility of the single boulevard entrance.
- The development will feature private roads managed by a homeowner's association.
- Regarding installing a road stub to the east, where there are four single-family lots between this project and Cove Creek condominiums, one of the four lots sold earlier this year, with the buyer intending to build a single-family home. Additionally, the topography and the status of the other property owners makes acquisition and combination of those properties very unlikely. Last, the HOA is going to be managing the private roads in this development, and the applicant would prefer not to burden them with future maintenance involving traffic from the east.
- Most of the ranch units and townhomes will be slab on grade, though some walkout basements may replace retaining walls to minimize environmental impact.

Mr. Schafer concluded that they will have changes submitted to the Planning Department within the next week, and he asked for the Commission to schedule a public hearing on this project.

Commission questions and discussion

In response to questions, Mr. Schafer gave the following further information:

- While there was some change in the configuration of the units on the Baptist Manor site, the number of units will remain the same.
- Bogaerts Design is working on the Baptist Manor development, while a different architect is responsible for the townhouses.
- A joint development agreement with Baptist Manor will work out the details of phased development. The horizontal portion (road infrastructure, etc.) will be done at the same time. Construction is likely beginning summer or fall 2025.
- The applicant will explore using a tree conservation easement or similar designation of the landscape buffer area. Commissioner Mantey noted the importance of enforcing against homeowner encroachment in the buffer area.

Commissioner Mantey emphasized the need for a pedestrian walkway connecting the senior development to Baptist Manor, promoting walkability. Seniors often did not find pleasure walking along busy roadways.

Mr. Schafer agreed to explore the feasibility of adding an internal sidewalk.

Commissioner Aspinall expressed concern about the single entrance for two distinct developments, finding such a single entrance potentially confusing.

MOTION by Countegan, support by Brickner, that PUD 2, 2024, including Site Plan 56-8-2024, submitted by Steven Schafer, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

C. PUD QUALIFICATION 3, 2024

LOCATION:	29150 Twelve Mile Road
PARCEL I.D.:	22-23-12-376-035
PROPOSAL:	Construction of multiple-family dwellings within RA-1A, One Family Residential District
ACTION REQUESTED:	Qualification of PUD
APPLICANT:	Schafer Development, LLC
OWNER:	Mike H. Yousif

Applicant presentation

Aaron Schafer, Schafer Development, was present on behalf of this application for PUD qualification.

Mr. Schafer explained that the goal of this for sale owner-occupied townhome project is to attract first-time homebuyers, including singles, couples, and young families, thereby addressing the "missing middle" housing need. The townhomes will include two and three bedroom units with two-car garages.

The 4.55-acre site is north of 12 Mile Road, about a quarter mile west of Middlebelt Road. The site is zoned RA-1A for single-family residential. The Woodcreek subdivision is directly to the north, zoned RA-1A and RA-1B. To the east is the Levy property, a single-family residence zoned RA-1A. To the south, Timbercrest is a single-family condominium community zoned RA-2. To the west, the AIM High School property is a private school use zoned RA-1A, with potential for a Knox Box access to provide shared emergency access.

Communication with neighbors:

- Schafer Development has met with the neighbors, including several meetings with the Wood Creek HOA President, resulting in over 110' setback to the northern property line, preserving the mature vegetation that has grown around the creek.
- Schafer Development has also been in contact with their eastern neighbors, the Levy and Cole families. Based on those conversations, Schafer is working to plant additional native tree species in the areas where there are gaps and shifted the townhome units to the west to create more separation from the Levy residence, losing 2 units.
- Schafer Development has met with Headmaster Earls at AIM Academy, to discuss the possibility of granting Knox Box access to the property, thereby providing two means of emergency access to the AIM property as well as to the proposed development property. This had been requested by City Engineer Cubera.

Design Revisions, Specifications, and Access Plan

- Original plan with 30 units was reduced to 28 units, allowing for larger end-cap units and providing more open space. Open space had increased from 21% to 29%.

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
NOVEMBER 21, 2024, 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, Trafelet, Varga, Countegan
Commissioners Absent:	Grant, Mantey, Ware, Stimson
Others Present:	City Planner Perdonik, Planning Consultants Tangari and Upfal (Giffels Webster), Engineering Division representative Natasha Sonck, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Countegan, support by Aspinall, to approve the agenda as published.
Motion passed unanimously by voice vote.

PUBLIC HEARING

A. PUD PLAN 2, 2024, INCLUDING SITE PLAN 56-8-2024

LOCATION:	South side of Thirteen Mile Road, just west of Middlebelt Road
PARCEL I.D.:	22-23-11-201-001, -002, -004, -005, -006, -020, and -021
PROPOSAL:	Construction of multiple-family dwellings within RA-1, One Family Residential District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Steven Schafer
OWNERS:	Detroit Baptist Manor and MOBI Investments

Aaron and Steven Shafer, Shafer Development, were present on behalf of this application for a Planned Unit Development to construct multiple-family dwellings within RA-1, One Family Residential District.

Applicant presentation

Overview

Aaron Schafer gave an overview of this proposed development:

- The 12.04 acre site is located on the south side of 13 Mile between Middlebelt Road and Orchard Lake Road. The development site is directly east of the Baptist Manor facility. To the north is Westgate Subdivision, and to the south is Holly Hill Farms.
- The project is a planned unit development, with two different residential communities within a single PUD:
  - The Mulberry Way townhouse site (5.9 acres) will feature 40 two-story, for sale units, directly east of property owned by the Baptist Manor
  - The Tabernacle community will feature 36 one-story age-restricted rental ranch homes, on property owned by and directly adjacent to the Baptist Manor.

Timeline

- January 2024 the property was put under contract
- April 18, 2024 Applicant secured PUD qualification from the Planning Commission
- October 17, 2024 Applicant presented to the Planning Commission, who set a date for tonight's public hearing.

Community outreach

- February 2024 – present. Met multiple times with both the Westgate and Holly Hill Farms Homeowners Associations.
    - February 2, 2024 – Westgate HOA
    - February 6, 2024 – Holly Hill Farms HOA
    - March 3, 2024 – Westgate Annual HOA Neighborhood Meeting
    - March 26, 2024 – Holly Hill Farms HOA
    - April 9, 2024 – Holly Hill Farms Neighborhood Meeting
    - September 23, 2024 – Westgate HOA
    - October 11, 2024 – Holly Hill Farms HOA

Background work regarding the site

Since the April and October Planning Commission meetings, Schafer Development has completed the following:

- Assisted the Baptist Manor team in selecting an architect to design their ranch units
- Engaged with Civil Engineering Firm Nowak & Fraus to prepare the Site Plan/PUD Package
- Incorporated Giffels Webster, Engineering and Fire Department Review Letter(s) feedback into Site Plan/PUD Package
- Engaged with Wetlands Consultant ASTI and conducted on-site pre-application meeting with EGLE (Michigan Department of Environment, Great Lakes, and Energy) to verify no wetland permits are required for this project.

Special planning area – flex residential

- The site has been designated as a special planning area since the adoption of the 2009 Master Plan.
    - This designation recognizes that the thoroughfare frontage along 13 Mile Road, particularly between Orchard Lake and Middlebelt, is less desirable for single-family residential lots.
    - Homes in this area back directly onto 13 Mile Road, which experiences significantly higher traffic levels compared to nearby neighborhoods like Westgate and Holly Hill Farms, which are set farther back from the thoroughfare.
    - The special planning area designation encourages cluster development to preserve as much natural vegetation as possible.
- On the 2024 Future Land Use Map, the property is identified as "flex residential," which:
    - Supports creative redevelopment approaches for challenging sites.
    - Allows for a maximum building height of three stories.
    - Emphasizes the preservation of open space and natural buffers to adjacent established communities.
        - This project includes a substantial southern perimeter setback of approximately 60 to 70 feet from Holly Hill Farms, the adjacent development to the south.
        - The development prioritizes preserving as many existing trees as possible to maintain natural buffers and open space.

Site plan updates:

- Road Design Updates: A key point in Mr. Cubera's Engineering review letter was the recommendation to eliminate the "road to nowhere" located in the southwestern corner of the Baptist Manor property. The design has been revised to replace this road with a more cohesive horseshoe-shaped ring road.
- Entrance Configuration: The review letter also suggested consolidating two separate entrances into a single combined boulevard. The updated site plan now reflects this change, with the boulevard aligned with Westgate Road to improve traffic flow and site access.
- Potential Secondary Access: The updated plan also considers the addition of a secondary access point for emergency services along 13 Mile Road. This secondary access, potentially located near the Tabernacle property, could feature a breakaway gate or chain for exclusive use by fire and life safety personnel. The developers will collaborate with City Engineering on this issue.
- Stormwater Management Improvements: The initial site plan included three stormwater basins, but further analysis determined that one basin in the northeast corner of the property could be upsized to meet the site's needs. This revision reduces the total number of basins to two, avoiding the need for a basin near a single-family residence, a concern raised in a review letter and by a neighbor.
- Stub street request: The engineering review letter included a request to provide a stub-street to the east, connecting to four single-family lots adjacent to the property near the corner of 13 Mile Road and Middlebelt. However, the topography of the eastern lots presents significant challenges, including steep elevations that make further expansion impractical. Additionally, two of the four adjacent lots have recently been sold, and the new owners plan to maintain the properties as single-family residential, further supporting the decision not to extend the development eastward. The decision to upsize the stormwater

  basin in the northeast corner of the property, reducing the number of basins on-site, has further limited available space for a road extension.

<u>Landscape plan updates:</u>
The landscape plan was designed based on multiple site walks with and feedback from neighboring residents and the homeowners' associations. Buffering, natural screening, and overall landscape design were identified as top priorities.

- Tree Planting Details:
  - There will be over 140 new trees planted across the property, with a focus on filling gaps along the southern property line where a forested tree stand exists. Evergreen trees will be added along the southern property line to provide consistent screening for adjacent properties.
  - Along the southern perimeter and portions of the eastern and western property lines, 89 new trees are proposed to enhance the existing canopy and address gaps identified during site walks.
- Tree Count and Ordinance Compliance: While the design maximizes tree placement throughout the site, the plan is 34 trees short of the ordinance requirements. The applicant proposed three options to address this shortfall:
  1. Requesting a waiver (not preferred by the applicant or the City), or
  2. Donating funds representing the 34 trees to the City's tree fund, or
  3. With the City's permission, collaborating with neighbors along Holly Hill Farms to plant the 34 trees in their rear yards, addressing concerns about development near their properties.
- Commitment to the neighbors: Shafer Development is willing to work directly with affected neighbors to ensure their concerns are addressed.

Architectural and Design Overview

- Shafer Development is under contract with M/I Homes for the development of the 40 townhomes, and renderings showed a representative sample of this new product, which will be 3 bedroom, 2-1/2 bath 2,200sf units, with 2-car garages.
- While architectural plans for the Baptist Manor portion of the development are still being finalized, the developers are committed to ensuring that exterior materials and masonry will complement both communities. Maintaining a cohesive aesthetic for the development along 13 Mile Road remains a priority.

Traffic Impact Study

- As requested in the Giffels Webster review comments prior to the October meeting, a traffic impact study has been conducted by Fleis & VandenBrink and submitted to the City. The traffic study recommended a right-turn deceleration taper along eastbound 13 Mile Road at the site driveway.
- The Engineering review letter suggested relocating the boulevard slightly further west to avoid left-hand turning conflicts with Westgate. The developer is open to this suggestion.

Planning Consultant Comments

Referencing the November 14, 2024 Giffels Webster review letter, Planning Consultant Tangari highlighted the following information:

- The April motion qualifying this project for a Planned Unit Development is included in the packets.
- The proposed development complies with RC-1 district standards for both the number of units and bedrooms.
- Regarding Master Plan and Zoning Standards: The site is designated as "flex residential" in the Master Plan, and the development meets all dimensional standards of the underlying RA-1 district, including setbacks and height requirements, for both the Tabernacle and Mulberry Park portions of the site.
- Curbside pickup of trash is planned, with no dumpster enclosures included.
- Lighting Plan: The only proposed lighting consists of residential wall sconces with frosted glass, directed toward the ring road. The photometric plan shows that light is concentrated on the ground and driveways in front of the units, ensuring minimal light spillage.
- Tree Preservation and Screening: The plan preserves significant tree coverage along the southern property line and 13 Mile Road frontage, with additional trees added to fill gaps. The southern screening is particularly dense, although its adequacy remains a point for discussion, as this has been a major concern.
- Tree Shortfall and Ordinance Relief: The 34-tree shortfall has been acknowledged and discussed.
- The only ordinance relief being sought under the Planned Unit Development is to permit attached units at RC-1 density. All other standards appear to be met.

Commission clarifying questions

Chair Trafelet raised safety concerns for pedestrians walking by the retention pond in the northeast corner of the site, which was very close to the road. Would fencing be installed?

Steven Shafer responded that the slope of the basin, which determines the need for fencing, has not yet been finalized. However, they would commit to addressing safety concerns during detailed engineering. If fencing is not required, alternative protective measures, such as split rail fencing or landscaping, will be implemented.

Chair Trafelet asked if the project could be moved closer to 13 Mile Road to increase the setback

on the southern property line.

Mr. Shafer explained that the current placement maximizes the southern setback in response to concerns from neighboring residents, while adhering to engineering constraints, including the required 64-foot road right-of-way.

In response to further comments, Mr. Shafer explained that the detention basins have been designed to capture all stormwater runoff from the site, ensuring that no flooding will occur on neighboring properties, including Holly Hill Farms. The basins meet current, stringent stormwater standards, and should help to mitigate existing runoff issues. Additionally, the site grading plan redirects water away from Holly Hill Farms and toward the street, significantly reducing the runoff currently affecting neighboring areas during rain events.

Public Hearing

Pam Gerard, resident, asked if any of the proposed dwellings were ADA compliant.

In response, Mr. Shafer said the Tabernacle single story homes will be accessible. The two-story townhomes will not be accessible.

Isaac Dunn, resident, said he lived directly east of the development. He asked the distance between the enlarged detention basin and his property. Would there be a complete tree line separating his property from this development?

In response, Steven Shafer said he could not immediately answer the distance question regarding the detention pond but he would talk to Mr. Dunn after the meeting. The setback for that area is 45'. There were trees proposed at the property line, and they would work with Mr. Dunn regarding potentially planting additional trees offsite.

Louise Lieberman, Southbrook Street, expressed appreciation that the developers had been willing to talk with residents. She remained concerned regarding density, traffic, and the need for an animal relocation plan.

Eric Schmidt, Woodbrook Court, opposed the proposed development, citing concerns about its impact on the natural environment and quality of life in the neighborhood. While acknowledging the developers' efforts to mitigate impacts, Schmidt emphasized that the construction would disrupt the area through noise pollution and loss of green space, ultimately detracting from the neighborhood's character. He questioned the long-term viability of the proposed landscaping and asked that the proposal be denied.

Lindsey and Zack Matych, Woodbrook Street, opposed this development. Ms. Matych cited concerns over extensive tree removal, loss of privacy, and excessive density beyond the standards of both RA-1 zoning and the recommendations of the 2024 Master Plan. She said the plan fails to preserve natural vegetation, including landmark trees, and does not provide the deep buffering necessary to protect adjacent neighborhoods as outlined in the Master Plan. She argued that the project creates environmental, traffic, and drainage issues while compromising the privacy and well-being of neighboring residents. She stated that the proposal does not align with zoning ordinances, city objectives, or Master Plan goals, calling it aesthetically undesirable and detrimental to the character of the historic neighborhood.

Spencer Krauss, Westgate, expressed deep concern about the increased traffic hazards the proposed development may cause, particularly at the Westgate entrance which he already finds dangerous when turning left. As a parent, he emphasized the safety risks to his children, citing aggressive traffic conditions and the potential for accidents with the addition of the new development. Krauss urged the Commission to conduct thorough traffic studies to ensure the

community's safety.

Amy Brooklyn Peterson, Westgate, emphasized the importance of preserving the natural tree line along 13 Mile Road and ensuring substantial and well-maintained landscaping. She raised concerns about wildlife preservation, overflow parking, and traffic management, noting the area's significance for local species and the challenges residents already face with traffic.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Planning Commission for discussion and/or a motion.

Commission discussion and action

In response to public comments, Commissioner Countegan clarified that the project had previously been qualified under the applicable Planned Unit Development criteria. The property in question is privately owned, and the owner has the right to develop it. The Commission's role is limited to regulating and overseeing development within the framework of the Zoning Ordinance and Master Plan.

MOTION by Brickner, support by Varga, that the Planning Commission recommend to City Council that Planned Unit Development Plan 2, 2024, including Site Plan 56-8-2024, both dated September 4, 2024, submitted by Steven Schafer, 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:

- **Modifications of Zoning Ordinance requirements as indicated on the proposed plan.**
- **Resolution of outstanding issues in the November 14, 2024 Giffels Webster review letter.**

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES Approval of October 17, 2024 Regular Meeting

MOTION by Brickner, support by Aspinall, to approve the October 17 2024 Regular Planning Commission meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Aspinall, support by Varga, to adjourn the meeting.
Motion passed unanimously by voice vote.

The meeting was adjourned at 11:47pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

APPROVED 2/10/2025

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JANUARY 13, 2025 – 7:30 PM

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

Council Members Present:	Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich
Council Members Absent:	None
Others Present:	City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Kettler-Schmult, Rushlow, Schnackel, and Skrobola, Interim Police Chief Piggot, Fire Chief Unruh, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Corewell Health Farmington Hills President Derk Pronger and members of his team.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Knol, support by Bridges, to approve the agenda as amended moving item 8 up to after item 2.

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF 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 1-25-02

Director of Planning and Community Development Kettler-Schmult explained that this application proposes a two-part development under separate names across seven (7) parcels on the south side of Thirteen Mile Road, just west of Middlebelt Road: Mulberry Park (approximately 5.98 acres) and The Tabernacle (approximately 6.06 acres). Mulberry Park is proposed to consist of nine (9) buildings with forty (40) units of attached, two (2)-story townhouses. The Tabernacle is proposed to be age-restricted and consist of nine (9) buildings with thirty-six (36) units of attached, one (1)-story ranches.

The applicant has had three meetings before Planning Commission as is the standard process for a Planned Unit Development:

- April 18, 2024 – Planning Commission qualified PUD (7-0)
- October 17, 2024 – Planning Commission set for public hearing (8-0)
- November 21, 2024 – Planning Commission public hearing/recommendation to City Council (5-0)

The next step in the process is this evening for the public hearing before Council after hearing from the applicant, City consultants and the public.

Consultant comments

Referencing her January 6, 2025 review memorandum, Planning Consultant Bahm (Giffels Webster) provided the following information:

- The property is currently zoned RA-1 (single-family, large-lot residential).
- The proposed development includes relief from RA-1 zoning standards to allow higher density consistent with RC-1 zoning. Properties to the north, south and east are zoned RA-1; the project to the west (Baptist Manor) is zoned RC-1.
- During the qualification hearing (April 18, 2024) the Planning Commission found that of the eight standards that they could look at for the planned unit development eligibility, four were applicable to this project, primarily due to the preservation of open space and natural features. While there are significant number of trees that will be removed, there are many trees that are going to be added on the site.
- During the recent Master Plan update that acknowledged the need for housing within the community, the Planning Commission kept this area as a special planning area with the classification of Flex Residential, to allow for a different kind of housing type than single family residential detached.
- While most dimensional standards of the RA-1 zoning district are met, ordinance relief is being sought for:
    a. Permit attached units at RC-1 density.
    b. Permit 45 replacement trees not to be planted and 40 to be planted off site. (485 trees required to be replaced; 400 trees will be planted on-site, 40 trees replaced off-site, and waiver requested for 45 trees not replaced.)

Council questions and discussion

In response to questions, Planning Consultant Bahm provided the following information:

- Confirmed that the surrounding properties are primarily RA-1, except for Baptist Manor to the west.
- Public benefits offered as a balance to the requested zoning relief include preservation of open space, tree preservation, and alignment with the Master Plan, particularly the call for additional housing in the City, noting that this project is proposing lower density than some of the projects the City had seen in the past. The review letter lists the four items the Planning Commission considered under their qualification, including the provision of open space, and the redevelopment of sites where an orderly change of use is determined to be desirable.
- Regarding impact to the existing neighborhoods, this project minimizes impact by offering an entrance and exit only to 13 Mile Road, so that no traffic will be using existing neighborhood roads. The significant greenbelt between this project and its neighbors is beyond minimum requirements.

Applicant presentation
Aaron Schafer presented on behalf of this application for PUD approval. Steve Schafer and Spencer Schafer were also present, as were representatives from Baptist Manor and M/I Homes.

Mr. Schafer addressed the following:

- Schafer Development is under contract with Moby Investments for the 12.04 acres just west of Baptist Manor. Schafer Development is also working in conjunction with Baptist Manor to help them entitle their project and get through the approval process. The Tabernacle is the Baptist Manor portion of the project and will be age-restricted to those 55 or older. Mulberry Park is a conventional 2-story townhome development that is aimed toward younger or first-time home buyers.
- Flex Residential Zoning enables creative redevelopment of less desirable single-family lots along the 13 Mile corridor, including the clustering of townhome or attached ranch units consistent with the proposed site plan. One of the main objectives of the flex residential designation is the clustering of units to preserve substantial open space and tree rows.
- If the property were developed under the current RA-1 zoning, a home could be located as close as 35 feet from the shared southern property line. The proposed plan nearly doubles that setback to approximately 65-74 feet.
- The southern and eastern property lines contain some of the most significant tree rows, and the development has been intentionally clustered to preserve as many of these large trees as possible.
- A wildlife corridor area is a hallmark of this development, traversing eastward to the River Rouge tributary.
- The plan meets all the suggestions made by the Fire and Engineering departments, including aligning the single access boulevard entrance with Westgate Road. The drive aisles were expanded to 27' feet wide. The ring road serves both developments with widened drive aisles for improved circulation. No stub street is proposed to the east due to topographical challenges there.
- The proposed plan has evolved from the high density project previously proposed by the Chaldean Community Foundation to what is being presented today. The current proposal provides much needed multi-generational housing, providing the community at large with "missing middle" housing, catering to the needs of couples and young families who are looking to build and establish roots and enroll their children into the Farmington Hills School District, as well as seniors seeking maintenance and commitment free housing where they can age in place.
- The 76 units on 12.04 acres has a total density of roughly 6.3 units to the acre.
- Renderings showed the proposed one-story ranches for the Tabernacle, and the proposed townhomes for Mulberry Park. The two portions of this PUD will have a complementary appearance in terms of materials and colors.
- The landscape plan was designed based on feedback received from numerous site walks with residents and HOA meetings. Schafer Development continues to meet with neighbors and will be submitting a revised landscape plan to provide additional evergreens as requested by the neighbors.
- The ordinance requires that 485 trees be replaced. Over 400 trees will be planted on site, and existing trees along the southern and eastern property line, and part of the northern property line will be preserved. Of the 85 trees remaining, Schafer Development has offered to plant a significant number (approximately 45 trees) off site, on neighbor's properties.
- About 167 or 45% of the existing trees to be removed are low quality (box elders, crab apples, cottonwoods, etc.).

- Residents have been concerned about construction noise. Schafer Development is anticipating 4-5 months to do all earthwork, construction of basins, and underground utilities, and 18-24 month lead time before homes can be listed for sale and be ready for move-in.
- Schafer Development has walked neighboring residents' rear yards and knows drainage is an issue there – currently the water flows south and east. The proposed development will be designed to alleviate those issues, directing water to make its way into the basin at an agricultural rate, and from there move to 13 mile and eventually into the River Rouge tributary.
- In response to questions received from the Mayor's office this morning, Mr. Schafer said that they anticipate the value of the development to be $27M - $28M. Approximately 200 new residents will be added. The Tabernacle units will rent at $2000+. The Townhomes will start in the $400K range.
- Taxable values will be in the $620K range for the entire development per year. The City receives approximately 30% of the total taxes.
- The Tabernacle will be for active adults 55 or older, who will not put additional burdens on the Fire Department or Public Services beyond that of any residential community.

Council discussion and clarifications
Council Member Aldred raised concerns about the traffic study presented during the November 21 Planning Commission review, noting that the projected level of service for the Westgate intersection would degrade from a C to an F by 2028 due to the proposed development, with significantly increased wait times for residents.

Aaron Schafer explained that they had worked extensively with fire and engineering departments to mitigate traffic impacts, including widening the boulevard and providing additional right-of-way for future 13 Mile Road improvements.

Public Hearing
Mayor Rich opened the Public Hearing by first noting that comments in opposition to the project had been received from Adele Letterman, Beverly Mihalko, Charles Spiess, Craig LaPointe, David and Wanda Whalen, Doug Graham, Douglas and Mamie Roberson, Dr. Sharon Lee Havis, Duane Pitcher, Elena Mityaeva and Tim Pike, Emilio Ramirez of Holly Hill Farms Subdivision, Farida Attar, Guido and Eileen Campagna, H. Nelhans, Harold Howard, J. Meissner, Joe and Kathy Sterbling, John P. Nagoda, Kim and Jeriel Heard, Larry Rosenstock, Lindsey Matych, Mais Moran, Mark Sanders, Michele Nagoda, Nicole Carroll, Patricia Labrecque, Paul Shultz, Renee and Gari Chaffin, Roger Matuz, Roman Golshteyn, Ron Breining, Rory McHarg, Teresa Petersen, Ursula Kizy, Valerie Watson, and Dr. Meital Yerushalmi.

Public comment was offered in person by:
- Emilio Ramirez/Holly Hills Farms Subdivision noted that Schafer Development had communicated well with the HOA. The 9-10 residents of Holly Hill Farms that will be directly affected by this development are concerned about loss of privacy, potential drainage problems, construction noise, possible decreases in property value, strain on the power grid, loss of wildlife habitat, removal of over 400 trees (including 57 landmark trees), and increased traffic and congestion on 13 Mile Road.
- Julie Skene, Holly Hills Farms, suggested that all homes be single-story across the back of the development, and all multi-story homes be placed further forward. She was concerned about the affordability of the homes for senior citizens, and the traffic issues that will be caused by the entryway being directly opposite Westgate subdivision's entryway. Could a traffic light be installed?
- Amy Broglin-Peterson, Westgate subdivision, was concerned about traffic.

- Michael Menlo, WoodCreek subdivision, asked for "flare lanes" and a traffic light at Westbrook if this development went forward. He was concerned about construction wear and tear on the roads.
- John Nagoda, Westgate subdivision, asked Council to deny this PUD request. The lots were zoned RA-1 for a reason, and this project provides little or no benefits to the existing community. He was concerned about tree removal, traffic safety, density, and the additional burden placed on city staff and resources.
- Adele Letterman, Westgate subdivision, opposed the density of the project. Westgate lots were ¾ acre.
- Mark Sanders, Westgate HOA president, commended the Schafers for being open with the HOA. However, the HOA thought this proposal was too big a change and too dense relative to the neighboring developments.
- Louise Lieberman, Westgate subdivision, was concerned about traffic, density, and loss of animal habitat.
- Mark Pucher, Westgate subdivision, was concerned about traffic and density of the proposed development. He requested a traffic light at the Westgate entrance.
- Debbie Isner, Woodbrook, said her property backed up to the proposed Mulberry Park development. She acknowledged the Flex Residential designation, and said it was vital to capture the tree conservation area into perpetuity. Schafer Development had met with her and made changes based on her comments.
- Lindsey Matych, Holly Hill Farms, lived directly adjacent to the project. She opposed the proposal due to the tree removal, density, impact on drainage, traffic, wildlife, loss of privacy for existing residents, and marketability. The increase in density is not tied to deep buffering from the neighborhood to the south and does not bring change that is desirable for the neighboring communities.
- Eric Schmidt said that they had recently purchased their home in the Northwest corner of Holly Hill Farms because of the location and the zoning in the area. Had they known this development could potentially be built, they would have chosen a different home in a different location. While he appreciated the Schafers coming to his home and talking to him, Mr. Schmidt believed the proposed development is not compatible with the existing neighborhood. He was concerned about traffic and the fact the intersection at Westgate Road will go down to an F.
- Angie Smith thanked the Schafers for being very transparent. She was concerned about the intersection at Westgate Road, as the situation there was already dangerous.
- Robin White, Farmington Hills resident, supported the expansion of the Baptist Manor, as long as 13 Mile Road was widened first. There needed to be a traffic light at Westgate Road.

Council questions and discussion
Council Member Knol raised several concerns and questions for the developer regarding the proposed project, focusing on compatibility, density, and privacy.

- **Compatibility Concerns:** Knol highlighted the disparity between the proposed two-story townhouses in Mulberry Park and the neighboring Holly Hill Farms, which consists of lower mid-century modern homes, many of them tri-levels. Despite the proposed buffer, the two-story structures would be visible, especially given the time it will take for newly planted trees to mature.
- **Density Issues:** While the proposal includes a similar number of units as neighboring developments, such as Westgate and Cove Creek, those developments feature larger lots and lower density. Council Member Knol compared the project to the recently approved Villas at Pebble Creek, which has 75

condos spread over 30 acres and consists of one and 1.5-story units catering to families and older residents looking for options without stairs.

- **Potential Modifications:** Council Member Knol suggested reducing the density of the Mulberry Park section by converting the two-story townhouses near Holly Hill Farms into one-story condos. This adjustment could address privacy concerns and reduce the total room count, aligning it more closely with RC-1 standards.

Council Member Knol said that she could not support the project in its current form. She invited the developer to consider reducing the density and incorporating more one-story units, particularly along the border with Holly Hill Farms.

In response, Mr. Schafer noted that when combined, the developments fall seven units below the RC-1 unit cap for the site. He emphasized the trees that would be planted and the outreach to neighbors regarding landscaping. Mr. Schafer acknowledged density concerns but emphasized that the property's location along 13 Mile and evolving housing trends favor clustered, lower-maintenance housing, as reflected in the City's master plan since 2009. He highlighted the significant density reductions from previous proposals while balancing economic feasibility with community feedback and striving to provide attainable housing options.

Spencer Schafer emphasized efforts to ensure compatibility by transitioning to two-story buildings for half the development, aligning more closely with neighboring ranches and colonials. The proposed setbacks far exceed PUD and RA-1 requirements, providing additional buffer space. While the proposal differs from current zoning, it does align with the master plan's allowance for one- to three-story units.

Council Member Bruce asked the planning consultant to clarify the primary purpose of a Planned Unit Development (PUD). Planning Consultant Bahm explained that a PUD allows projects that do not align with existing zoning standards to move forward, particularly when no other zoning category adequately accommodates the proposed development.

Council Member Bruce expressed concerns about the proposed PUD, questioning its appropriateness for the subject RA-1-zoned properties. He emphasized that the PUD process is typically used for problematic properties that cannot otherwise be developed, but in this case, he has seen no evidence that the lots could not be sold and developed as RA-1. The proposal's high density disrupts the residential character of the neighborhood and unfairly alters expectations for nearby residents who purchased properties assuming the current zoning would remain unchanged.

Council Member Bruce highlighted the importance of maintaining low-density zoning to protect neighborhood integrity and argued that development should not prioritize maximizing a property owner's financial return at the expense of the community. While the development is visually appealing, it would be better suited to a different location. Concerns about increased traffic and congestion were real, as the proposed development would add 200 residents to the area.

In conclusion, Council Member Bruce stated that sometimes no development is better than bad development, and that while he appreciates the developer's efforts and the development is beautiful, he does not see sufficient community benefit from the PUD at this location and cannot support the

proposal in its current form. He reiterated his commitment to ensuring developments align with zoning standards and protect the long-term character of the city.

Council Member Aldred acknowledged that the Master Plan designates the area as Flex Residential, providing for greater development flexibility, but emphasized that this designation does not equate to RC-1 density. The proposed density at 6.3 units per acre exceeds what is appropriate for the site and does not align with the intent of flex residential zoning.

Council Member Aldred outlined three key objectives for the development: minimal impact on the neighboring properties, acceptable traffic levels with safe conditions, and a high-quality housing product. He stated that the proposal falls short on the first two points, citing insufficient setbacks, limited open space, and significant traffic concerns, including a projected F grade for level of service at the boulevard entrance. While he commended the housing designs as high quality and visually appealing, he criticized the lack of walkability and sidewalks within the development, which he attributed to the high density. Council Member Aldred noted that developments like Cove Creek, with a density of 3.1 units per acre, are more compatible with the area and should serve as a benchmark for flex residential zoning.

In response, Aaron Schafer emphasized the development team’s readiness to work collaboratively and explore creative adjustments to the plan to address the issues raised.

Council Member Bridges discussed the PUD process and its application to the proposed development. He clarified with Planning Consultant Bahm that the process is guided by the Michigan Planning Enabling Act, but cities have discretion over the specific criteria outlined in their ordinances. Council Member Bridges noted that the Planning Commission is considering reviewing the ordinance to ensure it aligns with current land development needs and remains applicable to the city's context as a nearly fully developed community.

Council Member Bridges was opposed to this development project, citing concerns about density and compatibility with the area's character. He emphasized that Farmington Hills residents value open space and large lots and move here for those characteristics, and the proposal's higher density disrupts the established neighborhood dynamic. While commending the developer for thoroughly addressing resident concerns and presenting a comprehensive review, Council Member Bridges maintained that the proposed development is out of character for the area and does not align with the expectations of the surrounding community.

In response, Aaron Schafer noted the scarcity of open land in Farmington Hills and emphasized that the Planned Unit Development (PUD) mechanism is one of the few tools available to creatively address housing needs. He highlighted the importance of providing housing options for the “missing middle” as well as empty nesters and the aging population in the city. At the same time, Mr. Schafer acknowledged the Council's concerns about density and traffic.

Council Member Boleware agreed with concerns raised by fellow council members. She praised the overall design of the project, particularly the Tabernacle portion. However, she expressed significant concerns about the density of the Mulberry portion and its impact on traffic. Council Member Boleware supported the concept of a multi-generational development combining housing for older adults and

younger families but the traffic challenges in the area, especially during peak hours, make the proposed density problematic. She noted that the Tabernacle's age-restricted residents are less likely to add to traffic during busy times, but the Mulberry portion, with younger families, would increase the traffic congestion.

Council Member Boleware commended the effort to replace 400 removed trees and distribute additional trees throughout the site. Unfortunately, density and traffic concerns particularly at the Westgate/Mulberry intersection remain primary issues and she encouraged the developer to consider reducing the number of units in the Mulberry portion. Council Member Boleware complimented the project's design and facade.

Request for postponement
Spencer Schafer addressed concerns about traffic, explaining that the development team was working with Julie Kroll at Fleis & Vandenbrink. The alignment of the proposed boulevard entrance with Westgate had been requested by the City's engineering department, changing the current three-way intersection into a four-way. The development team wants to maintain the intersection's level of service at a D rating or better and is open to revisiting potential solutions, including the possibility of adding a second entrance. Mr. Schafer expressed a willingness to refine the proposal based on Council feedback and requested that the item be tabled to allow time for revisions.

Mayor Rich thanked the Schafers for their community engagement, including attending the recent "Walk the Hawk" event and discussing the proposed development with residents. However, Mayor Rich acknowledged significant concerns raised by both residents and Council members.

Mayor Rich was also concerned about walkability, along with the absence of placemaking. She suggested incorporating public art in the proposal, noting the Council's ongoing discussions about implementing a public art ordinance. She was concerned about affordability, as the proposed $2,500 monthly cost of the Tabernacle rentals is more than many residents can pay, especially seniors living on fixed incomes. Traffic impacts and the deteriorating state of existing structures on the property remain pressing issues.

Acknowledging the developer's request to table, and after discussion regarding scheduling, the following motion was offered:

> MOTION by Boleware, support by Dwyer, that the City Council of Farmington Hills hereby approves the postponement of the public hearing and consideration of 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, to March 3, 2025.
>
> MOTION CARRIED 6-1 (Bruce opposed).

At 10:00pm Mayor Rich called a short break and reconvened the meeting at 10:14pm.

ADDITIONS TO AGENDA
There were no additions to the agenda.

PUBLIC COMMENTS
None.

CITY ATTORNEY REPORT

APPROVED 2/24/2025

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
FEBRUARY 10, 2025 – 6:00PM

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

Council Members Present:	Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich
Council Members Absent:	None
Others Present:	City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Kettler-Schmult, Rushlow, and Schnackel, and City Attorney Morita

DISCUSSION ON THE USE OF CITY FACILITIES POLICY AMENDMENTS REGARDING CITY HALL ROOM RENTALS AND SIGNATURE GATHERING

City Facility Policy Amendment – City Hall Room Rentals

City Clerk Lindahl provided an overview of the discussion from the December 9, 2024 study session regarding limiting the use of City Hall rooms for outside groups. At that time, it seemed like there was consensus to move forward with some restrictions, and draft revisions of *Use of City Facilities Policy* was included in tonight's packet.

- Alternative meeting spaces were identified, including the Spicer House (undergoing renovations), Fire Station 5 Headquarters (also set for renovations), and two newly available meeting rooms on the third floor of the Hawk. These rooms have an estimated capacity of 35 to 50 people.
- The John Grant Community Center was not included in the list of replacement facilities because there is no evening staff there.
- The City had also explored recommending library meeting rooms, which are now more easily accessible through the library's online scheduling system, and which are also free.
- Impacted groups, such as homeowners associations and political organizations, will be contacted to discuss scheduling options and receive assistance with finding alternative locations.
- The primary concern is that City Hall is often left open and unstaffed for extended periods while outside groups use City Hall facilities.

In response to questions, Clerk Lindahl confirmed that groups from both major political parties currently use meeting space in City Hall. Assistant City Manager Mondora also explained that while fire stations, such as Fire Station 4, can accommodate meetings, they may be unstaffed if crews are dispatched on emergency calls. Fire Station 5 is more consistently staffed and available for evening meetings.

Security Concerns for Night Meetings at City Hall

Mayor Pro Tem Dwyer raised concerns about security at City Hall during evening meetings, when the building is open to anyone for extended periods of time when a group is using City Hall to meet, often without any staff present. Even when staff is present, they are active in the meeting, and no one is patrolling the building. He strongly recommended limiting night meetings at City Hall as much as

DISCUSSION ON 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

Director of Planning and Community Development Kettler-Schmult gave the background to this discussion item, noting that the last discussion on this item took place during the January 13, 2025 regular Council meeting, which included a public hearing, following which Council and staff provided feedback. The Schafer development team has returned with a presentation outlining proposed improvements, and they are seeking Council's reaction this evening as to whether they are moving in the right direction.

The project remains scheduled for a public hearing on March 3. After Council provides feedback during this meeting, the developers can choose to submit their revised plans for formal staff review.

Members of the development team present this evening included Aaron, Spencer, and Stephen Schafer, who presented revisions relative to the following topics:

- **Reduced Density**
  - The number of units has been reduced from 76 to 69 with room count adjustments leading to an overall decrease of 25 to 35 rooms across the project, and a density reduction from 6.3 to 5.5 units per acre (12.2% reduction), with room counts decreasing to 18–19.5 rooms per acre (9.3% reduction).
  - Schafer Development conducted an analysis of residential density along the south side of 13 Mile Road between Orchard Lake and Middlebelt:
    - Glen Oaks: 21 rooms per acre, 5.3 units per acre.
    - Cove Creek: 17 rooms per acre, 4.2 units per acre.
    - Proposed Mulberry Park Plan: Falls between Glen Oaks and Cove Creek at 18–19.5 rooms per acre.
  - The developers emphasized that the revised plan creates a balanced density transition in the area.

- **Traffic Flow/Safety**
  - Baptist Manor will remove the first duplex unit to create a new entrance at the Detroit Baptist Drive/13 Mile Road signalized intersection. There will also be a secondary entrance on 13 Mile Road east of Westgate Drive, aligning with engineering recommendations.
  - The plan maintains flexibility to comply with engineering and fire code requirements, ensuring adequate access points.
  - The curved roadway connecting to Baptist Manor will result in removing four older duplex units, with Baptist Manor committed to relocating affected residents within its campus.
  - The project maintains two access points to meet International Fire Code standards.

- **Deep Buffering**
  - Building setbacks along the southern property line have increased by 11 to 16 feet, creating a total buffer of 83 to 86 feet, exceeding the original 75-foot buffer request.
  - The revised plan approximately doubles the eastern stormwater basin and potentially completely eliminates the western stormwater basin, thereby increasing open space.

- **Visual Impact**
  - The unit configurations to the south have been modified to better match the surrounding neighborhood, shifting from four-, five-, and six-unit structures to primarily three- and four-unit buildings **to** reduce visual impact on adjacent residential properties.

- **Walkability**
  - The revised plan includes sidewalks on both sides of the roadway and along the south side of the main thoroughfare connecting the development to Detroit Baptist.
  - The 13 Mile Road sidewalk will be reconstructed**,** as the existing sidewalk is unsafe due to its close proximity to the roadway. The new design will include a buffer to accommodate future expansion and improve pedestrian safety.
  - Regarding landscaping enhancements:
    - The developers will enhance landscaping rather than request a waiver for reduced tree planting.
    - The revised plan adds significant new plantings along the PUD frontage and Baptist Manor's property, particularly along the 13 Mile corridor.
  - Placemaking enhancements include:
    - A designated space for public art along the 13 Mile Road frontage.
    - A walking trail for community wellness, with additional features such as a butterfly or pollinator garden or a rain garden for ecological sustainability. This space may expand further if the western stormwater basin is removed.
    - Eastern overlook – a passive amenity area, possibly including a pergola or seating area, overlooking the basin and the wildlife corridor/tree preservation area at the southern property line.

Council feedback

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

- Revisions to this plan have been ongoing since the January 13, 2025 City Council meeting. Once a final plan is submitted, updated staff and planner's reviews will be prepared. The primary items brought out in the January 13 meeting have been addressed.
- The area is zoned RA-1, a low-density residential designation. The newly adopted master plan introduces a "flex zoning" category intended to allow for varied land uses and increased development flexibility including increased density in some cases. However, the master plan has not been fully implemented, and specific definitions and guidelines for flex zoning have not yet been adopted. The proposed density aligns more closely to RC-3 or RC-1 zoning.

  Aaron Schafer pointed out that the revised plan presented this evening proposes 35 to 55 fewer rooms than what RC-1 zoning permits, reflecting a reduction in density.

- Council Member Knol acknowledged the proposed connection to Baptist Manor, allowing residents access to a signalized entrance, and asked whether the eastern entrance would be gated for emergency use only, directing all traffic to the light.

  Aaron Schafer responded that discussions with engineering are ongoing, and recent conversations had focused on restricting turn movements at the eastern entrance. Installing a breakaway gate

might not be feasible due to separation distances. The fire marshal has approved the current entrance designs, pending engineering approval, and options like a right-in, right-out configuration are under consideration.

In response to further questions, Aaron Schafer said that:

- They had shared the revised plan with the Westgate Homeowners Association who were receptive to the changes. The developers were hoping to schedule a meeting with the Holly Hill Farms HOA within the next week or two.
- An updated traffic study was being prepared, and the developers would submit it as soon as possible.
- A comprehensive stormwater management plan will address concerns about potential drainage and flooding issues affecting neighboring properties, in that all runoff from the southern units, particularly near the natural foliage, will be directed northward into designated basins, eventually connecting to the 13-mile stormwater outlet. This aligns with recommendations from the engineering department, which suggested that roof runoff be channeled into the stormwater system, while other surface runoff should infiltrate the ground at a controlled, agricultural rate. By preserving existing vegetation and minimizing land disturbance, the plan will enhance natural infiltration and reduce the need for additional infrastructure. Schafer Development has engaged with individual residents to identify specific areas of concern and is committed to addressing these issues proactively. Overall, this strategy is expected to significantly improve current drainage conditions experienced by neighboring properties.

- Council Member Boleware advocated for the inclusion of adult playgrounds in the design, particularly near the proposed pergola.
- Several council members expressed appreciation for the detailed responses to concerns raised at the January 13 meeting and also for the continued interaction with nearby residents.

City Manager Mekjian emphasized the importance of submitting the traffic impact study as soon as possible. He noted that as a best management practice, the recommendation is always to line up driver approaches across major roads to minimize traffic impacts/accidents as much as possible. The geometrics that were shown tonight in the revised plan were not good geometrics in terms of traffic safety.

Mayor Rich reiterated that the March 3rd meeting is scheduled as planned. At that time, Council will decide whether to approve, deny, or defer the proposal based on the information and revisions presented.

ADJOURNMENT

The Study Session meeting was adjourned at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk

APPROVED 3/24/2025

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
MARCH 3, 2025 – 7:30 PM

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

Council Members Present:	Aldred, Bridges, Boleware, Bruce, Dwyer, Knol, and Rich
Council Members Absent:	None
Others Present:	City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Kettler-Schmult, Rushlow, and Sullen-Winn, and City Attorney Joppich

PLEDGE OF ALLEGIANCE
The pledge of allegiance was led by Lincoln of Scout Troup 179.

APPROVAL OF REGULAR SESSION MEETING AGENDA
MOTION by Bridges, support by Boleware, to approve the agenda as published.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING TOM NEGOSHIAN
The following proclamation was read by Council Member Bridges and accepted by Tom Negoshian:

PROCLAMATION
Recognizing Tom Negoshian
March 3, 2025

WHEREAS, Tom Negoshian has dedicated an extraordinary 43 years to coaching in Farmington Public Schools, leading not only boys' basketball, but also coaching girls' basketball, track and field, and football; and,

WHEREAS, he served as a teacher in Farmington Public Schools for 37 years, bringing the same dedication to the classroom that he did to the court and field; and,

WHEREAS, during his 55-year coaching career, working with athletes from junior high to the collegiate level, Coach Negoshian has impacted well over 1,000 students, instilling in them the values of discipline, teamwork and perseverance; and**,**

WHEREAS, beyond his coaching duties, his unwavering commitment to youth development and community engagement has positively impacted students and families in our city, including through founding programs such as "Athletes Against Drugs" in Farmington Public Schools; and,

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

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

Council Member Aldred highlighted the City's extensive summer camp offerings, noting that Farmington Hills hosted 277 summer camps last year, with 91% of families saying they would recommend a Farmington Hills summer camp to a friend. These programs are revenue-generating, with 28% of the revenue coming from outside the City. He encouraged residents to enroll their children, as registration began in January and spots fill quickly. Council Member Aldred also mentioned upcoming hiring events on March 11 and March 17 for seasonal positions related to summer camps and other City programs. He commended the Special Services Department for its role in making recreation a defining feature of Farmington Hills and encouraged continued investment in these programs.

Mayor Rich wished Ramadan Mubarak for those who are observing Ramadan.

Mayor Rich also mentioned:

- "Walk the Hawk" event tomorrow at noon on the third floor of The Hawk, for those who might want to share a point of view regarding the City.
- Greater Farmington Chamber of Commerce State of the City event will be held April 1, 7:00pm, at The Hawk, with a business expo from 4:30pm-6:30pm the same day. The event is free, and presenters will be Chancellor of Oakland Community College, Superintendent of Schools, Mayor of the City of Farmington, and Mayor Rich.

CITY MANAGER UPDATE

City Manager Mekjian highlighted the following:

- Yard waste pickup resumes the first full week in April, starting April 7.
- As mentioned, there are upcoming hiring events on March 11 and March 17, both starting at 5pm. There are over 200 seasonal position opportunities at the Special Services and Public Services departments.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF 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 3-25-32

Staff Comments and Planning Consultant Review

Director of Planning and Community Development Kettler-Schmult introduced this agenda item, noting that this request for approval of Planned Unit Development 2, 2024 including Site Plan 56-8-2024, was before City Council on January 13, when it was postponed to tonight's hearing.

Council Member Bridges asked that tonight's discussion include staff responses to the suggestions and comments made by Council at the January meeting.

Council Member Bruce asked for a brief summary of enforcement actions on the properties being discussed, especially as the existing homes on the properties had apparently been allowed to rot over time. Director Kettler-Schmult said she would gather that information and forward it to Council.

Referencing his February 25, 2025 memorandum, Planning Consultant Tangari, Giffels Webster, provided an overview of the revisions made to the site plan since it was last presented to the Council. Key changes included a reduction in unit count, modifications to setbacks, adjustments to circulation and access points, and revisions to tree removal and replacement plans.

Unit Count Adjustments:
- The total number of units for the entire project was reduced from 76 to 69.
- The development remains divided into two sections: the Tabernacle (Baptist Manor) side and the Mulberry Park side.
- The number of two-story townhome units for sale in Mulberry Park decreased from 40 to 36.
- The number of 55-plus ranch units on the Tabernacle side decreased from 36 to 33.
- Based on ordinance calculations that factor in room counts, the project now includes 243 rooms, down from 268, aligning with the density requirements of the RC-1 district.

Setback Modifications:
- The stormwater ponds were consolidated into a single pond on the far east side of the project.
- The front setback for both the Tabernacle and Mulberry Park sections was adjusted to 67 feet for both, previously 62 and 82 feet, respectively.
- The rear setback, adjacent to the neighborhood behind the development, increased to 83 feet for Tabernacle and 85 feet for Mulberry Park, from the previous 60 and 76 feet.
- The east side setback, where an occupied neighboring home is located, increased from 45 feet to 165 feet.
- The setback to the west, abutting Baptist Manor, was reduced from 37 feet to 10.79 feet.
- Buildings along the east property line that previously had walkouts were removed, with the stormwater pond occupying this space.

Circulation and Access Changes:
- One access point along 13 Mile Road was removed.
- The boulevard previously planned across the street from the Westgate entrance on 13 Mile was eliminated, making the width of that access point consistent with the Westgate entrance.
- A direct connection between this development and Baptist Manor was incorporated, allowing movement between the two sites without requiring access to 13 Mile Road.
- Additional sidewalks were added throughout the project, including along 13 Mile, connecting to interior pathways leading to two new small park areas with seating.

Public Art and Landscaping:
- The applicant's narrative mentioned a designated space for public art along the 13 Mile frontage, though its specific location was unclear and would likely be addressed in their presentation.
- Minor changes were made to tree removal plans due to the site reconfiguration, reducing the tree replacement shortfall to 19, down from previous estimates. 59 trees will be planted as replacement trees, with some of those trees being planted on the Baptist Manor site.

Presentation by applicant
Aaron and Steven Schafer, Schafer Development, were present on behalf of this application. Jacob Geiger, Traffic Engineer, Fleis & VandenBrink, was also present.

Aaron Schafer presented the revised site plan for the proposed Mulberry Park and The Tabernacle Multi-Family Housing project. Several modifications were made in response to feedback from City Council and residents during prior meetings in January and February.

Community Engagement:
- Since first contracting the property in early 2024, the development team has engaged in multiple discussions with local homeowner associations, including the Westgate HOA Board, Holly Hill Farms HOA Board, and additional meetings after the February 10th study session. The revised plans incorporate nearly all comments from previous Council discussions.

Changes from Previous Site Plan:
- The earlier plan had 76 units (36 at The Tabernacle, 40 at Mulberry Park). The revised plan reduces this to 69 units (33 at The Tabernacle, 36 at Mulberry Park).
- Density has decreased from 6.3 to 5.5 units per acre, with an associated reduction in total room count. The revised plan remains significantly below the RC-1 zoning maximum.
- The room yield per acre has been adjusted from a previous range of 20 to 22 to a new range of 18 to 19.5, keeping it below the RC-1 limit of 276 total rooms.
- This reduction translates to 25 to 35 fewer bedrooms, decreasing bedroom density by approximately 9-14%.

Comparative Density Analysis:
- The revised site plan maintains a lower room yield per acre than neighboring developments along 13 Mile Road, demonstrating a gradual decrease in density from Orchard Lake to Middlebelt Road. For reference, the room yield per acre is:
    - Glen Oaks: 21 rooms/acre
    - Revised PUD Plan: 18-19.5 rooms/acre
    - Cove Creek: 17 rooms/acre

Site Plan Modifications and Enhancements:
- Traffic and Access Improvements:
    - The project team met with the Mayor's Office and Traffic and Engineering departments in January, where alignment with Westgate Drive was strongly recommended to avoid left turn conflicts due to the hill near Westgate.
    - The development's primary entrance has been relocated to align with Detroit Baptist Drive's signalized intersection.
    - The secondary entrance is directly across the street from Westgate Drive, designed to meet International Fire Code requirements and Engineering and Traffic recommendations.
    - The project reduces the number of curb cuts on 13 Mile from five to one.

Stormwater Management and Open Space Enhancements:
- The revised plan consolidates stormwater retention into one basin, eliminating the western basin on The Tabernacle property.
- Stormwater currently flows south and east, impacting neighboring properties. The development will redirect all stormwater runoff, including roof drains, into the expanded eastern stormwater basin.

- Rear yard swales and stormwater catch basins along the roadway will route water to the eastern basin before releasing it at an agricultural rate into the 13 Mile storm system.
- Limited grading and clearing will be performed in the southernmost areas to preserve legacy trees while addressing existing drainage concerns.
- More communal and recreational space has been incorporated.
- The revised site plan incorporates sidewalks on both sides of the internal roadways to improve pedestrian accessibility. A direct pedestrian connection south of the primary entrance will allow access to Baptist Manor's campus via two routes: the 13 Mile frontage sidewalk and the internal sidewalk along the new drive.
- Two placemaking and amenity spaces have been designated in the central corridor and southeast quadrant of the property.
- The project will include a public art installation along the 13 Mile frontage, with final placement to be determined in coordination with engineering staff.

Increased Buffering and Setbacks:

- The rear yard setback to Holly Hill Farms has increased from the required 35 feet to 83-86 feet, providing an additional 48-51 feet beyond zoning requirements.
- Southernmost building configurations were modified to include only three- and four-unit buildings to reduce visual impact on adjacent properties.

Baptist Manor Adjustments:

- Baptist Manor has agreed to remove a duplex along 13 Mile Road to facilitate the new primary entrance.
- Discussions are ongoing regarding the removal of four aging duplexes along the shared western property line, with the possibility of replacing them with two four-plex units. The overall density of Baptist Manor would remain unchanged.

Landscaping and Tree Preservation:

- The revised clustered development plan reduces the deficient tree calculation from 85 to 59 trees, preserving 26 additional legacy trees.
- Extensive landscaping will be installed along the 13 Mile frontage, with Baptist Manor planting additional trees to compensate for any deficiencies.
- Over one-third mile of new landscaping will extend from Baptist Manor through the Tabernacle to Mulberry Park.

Housing Market Considerations:

- The proposed townhomes at Mulberry Park will start at approximately $400,000, which is lower than recently built single-family homes in Farmington Hills, which range from $500,000 to over $700,000.
- Comparable townhouse developments in the region show higher price points (Gramercy Ridge is starting at $700,000 or more), indicating strong demand for attached housing and also pointing out the need for more moderate priced housing to support younger home buyers.
- The Rose Senior Living Development has rental rates starting at $4,300 per month. In contrast, Baptist Manor Ranch units will start in the low-to-mid $2,000 range, offering a more affordable alternative with similar amenities. Residents of The Tabernacle will have access to Baptist Manor's services, including housekeeping, laundry, and additional care as needed.

Summary of Public Benefits and Amenities:

- A central gathering space and public art installation are planned along the 13 Mile frontage.
- A fitness trail and meandering pathway will replace the previously planned western basin.

- A native landscape garden, butterfly corridor, and benches will be incorporated to enhance ecological stability.
- An additional park area south of the eastern basin will provide scenic seating with views of the tree preservation buffer.
- A three-foot landscape wall will be installed along select areas for privacy, particularly for Holly Hill residents and future community members.

Alignment with the City's Master Plan:

- The development addresses the need for "missing middle" housing, catering to young professionals, first-time homebuyers, and seniors seeking a maintenance-free lifestyle.
- The City's master plan highlights a growing demand for senior housing as the baby boomer demographic continues to age.
- The special planning area designation for this property encourages creative higher-density residential development.
- The proposal includes setbacks of 83 to 86 feet to buffer the new development from existing single-family neighborhoods.
- The master plan allows for a mix of detached and attached housing styles, which is reflected in the project's combination of ranch and two-story units.

Public Hearing

Mayor Rich explained the process for public comment and opened the Public Hearing.

Mayor Rich read a list of individuals to would like to go on record as being opposed to this PUD/site plan request: Beverly Mihalko, Joanne Zechar, Joe and Kathy Sterbling, Lindsey Matych, Michele Nagoda, Amy Broglin-Peterson, Charles Spiess, John Nagoda, Mark Sanders, Patricia Labrecque, Paul Shultz, Roger Matuz, Brant Kessel, Douglas and Mamie Roberson.

Sam Rabah, Westgate, was concerned about traffic on 13 Mile Road near Westgate. While deceleration lanes exist for residential streets between Farmington Road and Haggerty Road, there are none between Westgate and Orchard Lake, creating hazardous conditions. Mr. Rabah described frequent incidents where vehicles following too closely attempt to pass him in the left-turn lane as he slows down to enter his subdivision, including one occasion where he had to reverse to avoid a head-on collision. He urged Council to consider installing a deceleration lane to improve safety and prevent future accidents.

Michael Pucher, Westgate, supported the request for deceleration lanes. He also expressed concerns about the density of the proposed development, noting that the Robertson project at 12 Mile and Inkster has 75 units on 30 acres, while the 13 Mile proposal seeks to place 69 units on 15 acres. Mr. Pucher emphasized the unique character of the Westgate neighborhood, with its custom homes and distinctive landscaping, and questioned how the new development might impact property values. Lastly, he requested action on longstanding blight issues in the area, noting that they have persisted for years.

Wanda Whalen, Woodbrook Street, was strongly opposed to the proposed Planned Unit Development. While she is not against new construction, she objected to this development at this location. She emphasized concerns about the impact on longtime residents, many of whom have lived in the area for decades, and believed the development would alter the character of the neighborhood. She also cited existing traffic congestion on the two-lane roadway, and voiced skepticism about developers' promises, urging the City to prioritize the interests of current residents over large-scale development.

Michele Nagoda, Richmond Hill, noted that with the ongoing closure of I-696, local roads such as 12 Mile and 13 Mile will experience increased congestion, which will be further exacerbated by construction. She questioned the adequacy of parking for community gatherings and expressed concerns that the development's density is far greater than what is typical in the area. She urged the City to consider a more moderate increase in housing rather than the proposed 69 units.

John P. Nagoda, Westgate subdivision, reiterated his opposition to the proposed development, citing concerns over density and safety. He emphasized that while the developers' projections account for unit numbers, the real impact will be the increased traffic flow and congestion caused by residents and their vehicles. He highlighted past safety issues, particularly after the removal of deceleration lanes about 20 years ago. He expressed skepticism regarding developer commitments, referencing a long-unfulfilled promise for a brick wall along Northwestern Highway relative to development there, which wall remains unbuilt after 30 years.

Amy Broglin-Peterson, Northbrook Street, urged Council to reject the revised proposal, stating that it fails to address key concerns raised in previous meetings, including density, traffic safety, affordability, and compatibility with the surrounding area. She questioned why the subject properties have been allowed to deteriorate into blight, despite city ordinances designed to prevent such conditions. She alleged that the property owner has deliberately neglected the area, citing violations such as standing cesspools, in-ground oil tanks, and unsecured structures. She asked the City to enforce its ordinances and facilitate the sale of the properties rather than approving high-density development.

Adele Letterman, Westgate subdivision, expressed continued opposition to the proposed development, stating that even with the reduction from 76 to 69 units, the density remains too high for the area. She recounted previous discussions with the developers, during which she was told that further reductions would make the project unprofitable. Ms. Letterman urged Council to prioritize the long-term well-being of Farmington Hills and its neighborhoods over financial considerations.

Louise Lieberman, Southbrook, reiterated concerns that the proposed development is too dense. Previous community feedback overwhelmingly opposed increased density in the area. She added her name, along with Arlene Spicer and Adele Letterman, to those formally opposing the project. Ms. Lieberman also pointed out that online public comments did not support zoning changes to allow higher density development.

Julie Skene, Highmeadow, voiced support for previous public comments and reiterated concerns about the proposed development's density and traffic impact. She objected to having two-story structures backing up to Holly Hill Farms and suggested that single-story units should be placed along the perimeter, with townhomes centralized within the development. While she acknowledged the revisions made to the proposal, she urged the developers to further address the height of buildings near existing single-family homes.

Laviv Matutuca, Richmond Hill, expressed agreement with previous public comments and raised concerns about the impact of the proposed development on the character and safety of the Westgate subdivision. The neighborhood is a quiet, well-connected community, and he worries that increased foot

traffic from the new development may lead to security concerns. Additionally, he questioned why the City is considering a proposal that does not conform to existing RA-1 zoning regulations.

Lindsey Matych, Holly Hill Farms, opposed the proposed development, arguing that it exceeds reasonable density for the area and contradicts zoning regulations. She contended that the developers' comparison chart contained inaccurate figures, particularly regarding Cove Creek, and that the proposed density is more than double that of comparable projects. Ms. Matych also raised concerns about significant tree removal, loss of open space, and the project's failure to provide adequate buffers between existing neighborhoods. She asserted that the proposal does not align with the city's master plan, prioritizing density over community benefits, and urged Council to reject the project.

John Good, Polo Club Drive, acknowledged the value of increasing residential density along major thoroughfares like 12 Mile and 13 Mile but emphasized the need for thoughtful design that respects existing neighborhoods. He highlighted the architectural significance of Holly Hill Farms and the custom-designed large lots in Westgate, suggesting that adjustments be made to reduce the density and lower the height of buildings along the southern boundary of the proposed project. He encouraged the City to pursue growth while ensuring that new developments are thoughtfully integrated into their surroundings.

Eric Schmidt, Holly Hill Farms, reiterated his strong opposition to the proposed development, citing concerns over excessive density and inadequate green space. The minor adjustments made to the plan do not align with the character of the area. Density should be reduced to levels comparable to Cove Creek. Mr. Schmidt also criticized the poor maintenance of the subject property, pointing out abandoned vehicles and debris visible from 13 Mile Road, which reflected a pattern of neglect. He questioned the developers' claims of ongoing engagement with residents, stating that no one he spoke with had been contacted by the developer, which raised doubts about their transparency. He urged the Council to reject the proposal.

Mayor Rich closed the Public Hearing and brought the matter back to City Council.

Traffic Study Discussion

Council Member Bridges inquired about the traffic study results and how they were analyzed. Director of Public Services Rushlow explained that the city does not conduct its own traffic study, but reviews analyses submitted by the applicant's traffic engineer. The city received the latest traffic impact analysis on February 21, after business hours, and completed a review within a week. Due to timing constraints, the report was not included in Council's packet but was emailed to council members earlier today.

Public Services Director Rushlow noted differences between the latest traffic study and the previous one, particularly regarding traffic conditions at Westgate Drive and 13 Mile Road. He stated that additional questions remained regarding the methodology and findings.

- The study indicated that existing traffic conditions at Westgate Drive were already rated at a Level of Service (LOS) E, with projections showing a decline to LOS F upon project completion.
- The primary improvements sought by the City included connecting the site to the existing traffic signal and ensuring a second egress aligned with Westgate Drive to reduce turning conflicts.
- While these measures improved traffic flow, the study still projected increased delays at the intersection.

- The analysis did not include the impact of a potential deceleration lane for Westgate Drive, as that improvement falls outside the development site.

Council Member Aldred expressed concern that the traffic study was not available for thorough review before the meeting, emphasizing that traffic impact is a significant issue relative to this proposed development. He questioned why the new study showed a shift from an expected LOS C-to-F deterioration to an LOS E-to-F deterioration at the Westgate intersection.

Mr. Geiger, the applicant's traffic consultant, explained that the difference resulted from changes in evaluation methodology. The updated study assessed the intersection as a four-leg rather than a three-leg intersection, following Highway Capacity Manual (HCM) guidelines. This methodological adjustment, rather than project modifications, accounted for the shift in projected impact.

Aaron Schafer requested that Council consider tabling the matter in order to give the Schafers time to speak with their traffic engineer and city staff to evaluate constructing a deceleration lane along Westgate Drive, as requested by several speakers.

Mayor Rich asked the applicant if they would consider funding a deceleration lane if the City's traffic engineer determined it to be warranted. Steven Schafer acknowledged the request and indicated willingness to collaborate on this matter. He noted that traffic reports showed no recorded accidents in the last four years at the intersection. He affirmed a willingness to eliminate or relocate the access point to Westgate, pending approval from city staff and emergency services. A potential alternative included installing a breakaway gate for emergency access only. Steven Schafer emphasized that the revised plan integrates new units along Baptist Manor, providing a direct and improved entry to the development, reducing reliance on the Westgate access

Council Member Boleware noted that the study found morning congestion at LOS E and evening congestion at LOS F, with part of the delay stemming from the timing of the traffic signal at Detroit Baptist Manor, which has a 110-second cycle length. Mr. Geiger confirmed that the signal's timing contributed to delays but also explained that adjusting that signal would affect the coordination of all traffic signals along 13 Mile Road.

Mr. Geiger noted that the proposed development would increase traffic delay at Westgate Drive by approximately seven seconds per vehicle, which was not considered a significant change. Vehicle queuing at Westgate was projected to increase by one foot, with the number of queued cars (2) remaining the same.

Council Member Aldred asked if prohibiting left turns from the development onto 13 Mile Road would improve safety. Mr. Geiger acknowledged that restricting movements generally enhances safety but also pointed out that the connection to the signalized intersection at Baptist Manor would naturally encourage most residents to exit via that route.

Council Member Dwyer was confident that the city's traffic division is capable of managing any potential traffic concerns. He emphasized that the development would not generate the kind of congestion seen in large employment centers and was unlikely to cause significant disruptions.

Araon Schafer reiterated their request to table the matter for further analysis of the deceleration lanes and additional review of traffic impacts.

Director Rushlow stated that the City had reviewed the updated study and found no major discrepancies. The primary question related to whether the queuing observations were based on field data or modeling, and it was confirmed that both were used. As stated, the study projected a minor delay increase of approximately seven seconds per vehicle at Westgate Drive, which was deemed insignificant.

Director Rushlow said there were no significant outstanding issues with the applicant's traffic study, and the City found the conclusions to be reasonable. Regarding the possibility of adding a deceleration lane, Director Rushlow explained that a separate analysis would be required to determine if such a lane would be appropriate, given the three-lane road configuration.

Impact on Neighboring Properties

Council Member Knol inquired about changes to the site plan, particularly the relocation of Unit 5 and the resulting increase in green space and stormwater detention. She asked how the overall square footage of the development had changed between the original and revised plans. Aaron Schafer said he could provide this information to Council.

Council Member Knol expressed concerns about the placement of two-story buildings near Holly Hill, stating that the larger setback was beneficial but did not mitigate the visual impact in winter months when tree foliage is reduced. She suggested continuing the one-story ranch units along the perimeter to minimize this effect. Steven Schafer responded that some Holly Hill homes are tri-levels or two-story structures, and the proposed design aligns with existing development patterns. However, he was open to modifying the proposal by increasing the number of ranch units.

Council Member Knol reiterated concerns regarding the impact of density on adjacent neighborhoods, particularly Holly Hill. She advocated for reducing density further by incorporating more single-story units, which she believed would be less intrusive for neighboring residents. Council Member Knol also suggested that a shift toward condominiums rather than townhouses could be more compatible with market demand, noting that many residents in the area seek single level living arrangements for downsizing. Such a change could maintain profitability while preserving green space and reducing environmental impacts.

Council Member Bruce emphasized that the proposed development would significantly alter the RA-1 zoning character of the area, effectively transitioning it to an RC-3 density. He strongly opposed the plan, stating that zoning changes should not be made in a way that disrupts neighborhood stability. He expressed concerns that the existing properties had been intentionally neglected to facilitate higher-density development and maintained that the site could still be developed within RA-1 parameters.

Council Member Aldred appreciated the substantial changes made in the site plan. He agreed that the density should be reduced further, to match the density of Cove Creek. He also supported ranch homes at the south of the property. He thought the proposal was close to approval.

Council Member Boleware highlighted the importance of multi-generational housing. She noted that the project could provide attainable and affordable housing, which is in high demand in Farmington Hills and

the surrounding areas. She acknowledged concerns about density but emphasized the value of offering housing options for young families looking to purchase their first home, as well as for seniors seeking downsized living arrangements. She supported the project's overall concept but stated that reducing density and incorporating acceleration and deceleration lanes for safety would be preferable.

Steven Schafer indicated willingness to reduce density to levels comparable with the Cove Creek development and to work with staff on the safest access points.

Mayor Rich echoed support for the project's overall concept, commending the applicant for implementing substantial changes based on previous feedback. She noted that the proposed development could encourage multi-generational living. Mayor Rich also pointed out the project's walkability and its proximity to amenities. She supported postponing the matter to allow for further refinements.

After further discussion and in collaboration with the applicant, Council agreed to postpone further discussion and until the first meeting in May.

> MOTION by Bridges, support by Boleware, to postpone consideration of 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 to May 12, 2025.
>
> MOTION CARRIED 6-1 (Bruce opposed).

Mayor Rich called a short recess at 10:00pm and reconvened the meeting at 10:10pm.

UNFINISHED BUSINESS

CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022, VILLAS AT PEBBLE CREEK (SARAH FISHER), LOCATED AT 27400 TWELVE MILE ROAD. CMR 3-25-33

Planning and Community Development Director Kettler Schmult introduced this request to amend Planned Unit Development 2, 2021, including revised site plan 59-5-2022, for the Villas at Pebble Creek (Sarah Fisher). The primary modification is the removal of the northern driveway access point, which has been converted into open space. The project now features a single boulevard entrance off Inkster Road, with a gated emergency access point on Twelve Mile Road.

Tim Loughrin of Robertson Homes provided an overview of the amendment, emphasizing that the layout of the site remains largely unchanged except for the removed access point. He noted that the adjustment was made following discussions with city staff and that the traffic study addressed concerns related to the access change.

Council Member Aldred inquired about potential uses for the new open space. Mr. Loughrin responded that the area would primarily feature plantings as a buffer for adjacent homes. A sidewalk connection may be challenging due to grade differences.

Mayor Rich asked how preserving the chapel on site would be a benefit to the greater community. Mr. Loughrin explained that maintaining the chapel, which will be prominent from the road, as well as the

APPROVED 6/9/2025

APPROVED 6/9/2025

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
MAY 12, 2025 – 7:30 PM

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

Council Members Present:	Aldred, Boleware, Bruce, Dwyer, Knol, and Rich
Council Members Absent:	Bridges
Others Present:	City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Brockway, Kettler-Schmult, Rushlow, Schnackel and Skrobola; City Attorneys Joppich and Young

PLEDGE OF ALLEGIANCE
The pledge of allegiance was led by Bill and Helene Heaton.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

UNFINISHED BUSINESS
CONSIDERATION 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 (POSTPONED FROM MARCH 3, 2025). CMR 5-25-81
Planning and Community Development Director Charmaine Kettler-Schmult introduced the item, highlighting the following:

- The 2-part development, named Mulberry Park and the Tabernacle, is located in the RA-1 zoning district on the south side of 13 Mile between Middlebelt and Orchard Lake Roads
- The Planning Commission approved the PUD qualification on April 18, 2024, and recommended approval after a public hearing held on November 21, 2024
- City Council considered the item on January 13, 2025, when it was postponed to March 3, 2025. At the March 3rd meeting, Council held and closed a public hearing, then postponed deliberation until this meeting.
- The applicant has made modifications to address Council discussion items. A revised plan and reviews from planning staff, consultants, and city staff have been provided to Council.
- It was important to note that City staff and consultants neither advocate for nor oppose developments, but process and review applications according to existing regulations. Staff then forwards items to approving bodies for their deliberation and decision.

Planning Consultant Jill Bahm, Giffels Webster, explained that the proposal had been revised since the last presentation. The number of buildings has not changed, but the number of units had been reduced:

the single story ranch units reduced from 33 to 31 homes, and the Mulberry Park townhome portion reduced from 36 to 34 units. The total reduction was from 69 to 65 units. The buffer to the south and the amount of landscaping has not changed.

In response to questions from Mayor Rich, Director Kettler-Schmult explained that the current zoning is RA-1, with a master plan designation of "flex residential". Flex residential is not currently a zoning classification, but can be implemented through tools such as a Planned Unit Development (PUD). The purpose of flex residential is to allow for greater flexibility in the planning and development process.

This area was identified in the Master Plan as unlikely to attract single-family residential development, given the challenges posed by existing structures on the site. Instead, it has been highlighted in both the current and previous master plans as a location suitable for redevelopment consistent with the community's identified housing needs.

Councilmember Bruce asked whether any of the parcels had been marketed in recent years for RA-1 development as single family homes. Planning Consultant Bahm replied she did not have the marketing history; she could only respond to development proposals that had been submitted to the City. Over time several development proposals had been submitted—with none being for the typical four to seven single-family homes permitted under the RA-1 district. Past proposals included attached residential at higher density than that being proposed this evening.

Councilmember Bruce raised concerns about long-time neglect of the properties, alleging that they had been allowed to deteriorate without attempts at maintenance or sale. Director Kettler-Schmult confirmed that enforcement actions are currently active on the properties, which are owned by Moby Investments and Detroit Baptist Manor.

Applicant presentation:
Aaron Schafer, Spencer Schafer and Steven Schafer were present on behalf of this application for PUD approval. Traffic engineer Julie Kroll, Fleis & VandenBrink, was also present.

In response to Councilmember Bruce's earlier question regarding property neglect and maintenance, Aaron Schafer explained that the properties highlighted in orange on the presentation—located in front of the Tabernacle portion—are owned by Detroit Baptist Manor. Of the original three residences in that area, two have been demolished, leaving one remaining structure adjacent to the existing Baptist Manor facility along the western property line.

The parcels shown in blue are owned by Moby Investments. Following the March meeting, a violation notice was issued for those properties, citing the need for facade improvements, gutter repairs, exterior painting, and general cleanup. In response, Schafer Development voluntarily retained a contractor at its own expense to complete the required cleanup and repairs. All items in the violation notice have been addressed.

Mr. Schafer highlighted the following:

- Schafer Development conducted a comparative analysis of nearby local multi-family developments, particularly those between Orchard Lake and Northwestern Highway. The RC multi-family zoning is

calculated by rooms per acre (not units). The proposed density falls on the lower end of the allowable threshold, especially compared to neighboring developments like Cove Creek.

- As already discussed, although the parcels are currently zoned RA-1 single-family residential, the 2024 Future Land Use Map designates this corridor as "Flex Residential." Flex Residential supports clustered townhomes, attached units, and building heights up to three stories. The proposal aligns with this by including single-story ranch units on the Tabernacle parcel and two-story townhouses in Mulberry Park.
- Complying with Master Plan objectives, the project includes an 84–86 foot buffer to the adjacent Holly Hill Farms subdivision, and retains 56.5% open space, which far exceeds the 15% open space recorded in the nearby Cove Creek development.
- Ranch units measure approximately 16' 7" in height, while the townhouses are 26' 6" tall—both under the 30-foot maximum. Architectural features include board and batten siding, brick ledges, and materials that echo surrounding residential aesthetics.
- Pending approval, all existing homes on the site will be demolished. Baptist Manor has agreed to remove an existing duplex to enable a direct pedestrian connection to the nearby signalized intersection.
- They had met with City planning and engineering staff to address traffic and density concerns, and had participated in a focus group led by Economic Development Director Brockway to discuss regional redevelopment priorities along the Orchard Lake corridor, which had emphasized the importance of higher-density housing near residential nodes along Orchard Lake Road.
- They had also met with leadership from the Westgate Homeowners Association and a board member form Holly Hill Farms to update them on changes since the March Council meeting.

Project Evolution:

- January plan: 76 units total
- March plan: 69 units total
- Current May plan: 65 units total
- Units per acre have decreased by 14.5% since January, reflecting a net loss of 11 dwelling units. Room count has declined by 38, bringing density down from 20–22 rooms per acre in January to 17–18 rooms per acre in May. Compared to neighboring developments, the current proposal falls at the lower end of density levels. The proposal meets RC-1 zoning standards and offers a higher open space percentage than older developments like Cove Creek.

Current Proposal:

- 31 ranch-style units (Tabernacle section)
- 34 two-story townhouse units (Mulberry Park section)
- Increased setbacks to 84-86 feet from southern property line. The eastern setback is now 166 feet.
- Reduced units facing Holly Hill Farms from 24 to 21
- Enhanced stormwater management with a single detention basin. Cove Creek, by contrast, includes a simple ground depression for runoff rather than a compliant stormwater basin. The Schafer project is designed to meet modern engineering standards as outlined by the City of Farmington Hills and the Oakland County Water Resource Commission. The basin is designed to handle two back-to-back 100-year storm events. There will be 84% improvement in site drainage compared to existing conditions.

Recent restriping of 13 Mile addressed neighborhood concerns by creating a center turn lane and clear pavement markings.

Mr. Schafer showed photos illustrating conditions in both winter and summer. Where sight lines exist through foliage, additional evergreen plantings are proposed for year-round screening. One area adjacent to Mulberry Park features a relatively open field; additional tree plantings are planned to supplement privacy for abutting neighbors. Mr. Schafer emphasized responsiveness to neighboring residents, including individual meetings to discuss customized screening along the southern edge.

The development will be professionally managed by a third-party HOA. Initial maintenance will be overseen by the builder until 75% occupancy, when control will transition to a resident board. The HOA will be responsible for maintenance of roads, snow plowing, sidewalks, patios, windows, decks, facades, and ensuring consistent aesthetic standards.

Public benefits and site enhancements include:

- Deep buffering
- Public art installation along 13 Mile frontage
- A three-foot landscape wall along 13 Mile Road to mitigate lighting impacts.
- Relocation of the sidewalk further from the road to enhance pedestrian safety.
- Landscaping improvements along Baptist Manor's frontage to offset a shortfall of 59 trees.
- Two pocket parks: one featuring a public art installation and the other offering benches and native plantings near a tree preservation area and stormwater basin.
- A meandering central pathway with seating areas.

Comparison with the nearby Cove Creek development:
Councilmember Aldred pointed out that Cove Creek was a 10-acre cluster development with 31 approved units, which would equate to a density of 3.1 units per acre. Assuming an average of four rooms per unit, this translates to approximately 12.4 rooms per acre.

Director Kettler-Schmult explained that the Cove Creek property had initially been subject to a consent judgment that was vacated prior to the final layout approval. The development then proceeded through a cluster development process under RA-1 zoning, which permits a maximum of 3.1 units per acre. The approved plan allowed for 31 units on 10 acres, though only the section closest to Middlebelt Road was built.

Applying the methodology of four rooms per unit, the resulting room density would be approximately 12.4 rooms per acre. However, not all units have the same number of bedrooms – some have two bedrooms and some have three, and the City does not have complete floor plans to verify room counts precisely. The zoning ordinance provides a specific definition as to what type of space counts as a room and what size that space must be.

Mr. Schafer explained that his team used data obtained through the Freedom of Information Act to estimate density for Cove Creek's Phase One, which includes 17 units. In the absence of floor plan data, he referenced sources such as Zillow, BS&A, and real estate brokers, which indicated that most units likely contain three bedrooms. Due to the lack of consistent room data for Cove Creek and similar older

developments like Wood Creek Village, Mr. Schafer converted all comparative densities to rooms per acre to ensure a more consistent and equitable basis for evaluation. He emphasized that units per acre can be misleading when unit types vary significantly and that rooms per acre provides a more accurate measure under these circumstances.

Mayor Rich called a short recess at 9:32pm and reconvened the meeting at 9:42pm.

Public comment:
Mayor Rich asked for public comment.

Wanda Whalen, Woodbrook Street, opposed the proposed development, describing it as spot zoning that is incompatible with the character of the area and detrimental to adjacent residential properties. She was concerned about the project's impact on her property value, privacy, stormwater management, and the removal of mature trees near her home in the historic Holly Hill Farms subdivision. Ms. Whalen criticized the process as lacking transparency and questioned the public benefit of the project, noting her frustration with unaddressed neighborhood concerns and a perceived circumvention of zoning regulations through the PUD process.

John Nagoda, Richmond Hill, opposed the proposed PUD, citing concerns about increased density and its impact on neighborhood safety and quality of life. He emphasized that new development approvals should remain focused on the surrounding residential area rather than broader corridor planning. Mr. Nagoda also questioned the late-stage introduction of the "Flex Residential" designation and urged Council to reject both the PUD and the flex residential designation.

Katherine Leik, Richmond Hill, opposed the proposed development due to its density of 5.5 units per acre, which she argued was inconsistent with the character of the surrounding area. She was concerned that approving this plan would set a precedent for future high-density development on nearby parcels and suggested using Cove Creek's lower density of 3.1 units per acre as a more appropriate model. Ms. Leik also emphasized the importance of preserving legacy trees on the site.

Craig Kellman, Woodbrook Street, opposed the proposed PUD, citing concerns about the loss of natural beauty, increased flooding, and decreased privacy. He has already invested significantly in addressing existing drainage problems on his property and feared that the development will worsen flooding by redirecting stormwater into adjacent yards. Mr. Kellman was also concerned that thinning the tree canopy and constructing new units behind existing homes would diminish the neighborhood's character and reduce property values.

Lindsey Matych, Woodbrook Street, opposed the proposed PUD, citing concerns about flooding, excessive density, and violations of zoning and master plan provisions. She emphasized that the current plan greatly exceeds the RA-1 zoning limit of 26 units on the 12.04 acre site, provides inadequate rear setbacks, removes over 70% of 101 landmark trees, and channels stormwater runoff toward nearby homes. Ms. Matych argued that the plan circumvents zoning rules by using the PUD process solely to increase density and introduce townhomes, fails to preserve open space as required, and undermines the commitments previously made to residents in the master plan.

Craig LaPointe, Woodbrook Street, opposed the proposed PUD, citing concerns about declining property values, loss of privacy, and inadequate water management. He emphasized that the existing RA-1 zoning reflects the single-family character of the neighborhood and asked that it be maintained. Mr. LaPointe also warned that the development's stormwater runoff could overwhelm nearby properties, including his own, and urged Council members to deny this development.

Eric Schmidt, Woodbrook Street, opposed the proposed PUD, emphasizing that the development is incompatible with the existing residential zoning and would set a harmful precedent for the area. He raised concerns about the disruption to wetlands, privacy loss due to building elevation changes, and diminished quality of life for neighbors—especially during months when foliage does not provide screening. While acknowledging that his own property may be less affected than others, Mr. Schmidt stressed the collective impact on the community and urged Council to uphold the zoning protections that drew residents to the area.

Amy Broglin-Peterson, Northbrook Street, opposed the proposed PUD, criticizing the "flex residential" designation as baseless and expressing frustration over the years of neglect by the current property owners. She raised unresolved concerns from previous meetings, including the plan's incompatibility with surrounding neighborhoods, increased traffic hazards, lack of demonstrated affordability, and the absence of efforts to market the land as single-family parcels. Ms. Broglin-Peterson also questioned the integrity of the approval process, citing campaign contributions from project stakeholders to public officials, and called on Council to prioritize residents' interests in their decision-making.

Ms. Michele Nagoda, Richmond Hill, supported her husband John's earlier comments and expressed strong concern about the proposed density of the development. She acknowledged that while the design itself is visually appealing, it would only be appropriate on a significantly larger parcel and urged that the number of units be substantially reduced—not by a few, but by many. Citing the contrast between the proposal and her own neighborhood, where 73 homes exist on over 80 acres, she emphasized that placing a similar number of units on just 12 acres is excessive and incompatible with the area's established character.

Council questions and comments:
Councilmember Aldred summarized three key areas of concern: traffic, stormwater and drainage, and overall density.

- Traffic: The addition of a through-road connecting the development to Baptist Manor, along with a potential restriction on left turns from the secondary access, meaningfully addressed his prior concerns about traffic circulation and safety.
- Stormwater management: Councilmember Aldred asked Director of Public Services Jacob Rushlow for an analysis of the proposed stormwater system. Director Rushlow confirmed that the planned stormwater infrastructure meets both City and Oakland County Water Resource Commissioner standards. All runoff from impervious surfaces would be captured on site and directed through swales or underground storm pipes into a detention basin on the east side of the property before discharging into the 13 Mile Road storm sewer. This design would be a "massive improvement" over current conditions, where water drains uncontrolled from north to south onto neighboring yards.
- Density: Density remained as the primary concern. While acknowledging that the developer had improved the proposal with added sidewalks, pocket parks, and better traffic solutions,

Councilmember Aldred remained uncomfortable with the overall number of rooms per acre. He referred to Cove Creek as a benchmark and explained his calculation of its density as 3.1 units per acre, or 12.4 rooms per acre based on an average of four rooms per unit across 31 approved units on 10 acres. The Schafer proposal is 19 rooms per acre.

Spencer Schafer responded with a clarification of his own density methodology. His team calculated density based on room counts, following the City's RC zoning ordinance, and used a range of projections based on unit configurations. Mr. Schafer stated that the proposed development's density fell between 16.77 and 18.38 rooms per acre depending on whether all units were configured as two- or three-bedroom homes. Based on sales trends, he estimated the actual density to fall between 17 and 17.5 rooms per acre.

Mr. Schafer further contended that the Cove Creek site is listed as 8.22 acres on the tax rolls, not 10 acres; this would alter density calculations.

Councilmember Aldred reiterated that his density figures were based on official City data, which stated 31 units were approved on 10 acres, resulting in a maximum of 3.1 units per acre and 12.4 rooms per acre using four rooms per unit.

Director Kettler-Schmult clarified that when developments are approved based on a 10-acre site, that total typically includes areas later dedicated for public improvements, such as road rights-of-way. The reduced acreage currently being referenced likely reflects the remaining land after those dedications. Therefore both figures can be correct: the original approval was based on a 10-acre site at a density of 3.1 units per acre, while the smaller acreage now reflects the net developable area.

Councilmember Aldred concluded that, regardless of calculations, the current proposal stands at 19 units, and while the proposal included several improvements, the density remained too high. The development would need to feature single-story buildings along the rear of the site and smaller building configurations (preferably five-unit clusters instead of six), and be closer to 12.4 units per acre, in order for him to consider it acceptable.

Councilmember Knol stated that rather than debating density calculations, she is more concerned with the scale and visual compatibility of the development relative to its surroundings. She explained that Cove Creek feels less imposing due to its lower elevation and compact footprint, as well as its visual buffering from open space and woodlands—regardless of whether that space is defined as wetlands or undeveloped land.

Councilmember Knol emphasized that the proposed development feels too large in scale compared to the adjacent single-family neighborhoods with large-lot RA-1 zoning. While she appreciated the developer's efforts to increase rear setbacks and reduce building heights in some areas, she maintained that further changes—such as the use of single-story ranch units along the southern boundary—would provide more appropriate transitions to Holly Hill and neighboring parcels. She also suggested a further reduction in unit count to lessen overall scale and allow more open space preservation.

Aaron Schafer requested clear guidance from Council on what rooms-per-acre threshold or development configuration would lead to approval, noting that the project has gone through multiple public meetings and received unanimous Planning Commission support. Despite design revisions—reduced density, increased setbacks, and the addition of a Baptist Manor connection—there remains no clear feedback on what would make the proposal acceptable.

Mr. Schafer emphasized that the project's viability depends on maintaining sufficient density to meet cost and pricing goals, with for-sale units targeted at $400,000 and rentals in the mid-to-upper $1,500s. Mr. Schafer asked for the opportunity to meet with Councilmembers to discuss specific expectations, stating that continued investment without clearer direction risks wasting time and resources. He reminded Council that the property is privately owned, designated flex residential in the master plan, and should be evaluated based on overall community benefit as well as adjacent neighbor concerns.

Councilmember Bruce said that he remained firm in his opposition to the proposed PUD, as he believed the current proposal represented a dramatic shift in land use inconsistent with the surrounding RA-1 zoning. Additionally, the existing homes on the site had been allowed to deteriorate, possibly to encourage a higher-density redevelopment. Based on other development within the City, he believed that developing the existing properties with single-family homes would be marketable and profitable, even along a major roadway.

Councilmember Bruce likened the proposal to a use variance—a type of zoning relief rarely granted—stating this project would effectively override existing zoning to allow a higher-density project that changes the character of the surrounding neighborhood. Homeowners living adjacent to these lots would reasonably expect compatible single-family development, not a denser multi-family plan. He contrasted the proposal with the Cove Creek development, which is located on a corner surrounded by non-RA-1 zoning, and concluded that this site was inappropriate for the scale of development proposed. While complimenting the design and acknowledging the effort invested by the developer, Councilmember Bruce maintained that the proposal was incompatible with the area. He preferred to see the land developed under existing RA-1 standards.

Aaron Schafer requested that the item be tabled rather than voted down, indicating that the development team intended to revisit the proposal with the property owner, in order to explore alternative approaches, such as an RA-1 cluster layout or a ranch-only design, with increased setbacks.

Mr. Schafer spoke to the difficulty of navigating the City's development process. The project and received unanimous approval from the Planning Commission at both the PUD qualification and site plan stages. Only after those approvals could the applicants bring the project to City Council; it would have been helpful to receive Council's input earlier in the process, and he encouraged the City to consider mechanisms for earlier Council engagement in future projects that involve creative or non-traditional proposals, especially in light of the limited number of remaining development sites in Farmington Hills.

Mr. Schafer emphasized the development team's willingness to pursue a solution that aligns with the expectations expressed by Council and the surrounding community.

Councilmember Boleware referenced the City's thorough master planning process, which resulted in this portion of the 13 Mile Road corridor between Orchard Lake and Middlebelt being designated as a "flex residential" area. This designation accommodates higher density housing, including multi-family or clustered residential development. The current proposal aligns with the master plan, although it was clear that the residents preferred less dense, single-family development.

Councilmember Boleware raised concerns about stormwater management and runoff, especially in nearby Holly Hills, where residents have experienced drainage issues. Although the applicant's property contains no wetlands, stormwater impacts on adjacent neighborhoods remain a valid concern. She emphasized the financial burden individual property owners face when addressing drainage problems and urged the City to revisit this issue from a broader infrastructure perspective.

Councilmember Boleware noted that the proposed development would provide more attainable housing, with $400,000 as an entry-level price point, and warned that substantial revisions could render such pricing infeasible.

Councilmember Boleware said that her decision-making is guided by the best interest of the city's residents, not campaign donations or her own personal preferences. She acknowledged community concerns about neighborhood character and setbacks, and was struggling to resolve the competing priorities represented by this proposal.

Mayor Rich said she and Councilmember Bridges had recently toured the affected properties where they observed substantial water saturation in the area. The proposed re-routing of stormwater might help alleviate current drainage issues. She praised the developer's responsiveness and flexibility in adapting the plan in response to council and resident feedback, especially in relation to traffic modifications, water flow improvements, increased park space, and providing a mix of housing, including options for residents aged 55 and older. She supported the idea of including playground areas within the townhome section to accommodate families.

Mayor Rich supported tabling the item to allow for further revisions.

Mr. Schafer said that if the item were tabled, his team would meet with City staff to clarify calculations on room/unit density, particularly related to the 31-unit component of the development. He emphasized the need to reach agreement with the land seller and to hold discussions with the Planning Department before finalizing significant revisions/wholesale changes, which could be presented in July.

Councilmember Aldred emphasized the importance of using the public meeting to discuss the proposal thoroughly. He was reluctant to table the item again if a resolution could be reached through discussion. He offered a potential compromise: reduce the number of buildings to five, all single-story, especially those bordering Holly Hills. This adjustment would lower the development's density and minimize its visual impact on the adjacent neighborhood while preserving adequate setbacks beyond RA-1 standards.

Councilmember Boleware expressed support for Councilmember Aldred's concept, noting that the current layout along the southern portion (facing Holly Hills) included three ranch-style buildings and

two two-story buildings. Maintaining the ranch-style character along that elevation could be a step toward building consensus among Councilmembers.

MOTION by Dwyer, support by Boleware, that the City Council of Farmington Hills hereby postpones consideration of 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 to August 11, 2025.

MOTION CARRIED 4-2 (Bruce, Alred opposed).

City Manager Mekjian summarized that future discussion should focus primarily on density; the other issues appeared to have been resolved.

NEW BUSINESS

PUBLIC COMMENTS

Pea Gee, resident, thanked the Council for recognizing National Police Week and encouraged all Farmington Hills residents to participate in the Citizens Police Academy.

David Velor, Hunters Drive, spoke to the difficulties of buying a house in Farmington Hills, and advocated for more affordable housing.

Randi Resnick, Bellcrest St., was strongly opposed to the City's decision to cull the deer population, stating that alternative methods such as birth control should be considered despite their higher cost. Ms. Resnick said she had called Deputy Director Farmer and Director Schnackel, but had not received a response. She urged Council to revisit the decision, suggesting a citywide survey to gauge resident support.

Abigail Thompson, Willow Lane, also spoke against the deer culling program, stating that Farmington Hills is a densely populated suburban area where such a program poses safety risks to families, children, and pets. Ms. Thompson advocated for non-lethal alternatives such as sterilization, habitat modification, and public education, citing successful examples from Staten Island, Fairfax City, Rochester Hills, and Ann Arbor.

Monica Sipe, Royal Oak, expressed concern over plans to kill up to 200 deer annually in Farmington Hills, noting that this approach is intended to continue indefinitely as part of the City's master plan and would eliminate residents' input. She criticized the effectiveness and ethics of ongoing deer culling efforts, questioned the use of archery hunts, and raised concerns about food safety, disease transmission, and baiting practices. She disputed claims made by City staff regarding the source of advocacy mailers and AVMA's (American Veterinary Medical Association) position on deer euthanasia methods. She asked that Council rescind the resolution authorizing the deer cull.

Inez Garfield, West Bloomfield, asked City Council to reconsider their decision to support deer culling. She asked that, if residents present a proven non-lethal alternative—similar to approaches used successfully in other cities—the Council remain open to reversing its decision.

ADJOURNMENT

The regular session of City Council meeting adjourned at 11:18PM.

Respectfully submitted,

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
JULY 14, 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, Bruce, Dwyer, Knol (arrived at 6:03pm) and Rich
Councilmembers Absent:	Bridges
Others Present:	City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Kettler-Schmult and Skrobola, and City Attorney Joppich

CLOSED SESSION ITEMS:

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASE OF SKILKEN GOLD REAL ESTATE DEVELOPMENT, LLC, ET AL. V FARMINGTON HILLS (OAKLAND COUNTY CIRCUIT COURT, CASE NO. 2025-213392-AA); AND TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS WITH COMMAND OFFICERS ASSOCIATION OF MICHIGAN (COAM). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Dwyer, support by Boleware to enter into a closed session to consider and discuss attorney client written communications from the City Attorney under Section 8(1)(h) of the Open Meetings Act and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the case of Skilken Gold Real Estate Development, LLC, et al. v Farmington Hills (Oakland County Circuit Court, Case No. 2025-213392-AA); and to discuss collective bargaining negotiations with Command Officers Association of Michigan (COAM).

Roll Call Vote:

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

MOTION CARRIED 5-0

City Council entered closed session at 6:00pm and returned to open session at 6:49pm.

STUDY SESSION ITEMS:

DISCUSSION ON 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.

Director of Planning and Community Development Charmaine Kettler-Schmult explained that the applicants were presenting revisions for Planned Unit Development (PUD) Plan No. 2, 2024, which includes the site plan for both the Mulberry Park and Tabernacle multifamily properties on 13 Mile Road. The proposal had previously been reviewed by Council, and the present revisions were in response to feedback at those meetings (January, February study session, March and May, 2025).

Members of the development team present this evening included Aaron Schafer and Steve Schafer, as well as a representative from the Pulte Group.

Revisions included:

- Change in Homebuilder Partnership for the Mulberry Park component: Schafer Development will now work with Pulte Group rather than M/I Homes, as Pulte Group can provide duplexes, but M/I Homes did not have duplexes in their portfolio.
- Transition to Ranch Units: All units along the southern property line of the Mulberry Park property will now be one-story ranch-style duplexes, replacing the originally proposed two-story townhouses there. There will be townhomes on the east side of Mulberry Park, and on the west side will be the Tabernacle development.
- Revised Layout and Density:
  - The total unit count has been reduced from 63 units proposed in May 2025 to 61 units.
  - The layout now includes four ranch-style buildings (eight units) on Mulberry Park's southeastern edge. Previously there had been 12 units across three buildings.
  - Density was reduced to 4.9 units per acre, aligning with feedback suggesting a target of 5 units per acre was acceptable.
- Setback Adjustments:
  - The one-story ranches are slightly deeper and wider than what the townhouse product would be, which will change the rear yard setback from the southern property line to the back of the covered patios, reducing the rear yard setbacks from the southern property line from 76 feet to 66 feet.
  - A uniform 25-foot separation between buildings is now maintained along the southern edge (increased from 20 feet).
- Property Line Clarification: Building 4 straddles the Mulberry Park and Tabernacle sites. A revised legal description will clarify the boundaries.
- Updated Renderings and Heights:
  - Tabernacle units remain as previously presented in January 2025, at a height of approximately 17 feet measured to the roof midpoint per ordinance.
  - Pulte ranch units will be slightly taller at 19 feet.
  - Pulte's townhouse designs feature varied facades to prevent visual monotony. Similar successful Pulte developments can be viewed in Commerce Township (Townes at Merrill Park) and Northville Township (Northville Glades).
  - The ranch duplexes will feature zero barrier entry.
  - The Mulberry Park and Tabernacle developments will have a similar color palette.

Schafer Development had completed the revisions, with final engineering plans, and they were ready to submit in time for the August meeting deadline.

Council comments
Councilmember Bruce raised ongoing concerns about the appropriateness of the proposed density for this RA-1A zoned area. He referenced prior community comments suggesting the existing single-family properties on the site could have been marketed and sold as RA-1 lots. He asked the applicant to provide historical sales data for the subject properties, including listing dates, duration on the market, any price reductions offered, and marketing efforts undertaken.

Steve Schafer responded that the site had long been posted for sale by NAI Farbman, with some signs dating back 30 years. He explained that the large lot sizes and deteriorated conditions of existing homes made redevelopment more practical than preservation. He offered to provide the marketing history and comparative valuations.

Councilmember Bruce expressed skepticism about the properties' management history, suggesting the homes were allowed to deteriorate to justify a more lucrative redevelopment. He reiterated his opposition to high-density development in this location and emphasized the need for Council to have marketing data before considering support for this application.

The Schafers clarified that Schafer Development is the project developer, not the landowner. The current owners had owned the properties for 3-4 years, with individual homeowners listed as owners before that. The Schafers noted that the longstanding lack of redevelopment likely indicates the site's limitations under RA-1 zoning. More recently, Schafer Development has been maintaining the properties by mowing as well as boarding up the deteriorated single family structures.

Councilmember Bruce asked Director Kettler-Schmult to provide historical ownership and sales data. Schafer Development also offered to provide title work and relevant sales data.

Councilmember Bruce reiterated his objection to rewarding the current property owner for allowing the properties to deteriorate over time in order to justify redevelopment. His position on the inappropriateness of the dense development remained unchanged.

Councilmember Knol sought clarification regarding which entities would be constructing different sections of the development. The Schafers explained that the east side (Mulberry Park) will now be developed by Pulte instead of M/I Homes, who were unable to provide the desired duplex product. The Tabernacle portion remains under Baptist Manor ownership and will feature one-story rental units for seniors, which differ from the for-sale three-bedroom condos on the east side. A general contractor will construct the Tabernacle rental units.

Councilmember Knol supported the change to one-story ranches at the rear of the site, pointing out improved sightlines and compatibility with adjacent neighborhoods. She questioned the reduced setback distance due to the change in building type. The Schafers confirmed the change was necessary to accommodate the deeper three-bedroom units, which replaced two-bedroom rentals.

Councilmember Aldred echoed appreciation for the shift to one-story units but also expressed concern about the 10 to 13-foot reduction in the rear setback. He suggested the benefit of lowering building height was somewhat offset by the reduced distance from neighboring properties. While he acknowledged the revised plan decreased overall density from 63 to 61 units, he encouraged exploring opportunities to further reduce unit count or increase rear setbacks.

The Schafers responded that significant concessions had been made in response to public input. They emphasized that the project aligns with the Flex Residential designation approved by Council and balances market demands, neighborhood compatibility, and planning goals.

Councilmember Boleware expressed appreciation for the developers' responsiveness and the revisions presented this evening. Mayor Pro Tem Dwyer also commended the team for addressing council concerns.

Councilmember Knol raised the idea of advancing the new ranch units closer to the street to gain additional southern setback space. The Schafers pointed out that eliminating the sidewalk on the south side of the internal street could reclaim up to five feet, allowing increased southern setbacks without reducing building footprints. There would still be a sidewalk on the north side of the street, and additional crosswalks could be added, allowing residents to utilize the interior sidewalks to get to 13 Mile Road and from there to shopping on Orchard Lake Road. They could also put in 10'-12' trees, rather than 8' evergreens, to increase visual buffering.

Mayor Rich inquired about the two proposed pocket parks. The Schafers responded that the southern park would feature passive landscaping and seating areas near existing woodlands, while the central park would offer more social space, native landscaping, butterfly gardens, and public art. Mayor Rich suggested incorporating a small play structure to serve children in the nearby townhomes.

In response to comments regarding the renderings, the development team acknowledged the renderings were preliminary; future versions would better illustrate landscaping details. The interior design is generally fixed, and is based on internal market research and design standards.

Mayor Rich acknowledged that the development team had addressed numerous council concerns, including density, building height, access, stormwater, trees and buffering, parks, and art.

ADJOURNMENT

The Study Session meeting was adjourned at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk

APPROVED 9/8/2025

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
AUGUST 11, 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 Brown, Kettler-Schmult, Rushlow, Schnackel and Skrobola; City Attorney Joppich

- near construction zones, to protect workers' safety.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF 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 (POSTPONED FROM MAY 12, 2025). CMR 8-25-106

Director of Planning and Community Development Kettler-Schmult provided an overview of the history of the Mulberry Park and Tabernacle Multi-Family Housing Planned Unit Development proposal. The project had been before the Planning Commission and City Council multiple times, and had undergone a series of postponements and updates. The Planning Commission qualified the proposal in April 2024, and following a public hearing in November 2024, recommended approval. The matter was brought before City Council in January 2025, when it was postponed to March 3, 2025, for further deliberation. At the March meeting, a public hearing was held, after which the item was again postponed to May 12, 2025. After additional discussions and updates at the May meeting, the matter was postponed to the current date of August 11, 2025. In the interim, several study sessions were conducted where the applicant provided Council with updated information and modifications to the plan.

Consultant comments

Planning Consultant Tangari (Giffels Webster) provided an overview of the modifications made to the proposal since it was last presented in May 2025.

- The overall number of units had been reduced from 65 to 63, with the number of buildings increased from 16 to 17, due to the reduction of number of units in each building. Mulberry Park now includes 32 for-sale, three-bedroom townhome units, while the Tabernacle portion consists of 31 ranch-style units for residents age 55 and older, intended as an extension of Baptist Manor. In Mulberry Park, buildings 1–4 at the southern edge are now designed as one-story ranch units, while buildings 5–8 remain two stories.
- Access remains unchanged, with a single driveway from 13 Mile Road and a connection to Baptist Manor.
- Project density, calculated by rooms, has been reduced from 229 to 221 rooms, bringing both Mulberry Park and Tabernacle under the RC-1 district density.
- Setback adjustments were also made: the Tabernacle rear setback remains 83.41 feet, while Mulberry Park's rear setback has been reduced from 85.57 feet to 74 feet, but building-to-building

setbacks along the southern edge have increased from 20 feet to 25 feet.

Planning Consultant Tangari noted outstanding items, including questions of whether the proposed landscaping and screening are adequate, and necessary corrections to tree removal statistics.

Councilmember Boleware asked about the 49 replacement trees to be planted off-site. If the residents abutting the southern portion of the site agreed, could the replacement trees be planted on their

properties, enhancing the landscape barrier there? City Attorney Joppich explained that such plantings would require mutual agreement between the property owners and the developer. While Council may include this option as a condition, it should not be mandated, since compliance would depend on property owner consent. Any condition addressing this issue should be carefully worded so as not to create an unenforceable requirement.

Applicant presentation
Aaron Schafer, Schafer Development, presented on behalf of this project. Steven Schafer and Spencer Schafer were also present, along with Brooks Cohen of Pulte Group, the designated home builder for the Mulberry Park portion of the project.

Mr. Schafer outlined key aspects of the revised plan for the Tabernacle Mulberry Park PUD. Regarding tree replacement, Schafer noted that while residents along the southern property line had been open to tree plantings, most preferred more substantial evergreen trees for year-round screening rather than saplings. To address the current deficiency of 49 trees, options include upsizing trees in the southern tree preservation area or supplementing plantings along the Baptist Manor frontage, or a combination of both.

The subject property spans 12.46 acres across seven parcels: four parcels comprising the Tabernacle and three parcels comprising Mulberry Park. Mr. Schafer reviewed plans to demolish an existing duplex to create a direct vehicular connection to the signalized intersection at 13 Mile and Detroit Baptist Drive. He reviewed ownership and transaction history of the parcels involved, including those acquired by Baptist Manor in 2014 and 2016, donated parcels in 2000, and Mulberry Park parcels purchased between 2015 and 2021. Mr. Schafer disclosed that Schafer Development is under contract to purchase the Mulberry Park parcels from the Chaldean Community Foundation for $900,000, reflecting a $310,000 surplus to the Foundation after their $590,000 purchase and more than a decade of holding costs, entitlement expenses, development plans, and taxes. Mr. Schafer emphasized that the Foundation's gain is modest and largely offset by prior investments.

Turning to the revised site plan, Mr. Schafer highlighted three major changes: (1) replacement of all two-story townhouses on the Mulberry Park east side with one-story ranch duplexes no taller than 20 feet, reducing visual impact for adjacent homeowners; (2) an increase of side yard setbacks between buildings from 20 to 25 feet; and (3) a reduced rear yard setback to accommodate larger ranch duplex footprints. Mulberry Park units will be for-sale homes, while the Tabernacle portion will remain age-restricted, 55+ apartments under Baptist Manor. Baptist Manor is preparing a future PUD application to modernize part of its campus, including potential replacement of aging units with a sixplex to offset units lost through demolition. He presented illustrations showing how the southeast quadrant has been modified, with the original 12 townhouse units across three buildings being replaced by eight duplex units across four buildings.

The larger building footprints for the revised ranch duplex units result in slightly greater patio encroachments compared to earlier plans. The Tabernacle portion retains setbacks of 86 and 76 feet,

while Mulberry Park adjustments reduce setbacks to 79 feet from building to southern property line or 71 feet from patio edge to property line.

Mr. Schafer suggested eliminating the southern sidewalk to recover an additional five feet of depth, while maintaining pedestrian connections via north-south walkways and the 13 Mile right-of-way. Ordinance setbacks are measured from the building wall; patio dimensions were presented for clarity.

Mr. Schafer highlighted density reductions made since the initial January 2025 submittal. The project has been reduced from 76 units to 63 units across 12 acres, reflecting a 17% reduction in density from the original proposal. He noted that the City's flex residential designation allows increased density when balanced by exceptional open space and maximized setbacks.

Renderings of the proposed buildings on the Tabernacle side showed 31 single-story, 55+ apartment homes, each approximately 17 feet in height, well below the 30 foot ordinance limit. Mulberry Park featured townhouses in a horseshoe arrangement, comparable to the Northville Glades project in Northville Township. In addition, eight new ranch duplex units will be located in the southeast quadrant. This duplex model is a new Pulte Group product not yet built elsewhere in the U.S., though a similar detached single-family version is under construction at Kensington Ridge in Milford Township. Mr. Schafer emphasized their intent to coordinate architectural elements and color palettes between the Tabernacle, townhomes, and ranch duplexes to ensure a unified community design.

Mr. Schafer reiterated his commitment to ongoing communication with residents, inviting them to approach the development team about tree planting opportunities on their properties. He reaffirmed the project's willingness to address the deficiency of 49 trees by upsizing evergreens and enhancing buffers along Holly Hill Farms.

Council discussion (verbatim)

Mayor Rich	All right, questions. Dr. Bruce.
Councilmember Bruce	Yes, thank you. Thank you for the information, especially the data on the sales of these properties or how they've been traded back and forth. But I guess it confuses me a little bit more because I remember at the very beginning of this process, I thought that it was represented to us that these properties had been, there was an attempt at some point to sell these properties and these properties were not sellable as RA-1 properties. And I've not ever seen any evidence that these properties were ever put up for sale and marketed to the general public as RA-1 properties to be built on. So I'm not sure where we're at with this because to me that's a very important distinction or evidence that have these ever been marketed to the general public as RA-1 properties because I think they could be sold to develop that way. And now it looks like they've never been put up for sale in that regard. They've been traded or they've been bought by you guys or

other people and held on to for several years and never just sold to the general public or attempted to be sold in that regard.

Aaron Schafer — So prior to MOBI's acquisition of the parcels in 2022, 2021, and 2015, these parcels were marketed by NAI Farbman. I don't know whether they were for RA-1 or what kind of fugazi number they had in mind when they were trying to sell them.

Councilmember Bruce — No for how much, how long they were for sale, anything like that?

Aaron Schafer — All I know is I'm 28 years old and I cannot recall a time I did not see a for sale sign on most of these properties.

Councilmember Bruce — You haven't seen a for sale sign?

Aaron Schafer — I have seen a for sale sign. I apologize. I know they've been marketed.

They clearly haven't traded for RA-1. I mean understand that this isn't Telegraph Road and Bloomfield Hills where people are building million dollar McMansions. This is a little different character. But I mean we talked to MOBI. We talked to Baptist Manor and that was the best information we could get.

Councilmember Bruce — So we really don't know if these have ever been tried to be sold.

Aaron Schafer — Well they had a for sale sign in them so I envision they were trying to sell them. But for what amount and for how much the broker did homework on the underlying zoning and master plan, I can't speak to that.

Councilmember Bruce — You know how long ago it was that they were last put up for sale?

Steven Schafer — They've been up for sale for about almost three years.

Councilmember Bruce — How long ago? I'm sorry?

Steven Schafer — How long ago? When they were, right after they were purchased.

Councilmember Bruce — By whom?

Steven Schafer	By MOBI. And then they decided to do a development there. They bought it originally as investment parcels. Anybody could have come along and bought it for any reason. So there was a for sale sign. If they wanted to pay the price, it would have been sold. It wasn't marketed as a development or you know anything other than what it was on its face.
Councilmember Bruce	So these were put up as RA-1 pieces of property and MOBI came in and bought them up in hopes of getting a development later on.
Steven Schafer	Yeah but the zoning never changed and it was for sale. So anybody that would buy it, any reasonable person would look at the zoning ordinance and say it's RA-1. Or you'd look at your master plan, well what could you develop here? I think what maybe they envisioned was a little bit more aggressive because it's more than half of what we're proposing. But it was always for sale. The one down at the east end has been for sale for 20 years, the broker told me. There's been a sign out there for almost 20 years. So properties have gone up for sale. There have been numerous different brokerages that went up for sale. But nobody ever marketed it as a development parcel or that you can get X, Y, or Z. It's just basically whatever the zoning was on its face that it was being sold for.
Councilmember Bruce	So for months I've asked for evidence that these were put up for sale and I've just never seen like the actual listings that these were put up for sale.
Steven Schafer	I will deliver a letter to you from Farbman. He'd be happy to.
Councilmember Bruce	Well, I've asked for that for months and I still haven't gotten it.
Steven Schafer	Well, I told you I'd get to the background. We just did our best, but I understand.
Councilmember Bruce:	So how long has MOBI owned these properties now?
Aaron Schafer	MOBI has the first one, 29115. They've owned it since November 29th of 2022. The middle parcel, 29915, they bought it on August 25th of 2015. And finally, the one on the easternmost boundary at 29845, they acquired that back in February 17th of 2021. So they've had land holdings from 2015

up to 2021 and have been a taxpayer of the City of Farmington Hills since then.

Councilmember Bruce — I know you probably can't speak for MOBI, but do you know why they've let these homes rot and why they've allowed garbage and boats and cars and construction materials to be put on these properties and to be made so just ugly? Because if you're trying to market and sell properties, I would think you'd want to clean them up and make them marketable so when we're told that these are unsellable as RA-1 and then the properties look like just littered properties, it doesn't add up. It doesn't make sense.

Aaron Schafer — Also appreciate, Dr. Bruce, that the parcels even east of MOBI have been marketed for two decades, three decades. They have not been shown as development parcels other than Cove Creek Phase 2, which didn't go into fruition. I'm doing the best I can.

Councilmember Bruce — I understand that, but just understand my concern here is that I know, living in the city for 40 years, that you can sell anything in this city. You can sell any piece of property here. People do. They buy them up and they develop them as residential homes or whatever else. So to me, if a property is for sale, I go by this place all the time. I don't recall a sign being out there for 20 years, but I don't have any evidence, again, that's been presented to me that says this property was for sale for this price, marketed this way for this many years, and I've asked for that and I've never seen anything like that.

We just keep being told that they can't be sold and developed as RA-1, which I have a hard time believing. And then I see how the condition of these properties have been over the last 15 or more years and not been a very good citizen, not been a very good property owner as far as I'm concerned. If you're a good citizen, well, yeah, you're paying your taxes, but that doesn't mean you allow homes to rot and you store garbage and use them as a dump for the city.

That's not being a good citizen.

Aaron Schafer — Listen, Dr. Bruce, I don't mean to cut you off. I appreciate your frustration. I'm just the developer. I'm not the landowner. I can't speak to what the landowner's intentions were, but if you read between the lines, I think you might understand why.

They've been working on this for quite some time and they had a hard time.

They didn't get their proposal. The gentleman who owns the property contacted my father and said, listen, I know you're the guru in Farmington Hills. You've done a lot in the past.

I know you have two great sons. Pass by this property. It's close to your office.

Do something right here so that we can all walk away without a pitchfork in your you-know-what. If you want to have a meeting with the landowner and the brokers at NAI Farbman and everyone, just tell you the whole history. I'm more than happy to set that up.

I know it would probably be too late after the fact, but I know that might be something that would go the long way so that you at least understand the full story.

Councilmember Bruce — I wish I would have had the data before and now because I've been asking for months.

Aaron Schafer — I understand. I'm doing the best I can, Dr. Bruce. Thank you very much for your feedback.

Mayor Rich — Mr. Bridges.

Councilmember Bridges — Thank you, Mr. Schafer.

Thank you for coming. We appreciate it. The central question is that Mr. Bruce has asked for this data for some time now. You haven’t provided it. It really comes to the point that there is an avoidance of providing the data information that was requested months ago. I'm concerned about that because it has been requested for some time now.

It goes to the central question regarding the marketability of this property as an RA-1 and the fact that there was opportunities to put this RA-1 property on the market. It's a history of putting it on the market as RA-1. You've been asked this data for some time and you've never provided it.

I know you said you could get it after the fact, but that's a central point in regards to are you avoiding the zoning there

because of the fact that it's zoned RA-1. You tried to go with RC-1. That's a substantial change from the previous zoning. That information is critical from the standpoint of understanding the history of the data of the property there.

RA-1 is one of the most restricted zoning that's possible in our city. RA-1, low density. You're going to put in a proposed RC-1, which is going to increase the density substantially in that area. And I've been on this council for 17 years and I've always felt that neighborhoods are very strong in our community and we need to protect it. People move to Farmington Hills because of the rural character, the open space, the wooded lots, and where they're present.

This project will somewhat disturb that in my viewpoint. I know that so the issue regarding can this property be marketed as RA-1 is critical to understanding your proposal. The fact is that without that data that Mr. Bruce had asked for, it could help clear up a lot that there's a history of promoting this project as RA-1. I know you don't own the property, however, one can have a logical conclusion that there's been an effort to try to prepare this property for something other than RA-1 over the years and without you not providing that data, it calls into question that was the plan all along.

Aaron Schafer

Thank you very much for your feedback, Mr. Bridges, and I want to provide some clarity. I'd have to look back at the exact minutes and what was said at the study sessions versus the hearings, but if I recall, it was Dr. Bruce's request that we only show the economics of the property and what it traded for. Understand these have been marketed for 20 plus, 30 plus years.

A lot of brokers I speak with don't even know what the zoning or the master plan is for what they're even trying to sell, so I'm not a broker. I don't want to speak ill of them, but what I want to mention, because this is something that's relevant to all of you, is everyone voted on the master plan here, and the master plan change on this parcel was flex residential, and flex residential understands the fact that there are some challenging parcels in the City of Farmington Hills. This was maybe one of four parcels that had that flex residential moniker, so I think there was an understanding if these sat for 30 or 40 plus years as RA-1, nothing happened, master plan changed to flex residential, and someone saw an opportunity to

do something different here versus traditional run-of-the-mill RA-1 zoning.

You've got Baptist Manor, which is technically considered an RC-3 development, where we ran through the numbers there, and it was like 16 or 17 rooms per acre, because that's how you calculate multi-family density in the community, is by the number of rooms versus the number of units. So I think there was an understanding if the master plan category changed from a residential character that mirrored RA-1 to a flex residential character, that something's broken here, and the flex residential opportunity provides this opportunity to have a dialogue, to do a PUD, to do something creative, to do something innovative, and by the letter of the law stated in your master plan, exceptional open space and rear yard setbacks to adjacent neighbors.

We ran through the exercise, and I wish I would have put it in the plan, where we did two residential layouts, one that had 10 to 12 curb cuts along 13 Mile with no stormwater management that would do nothing to help the stormwater issues that each and every Holly Hills neighbor has expressed, and we said, and we've shown exhibits time and time again, that 90 percent, 85 to 90 percent of the runoff from this development is going to be captured by our stormwater basin, while anything south in that tree preservation area, in an effort to preserve that and create as large of a buffer as possible, do that to help meet the spirit and intent. So I understand the trials and tribulations of the RA-1. I know these properties were marketed, they've been marketed for numerous times.

I can't go into the landowner's heads or the broker's heads if they specifically told interested parties that called is, listen, this is RA-1. You're only going to get six units or eight units or 10 units or do a cluster and maybe get 14 or 20 units, whatever the number is. So I think if these were set for quite a long time, the writing was more or less on the wall that the flex residential provided that category to do something unique.

I wish I could answer your question in better detail, but that's the best I have at this moment.

Councilmember Bridges — Your case would have been a lot more stronger if that data was available, okay?

I just want to ask a question from the planning consultant. Could you give us an interpretation of what flex zoning really means, or what that really means and how that should be interpreted from a master plan standpoint? The master plan also states that we should be protecting our neighborhoods, we should be protecting the character of this community regarding open space, wooded lots, and making sure that we, the master plan says a lot about protecting the character of Farmington Hills neighborhoods as well. How do you interplay those two points regarding flex zoning and this desired goal of the master plan, which is to protect Farmington Hills neighborhoods to keep its character and its natural conditions?

Planning Consultant Tangari

Sure. I know that folks listening don't have the letter in front of them necessarily, but if you go to page seven of the review letter, you'll see a description of the flex residential category that accompanies the future land use map in the master plan.

So, the flex residential category is intended to acknowledge the challenging nature of redevelopment of the designated land and allow for a variety of approaches to future residential projects.

Such approaches may include clustering of detached or attached units, constructing units in a townhome, row house, or cottage court format, duplexes, triplexes, or quadplexes in either side-by-side or stacked arrangements, and with a height of one to three stories. In all cases, density beyond that permitted in the current zoning district should be tied to the provision of preserved open space and especially natural buffers to adjacent established neighborhoods. For more detail on the sites in the city that are identified for this category, see special residential planning areas in the following chapter.

And then that chapter that follows addresses this specific area by saying the flex residential future land use category is applied to this planning area. Redevelopment could occur in a variety of formats from small detached units to attached units built as townhomes, small multiplex buildings, or a mix of multiple styles. This category recommends clustering of units.
Where a portion of the site is developed, planning for cross connections to future redevelopment should be integrated into site design and increases in density should be tied to deep buffering from the neighborhood to the south, including

preservation of the natural vegetation to the greatest extent possible.

So those are the two primary descriptions for this area in the master plan. There is a portion of the plan that also speaks to residential density. It has a residential density map. There are some more specific numbers in there. There was some concern about applying a specific number in the master plan to a discretionary approval as if it were a zoning standard, given that the number is meant as guidance for the potential development of a future zoning district or overlay.

Development of a district or overlay is a process that involves its own research and study and depending on what changes or is found in the meantime, the end result might be different from what's found in the plan in terms of specific numbers. The general guidance of the other two plan sections are referenced in the master plan provides guidance that's specific to this site and that's been accounted for during review and also the general guidance speaks to a vision for the city in terms of buffering and how transitions to neighboring properties are handled.

Councilmember Bridges — Thank you, appreciate that. My last comment is to the city attorney. Will this type of decision, we make an affirmative decision to move this project forward, we approve it, how would it be precedent setting for the city going forward in regards to similar projects across the city?

City Attorney Joppich — In the sense that in order to establish a precedent that would bind the city for another project going forward, you would have to get substantially the same project on a property that is substantially the same circumstances. Highly unlikely, very unlikely, every property is very unique, has its own unique characteristics and so on and so forth. So my answer to that would be it'd be highly unlikely to set any sort of a precedent. There is a newer twist with this project that is interesting from your master plan, which is the contemplation of this flex zoning and working through a PUD to implement that. That can also be implemented through a zoning ordinance amendment, which probably would be coming forward at some point in the future. But a PUD legitimately can, I believe, refer to that to some extent in your discretion.
If you look to that as this being a proper property for it and so on and so forth, and you've received some input in that. So in

terms of precedent, that aspect of this could be something that if you look to that flex zoning for this, it could potentially be looked to for other properties, but not necessarily granted. So again, the probability is low there, but that's an added little piece of this that I think is worth thinking about in terms of precedent setting.

Councilmember Bridges — Thank you for your comments. Appreciate it. All set. Thank you.

Aaron Schafer — Thank you, Mr. Bridges.

Councilmember Knol — Yeah, I have a question about square footage. So there's 17 buildings proposed and so far we've been talking about the number of rooms because that's how the density is calculated through the number of rooms. But could you tell me what the square footage, the total square footage of the 17 buildings, what that equates to? So not the number of rooms. I know the number of rooms, but if you just add up the square footage of the 17 buildings.

Aaron Schafer — So the tabernacle side, and we can kind of go through the arithmetic live because I didn't have that prepared for me, but the 31 tabernacle units are roughly, what is it, Spencer? 1,250, 1,300 square feet?

Spencer Schafer — Yeah.

Aaron Schafer — And Brooks, what's your square footage for your two-story towns, like 2,200 to 2,400?

Brooks Cohen — Yeah. (speaking from the audience, unintelligible)

Aaron Schafer — So you do 1,860 times 24. This is just the Mulberry. We'll start with the Mulberry Park side. And then we've got eight units and refresh my memory on what the floor plate is for the, so 1,774, we'll do 1,774 times eight.

So it's 14k, 45k, and then Tabernacle, what did we say the, it's like 1,250 times 31. So give me 45k plus 14k plus 39k. And that's the total number. Plus 45. Okay. 98,000 total.

I hope that provides some clarity Councilwoman Knol.

Councilmember Knol — It does. Thank you.

Aaron Schafer	And I can get you the exact numbers.
Councilmember Knol	No, that's close enough for my comparison. Thanks.
Mayor Rich	Anything else?
Councilmember Knol	No. Not right now.
Mayor Rich	Anyone else? Okay. Could you go back please to the one where you showed how long things had been on market? That one. Yep. So I hear my colleagues about not having details for listings for these three in particular parcels, but I'm also cognizant of what you're showing here about the, thank you, 29701, which was acquired in 1990 for sale for a little over double the value from 1990, which, you know, is consistent with what's gone on with my house that I got in '92. But this has been on the market for 20 years for 295 which is about, it's about the same size parcel just down the street and about the same amount of money that you are all offering to put these properties under contract. And I note that this residence right next to it, the 29711, which was just purchased in 2024, don't know by whom.
Aaron Schafer	And I wanted, for the sake of anonymity, I just wanted to show the addresses.
Mayor Rich	Yeah, thank you. But that's in ballpark for what Schafer is offering to put these properties right next door under contract. And we don't know how long that was on the market.
Aaron Schafer	Which one?
Mayor Rich	The 29711. That's an existing residence. It was just acquired a year ago.
Aaron Schafer	No, I...
Mayor Rich	So we don't know how long that was on the market. Correct. Or Aaron, do you know?
Aaron Schafer	There was an individual out of state in California, the mother who I think passed away at like '97, '98, that was roughly two to

three years ago. So that property was likely on the market for plus or minus two years before it was sold.

Mayor Rich

Okay. Thank you. And the other one, it's an existing residence as we know. That was acquired a little over a decade ago. So, I mean, we do know that some of these properties, which are quite comparable, have been languishing at this same price point for a long time. If something's been listed for 20 plus years, that kind of asks and answers the question of, is it something that's marketable?

And then similarly, the one where it's the residence, the 29649, existing residence that was purchased in '96, where they're asking 750, not really a shock that there are no pending offers, right? I mean, that's not really priced for sale. And then Cove Creek, you know, that's supposed to expand, we'll see. But that's been listed for six years for 400 with no pending offers.

So, I mean, I can empathize with the difficulty of doing something with the property as a single, as an RA-1. That was really all I had at this point in time.

So before we open it up to public comment, we're ready for public comment? All right, folks. For those who have not been to public comment before, the rules are that public comment is for three minutes. We'll have the timer going. I will let you know who is going to be speaking and the next two who will be following so that we can keep this moving. As you can see I have a fairly thick stack of people who want to talk about this particular issue and we look forward to hearing from all of you.

Public comment

Mayor Rich opened the floor to public comment.

Eric Schmidt, Woodbrook Court, opposed this development. He believed the developers stand to make significant profit at the community's expense. He objected to reduced setbacks and the removal of trees. He suggested that eliminating the back row of buildings would resolve setback, drainage, and tree-replacement issues. He questioned the accuracy of reported property values. He thought that approving this project would set a precedent that developers can use to pressure the City into concessions. He acknowledged that development is needed, but not at the expense of the community. He urged Council to reject the proposal unless developers make greater concessions to balance community concerns.

Craig LaPointe, Holly Hill Farms, opposed this development. He was concerned that the development will negatively impact his property value, his privacy, and alter the character of the neighborhood, which he had expected to remain single-family residential when he purchased his home 25 years ago. He was concerned about storm water management and had submitted a video to the Clerk showing flooding after recent heavy rains.

Lindsey Matych, Woodbrook, opposed the proposed development. She emphasized the longstanding residential character of the 13 Mile and Middlebelt area. She argued that landowners have neglected historic homes on the subject properties, turning them into blighted dumping sites in pursuit of profit. She expressed concern that the development would remove a large number of trees, disrupt wetlands, and worsen flooding. She felt traffic and other data had been manipulated. She stated the proposal violates the intent of the master plan and argued that the PUD was being used to circumvent RA-1 zoning, that flex residential was undefined in zoning law, and that the proposal ignored the master plan's intent to protect existing neighborhoods. She urged denial of the project, stating that the community's strong opposition showed the plan was not beneficial to residents.

Katherine Leik, Richmond Hill, opposed the proposed development, citing concerns that the density of the project would fundamentally change the lifestyle of residents in Holly Hill Farms and Westgate. She referenced negative impacts from traffic, tree loss, and the displacement of wildlife. Ms. Leik stated that residents support a smaller-scale development consistent with RA-1 zoning, suggesting 28 to 32 homes on 12 acres rather than the higher density proposed. She also noted that when MOBI acquired three lots, they were marketed only as a package rather than individually.

John Nagoda, Richmond Hill, opposed the proposed development. He stated that RA-1 zoning must remain in place to preserve the character and charm of Farmington Hills. He expressed concern about developers "working around the system," and emphasized that while something could be built on the site, it must be at a reasonable, lower density consistent with RA-1 zoning.

Michelle Nagoda opposed the proposed development, arguing that 60-plus homes on 12 acres do not align with surrounding subdivisions such as Holly Hill Farms and Westgate. Mrs. Nagoda raised concerns about traffic and safety, particularly with ingress and egress near Baptist Manor and across from Westgate, where turning is already difficult during peak hours. While development of the site is inevitable, the proposed density is incompatible with the neighborhood, and she urged Council to protect existing community character by denying the project.

Adam Peploski, Richmond Hill, opposed the proposed development. He raised concerns about traffic congestion on 13 Mile, and asked about the scope and duration of construction, including whether work would occur outside of standard hours or during winter months. He believed the project would negatively impact the community.

Adele Letterman, Richmond Hill, opposed the proposed development. She thought that 63 units on 12.46 acres was too much for this neighborhood.

Thomas Bader, Northbrook, opposed the proposed development. His family had moved to Farmington Hills because of its beauty, and this development would destroy that for their neighborhood. The property is zoned RA-1 for a reason, and the proposed density far exceeds the intent of the zoning

district. Property owners allowed the homes to fall into blight to manipulate the process and required the parcels to be purchased as a package rather than individually, further discouraging single-family use. He was also concerned about added traffic on 13 Mile Road.

Dr. Stacy Nuar, Woodbrook, was concerned about the negative impacts of this development on her family's enjoyment of their home and outdoor space.

Angie Smith, Ramblewood Club, opposed the proposed development, stressing concerns about transparency and honesty from the developers. She questioned statements made about outreach to nearby subdivisions, saying residents she spoke with had not been contacted at the time claimed. She warned that approving 60+ homes would need a long-term construction site that would be very disruptive to longtime residents.

Mayor Rich closed public comment and brought the matter back to the Council.

Council deliberation and action (verbatim)

Mayor Rich	Mr. Dwyer.
Mayor Pro Tem Dwyer	Thank you, Mayor. I've also been a resident here in Farmington Hills for 40 years, 40 years here. I understand where the residents are coming from. Just a little procedural history. We've been working on this for 16 months starting on April 18th of last year when it went to the Planning Commission three times. It was finally recommended to send the City Council. There's been six separate hearings before the City Council on the issue. This Council has listened to the residents, listened to the developer. I think that the residents and the developer has gotten together many, many times. And at each hearing that we've had, we've addressed the concerns that the citizens have. We've also had the developers go back to the drawing board and make the changes. I think, in my opinion, that this is a great development for the City. I think it's necessary. I'm going to make a motion.

MOTION by Dwyer, support by Boleware to approve the application for PUD 2, 2024, including Site Plan 56-8-2024, dated August 21, 2024, and September 4, 2024, respectively, as revised, submitted by Steven Schafer, are approved, subject to the following conditions:

1) All outstanding issues identified in Giffels Webster's July 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
2) All outstanding issues identified in the City Engineer's July 29, 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 July 25, 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's consideration and final approval. This motion adopts and includes the findings and conclusions in the July 22, 2025 review report issued by the City Planning Consultant, Giffels Webster, as to how the standards and qualifications of PUD approval has been satisfied.

Motion discussion (verbatim)

Mayor Rich	Mr. Aldred.
Councilmember Aldred	Okay. So, I'd like to summarize how I'm seeing this. In the previous meeting, we had, I think, summarized there were three issues around this development, the traffic, stormwater management and density. And I'm going to say traffic, I think, is catered for reasonably well with the additional join through to Baptist Manor. I think the stormwater management is, again, I'll accept the word of our engineering department that that will be improved through this development. But that brings us on to density, which has continued to be an issue throughout. And I actually, you know, we had discussions back and forth that had the proposal of, let's make it single story along the back. And I understand the developer has worked hard to make that happen, brought in a new developer to do that. And that's a benefit. I think there's an additional change you didn't include in this change because an additional change on this plan is not only you've gone down to single story, you've added additional buildings, units in building eight and building five, because the overall has gone down from 65 to 63, not 65 to 61, correct? And that has reduced the size of the pocket park in the middle as well, right? Okay, so that was an additional change. So that was a good change, welcomed that reduction in height, but, you know, it

came with an offset of reduced setback now down to about minimum, I think, of 66 feet if you include the patio. So now it was like better, but it also had some negatives.

I tell you, where I was at with this proposal was that we are either at the optimum position, right? We've suggested things, the developer's done some things, and they're probably not completely happy because of the additional cost. We're not completely happy because of the density or other reasons.

And it's like, this is either a great compromise, where we've reached this optimal position where no one's completely happy, or this doesn't quite work. That's where I was at. And then it was brought to my attention that on page 62 of the master plan, there is actually a more prescriptive definition of what flex residential is.

And I think the comments that this has been zoned as part of the master plan's flex residential is a perfectly valid comment. It has, right? So therefore, these properties are up for, okay, what could we do here that's going to be beneficial?

But the wording on page 62 in the section on residential density says, in the flex residential and flex residential office areas, permitted densities should generally correspond with RA-4 district. May be increased to RC-1 densities where a third or more of the site is preserved, and setbacks of 100 feet or more are preserved to adjacent neighborhoods. Okay, so it basically says 1/3 preserve or 100 feet setback.

So again, I question planning on that. And I think our planning consultant referenced this, that it was felt that this was, well, this isn't a legally binding document. The master plan is a guidance.

Therefore, let's not include those numbers. But I look at those numbers, and they're in the master plan. There's a definition for flex residential that specifies 1/3 more site for RC-1 density, 1/3 of the site is preserved, and a setback of 100 feet.

So, and I hadn't seen that before. I had, that was not, I had read it, but I did not recall that's what it said specifically. So objectively, from my perspective, this proposal does not meet what is laid out for flex residential.

Whether we like that or not, it doesn't meet it objectively. Okay, but this is a PUD. I understand that.

So it's up to us. Do we think there's sufficient benefit for this proposal as it stands, even if, as it's defined in the master plan, this doesn't quite meet the density requirement of flex residential, as it's specified, as I read it. I could be wrong, but that's how I read it.

So I look at, so it then comes back to subjective. Do we think subjectively this meets, is it a benefit? This is a PUD.

Is it subjectively bringing a benefit to the city from the point of view of an improvement to public health, safety, and welfare in the area affected? And when I look at that, okay, so what's the benefit? The benefit listed in the PUD in one, in three, and seven is the setback.

And the setback is at most now 83 feet, I believe. So it seems odd to argue that an 83 setback is a sufficient benefit to outweigh the fact you don't have a 100 foot setback, right? That doesn't really work.

So then you have to look for what else is the benefit that we have, and what are we getting from it? Well, we have a nicely designed set of buildings. There's a lot of thought put into it.

We have a pocket park. We have some artwork. We have some benefits.

What's listed in the PUD is that it is an attractive for sale community, and it's improved the state of these lots as they are. So that's all good. For me, it is not sufficient.

There's not sufficient benefit to outweigh the fact that we don't even meet our own standard of what flex residential is. I think there is a counter argument in favor of approval, and this has been brought up in previous meetings, and I think even touched on tonight, is that even as RA-1, you could develop somewhere between 20 and 26 homes, something in that sort of area. And if you did that, then you could have as little as a 35 foot setback in this development.

So the question is, if we left the zoning as it is, we didn't rezone, in effect the PUD isn't rezoning, it's just allowing. If we

left it as RA-1, someone could, by rights according to zone, build 20 to 26 homes with a 35 foot setback. Would that be a better solution?

And I say no. It wouldn't be a better solution than this. It would be worse.

But I've come to the conclusion that just because I can imagine a worse outcome doesn't mean I should approve the one that's proposed. I don't think that's sufficient reason. Just because I can think of something worse doesn't mean I should accept what's before us.

So I'm going to vote no on this proposal this evening.

Mayor Rich

Thank you. Anyone else? Dr. Bruce.

Councilmember Bruce

First off, I have no issues with the developer on this. So my comments are to the property owner, not to the developers. They're just trying to do what any other developer would try to do in their position.

I do have an issue with the current property owner who has allowed these properties to deteriorate over many years. They have also used these properties as a dumping ground for old boats, cars, construction materials, and garbage. Statements have been made that the owners have been unable to sell and market these properties, but that appears to be false and even more so with the testimony I've heard here tonight.

First off, if you're trying to market properties, you don't use them as dumping grounds. You clean them up and make them presentable. Second, I've asked for months, as I've stated earlier, that I need some sort of proof or evidence that the present owners have attempted to sell these properties at a reasonable amount.

Trying to package them up and sell them for a million dollars for three properties at a time is not selling them at a reasonable amount as far as I'm concerned. So up to this point, I've been given absolutely no evidence these properties have ever been put up for sale or marketed at any point as reasonable RA-1 properties in terms of the cost, the value, whatever. I've been working with development issues in this city for almost 30 years, and I know when we are being played

by a proponent or property owner, as I've seen it many times in the past, it is not our job to ensure that any property owner is guaranteed the maximum return on their property, whether through a zoning variance or through a development such as a PUD.

However, in this case, I believe that the owners of this property are trying to cash in at the expense of the city and the residents that surround these properties and the proposed development. In my opinion, and from the evidence presented, I believe that these properties and the homes on them have been allowed to rot so that at some point they could be packaged and sold at a premium to a developer to maximize the return on the sale of these properties. I believe that this is a scam and that we are being played.

I do not for a moment believe that these properties could not be sold and developed individually at the RA-1 level, and I think they could be sold without difficulty. I've lived in this city for 40 years, and in my time as a resident and a past realtor and being on the ZBA and council for almost 30 years, I've seen anything that is put up for sale eventually sold in this city. Even during difficult market periods.

I've always joked that you could sell a cardboard box under a viaduct in this city, and I don't believe that as far from the truth. So the underlying premise that we must approve this PUD because these properties cannot be sold and developed as RA-1 homes to be without any evidence or merit, and in fact, the evidence is in the opposite direction. The very basis of this project does not make sense or add up.

The PUD approval is only a vehicle to send a lot of money to the property owners for years of bad behavior which has done damage to the surrounding neighborhoods and to our city. Why in the world would we want to reward this behavior? The people that bought their homes which surround these properties in the subdivisions north, east, and south did so in the belief that this area would remain RA-1.

That is a very reasonable assumption, and it is one that underlines the stability of our neighborhoods and the values of homes that people buy. If they cannot trust the zoning that has been in place for years which is consistent with their properties, then it damages the trust that they have with the

city and the process of how the city approaches development. In effect, it changes the rules in the middle of the game and pulls the rug out from under the residents.

That is why we have received dozens and dozens of emails, letters, and testimonies in person from the people that live around this area. They don't want this development as they correctly see that it is not consistent with the surrounding areas. I have always said that bad development is worse than no development as you cannot change bad development.

Over time, good development will come if we are patient. The RC equivalent development is too dense and will look completely out of place. It is basically a form of commercial development bleeding into residential.

I have always fought to protect the residential character of our neighborhoods because if not, then again you lose the trust of the people and you lower the property values of the homes in our neighborhoods. If we approve this development, it puts every other subdivision on notice that the zoning around them can be changed at any time on the whim of a property owner if they have the patience to let their property rot to extract a development that will maximize a return on their investment at the cost of everyone else. Remember, these seven homes only have seven curb cuts and the amount of traffic that would come in and out of these seven single family homes is absolutely minimal.

However, the traffic that will flow in and out of this dense development will be constant and disruptive to the surrounding areas and will add significantly to the already heavy traffic that traverses this route on a daily basis. Go eastbound in the mornings or westbound in the late afternoons and you can see the lineup of traffic. I have to go through there almost every day.

One of the things that we are supposed to consider in a PUD is a public benefit. I hear this all the time from my fellow council members and rightly so because when they look at a PUD, they are as concerned as I am about the public benefit which makes the PUD worthwhile. Someone please point out the public benefit that counters all the negatives I have already outlined.

I don't see it and I don't see it going forward. While the new master plan does propose that this area is a flex residential, this has not really been completely defined or fleshed out nor does it require that we put in a development at this density level. I'm asking my fellow council members to seriously consider everything that has led up to where we are with this proposed development.

I have nothing against the design of this development. I think there are so many other places or areas in the city that this would look great, but this is not the area. I love the Mercedes-Benz financial headquarters building on Drake and 12 Mile, but it wouldn't look good in this neighborhood.

This is bad development. This is a misuse of the PUD process. As far as I'm concerned, this is almost like spot zoning in my opinion and not appropriate.

I'm voting against this motion because I just think this area should stay the way it is. RA-1, I think these properties can be developed. Again, no evidence that it can't be and that's why I'm not going to vote for this motion.

Mayor Rich — Thank you. Anyone else? Ms. Knol.

Councilmember Knol — Sure.

So first of all, thanks to the residents and the developer for being here once again.

I know it's probably frustrating to have to come to so many meetings. We're here a lot, but I'm sure there's better things you can be doing with your time.

But this is the public process. This is democracy. This is transparency.

So this is the way things work in the city and I'm glad you're all here. And hopefully we can, you know, we've been civil for the most part about this and hopefully we can all still remain civil whatever happens tonight because that's the way we like to be here in Farmington Hills, is civil to each other and all good neighbors. So first of all, I want to say to Schafer, I actually think you're all very nice people and I think you have some great properties out there.

I've seen many of your developments and I do think you are trustworthy and you do a good job. So this is nothing personal, nothing against you. First of all, I want to thank you actually for on the south side turning those eight buildings into one story.

I think that has been a huge benefit. It is for the residents of Holly Hill that back up to that. It is much better to look out at a one-story building as opposed to a two-story building.

So thank you for that. Also thank you for increasing the side setback as well there. So I want to thank you for that.

But I do still have some concerns here. So with RA-1, I think at this point it's probably unlikely that this property is going to get redeveloped with just simply seven homes. Whether it's taking what existing homes are left and fixing them back up or knocking them down and building new ones, I just don't think financially that will happen.

I know there's a difference of opinion on that but I don't think that will happen. Another option with RA-1 is it could be redeveloped with RA-1 smaller homes. As has been said, it could be anywhere from maybe 22 to 26 homes, maybe 20, 26 homes somewhere in there.

Obviously you have to put the infrastructure and the roads in so it's hard to know exactly how many homes. But based on the lot calculation, it's going to be somewhere in there. If you do the square footage, that's why I was asking about the square footage.

If you just for example, let's take 26 homes, kind of the max of maybe what you could put in there with a RA-1 development. Let's just say there are 2,000 square feet, making up a number here that's roughly probably on the small side maybe, but you're looking at 62,000 square feet as opposed to what was calculated earlier as opposed to 98,500. So that's the difference you're looking at is if this were developed as an RA-1 as opposed to as this PUD.

I also did a Holly Hill and this may not be exact, but I took the acreage of this property and tried to overlay it onto Holly Hill directly behind. There's approximately 17, 18 homes in Holly

Hill that correspond to this acreage. I don't know the square footage, but to make things consistent for Holly Hill, I just used 2,000 square feet.

So again, if you're looking at the 2,000 square foots times about 17 homes, you're looking at 30,000 square foot. So again, a big difference between 98,500, approximately 34,000 for Holly Hill, and if this were developed as an RA-1, potentially it'd be above Holly Hill at potentially 62,000, but still well below the 98,000. So we talked a lot about flex zoning, and yes, flex can be allowed.

I think we acknowledge, most of us acknowledge that up here that it is an option, but again, it's in exchange for the setback in the open space. And the open space is where I'm having my issue, and it has to do, again, because of the density of this project, I still don't feel that there's enough open space in this development to really be compatible with Westgate and Holly Hill farms. So for that reason, I'm not supporting it tonight.

Mayor Rich

Thank you. Okay. Anyone else want to speak? Mr. Bridges.

Councilmember Bridges

Just to be brief, Councilmember Bruce's comments were quite representative of the comments I would have made, but he made them in a very elegant manner, so we want to compliment you on your comments there. Councilmember Bruce and I have served on the Zoning Board of Appeals together back before we joined the City Council, and we learned a lot about the residential character of this community. And I just don't think that the relief that the proponent is asking for is enough, is substantial compared to the community benefit to the city.

And I'm also looking concerned about the qualitative impact upon this area if this development goes through. So again, the Shafer's been very, very diligent, and also they've worked with the Homeowner's Association. They've come back to Council on several occasions.

I want to thank the members of the community who have been here for several meetings going through this process. We appreciate your steadfast public involvement on this issue. It's very important to you, and so we appreciate you continue to show your presence on this topic.

But for the reasons that Councilmember Bruce outlined, I just can't see the benefit to the community by offering this type of huge change from RA-1 to RC-1. The benefits don't line up for me to support this, so I would be voting against this proposal. Thank you.

Councilmember Boleware

I came here this evening with the understanding that I would be approving this PUD based upon the fact that we have a housing crisis in this country and that it's a housing crisis at every income level. And I thought that this was a way to address it. But after listening to my fellow council members, who some of them have a greater depth of knowledge in this area than I do, I appreciate the comments that they made, and they were valid.

I do have some concerns, as most of the council members have already spoken, about the density of this project. And I know that in the future, it will not be developed as seven parcels. It will be extremely expensive to do so.

So based upon what I've heard from the residents, because I've read every letter that's come in, email from you, I heard you tonight, I heard you in your previous comment, I am going to join my fellow council members and vote no on this project.

Mayor Rich

Well, I get to speak. Thank you. So as Councilmember Boleware said, we do have a housing issue in this country.

We have a housing issue in Farmington Hills. I like this project. And it is quite clear that this motion is going to fail.

But what I like about the project, I very much appreciate the Schafers listening to the feedback we've given. And I very much appreciate the partnership with Pulte to create something that didn't exist before, hopefully one day will, because that's the kind of housing that's needed. We need somewhere where most of us are 55 and up here.

We need places where we can trade in our 2,400 square foot colonials and go live in a ranch or a ranch duplex. That's a missing piece in our community. It would be great to have, and I've talked about this at Council before, at this dais, it would be great to have a development where a younger family could live in the townhome and grandparents could hypothetically

live in the ranches alongside.

I think that would be super. But it's quite clear that this motion is going to fail. And I hear my colleagues.

I'm not necessarily in agreement. I think that the PUD did show sufficient benefit. But I understand that tonight this is not going through.

So now we'll call the question. This is a roll call vote.

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

MOTION FAILED 1-6.

Further discussion and action (verbatim):

Attorney Joppich — Mayor Rich?

Mayor Rich — Yes.

Attorney Joppich — Well, you're at a point where the motion put on the table to approve has failed. And there's been a lot of comments made by those who voted in the negative on that as to the reasons why they were voting to the negative. But there is no motion that has been made yet to deny it where the motion includes the reasons for the denial at this point.

So my legal advice would be to now deliberate over and decide a motion to deny. Again, as indicated previously, that should take into consideration the standards in section 34-3.20.2 of the zoning ordinance to go through those standards. If I can be of any assistance, I'd be happy to do so.

But we're at that procedural step. All right. We're looking for that motion to deny right now.

Councilmember Bruce — Okay. I'd like to make a motion to resolve that the application for PUD 2-2024, including site plan 56-8-2024, dated August 21st, 2024 and September 4th, 2024, respectively, as revised, submitted by Stephen Schafer, are denied because it does not meet all the provisions set forth in section 34-3.20 of the

zoning ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons.

And I would like to submit to the record my comments that I made earlier if that would be sufficient in terms of the several comments that I made in my comments after the first motion was made. Is that good that I just enter it that way or do I have to reread or spell them out?

Attorney Joppich — I think if Council is satisfied that they're sufficiently aware of those comments, those comments are reflected in the record and in the recorded meeting, and you have them in writing. If you submit those with the record, I think that would be sufficient if it satisfies Council.

Councilmember Bruce — I will provide you the record that I wrote.

Mayor Rich — So we have a motion. Is there support?

Councilmember Bridge — Support.

Motion discussion (verbatim):

Mayor Rich — We have motion and support. Discussion? No discussion.

Okay. I do have a point then that I do not believe this is a detriment . . . this project is a detriment. And so for that reason, I'm not going to be able to vote for denial.

Councilmember Aldred — I understand. I believe what you're referring to, Madam Mayor, is the line here that says that the proposed development would adversely affect the public health, welfare, and safety for the following reasons.

Mayor Rich — Correct. And I do not believe that this project negatively affects public health, safety, and welfare.

Councilmember Aldred — I have a question for the attorney. Is it necessary to say adversely affect? That implies something negative, whereas I believe the consensus of opinion was there wasn't sufficient benefit.

Attorney Joppich — Well, I believe that is some language from the ordinance itself that it provides sufficient benefit in the judgment of Council. I think one aspect of the motion that's on the table so far,

something it doesn't include, are some of the comments made by Councilmember Aldred regarding similar issues. I think aspects of that were covered relative to no benefit from the setback because of it's not the 100 foot flex and doesn't even comply with the master plan.

If you want to make a motion to amend the current motion to include comments like that, you could elaborate on those and then the maker of the motion could consider whether to add those as reasons.

Councilmember Aldred — I'm happy to add that as an amendment to summarize that. I'm hearing the Mayor's comment and I'm trying to get clarification on whether it requires, this proposed development will adversely affect public health.

Councilmember Bruce — I would add to my motion that the ways that it will adversely affect public health, welfare and safety for the following reasons:

Number one is the increased traffic to this area. I think that it would be a much higher level of traffic coming in and out of that development and the traffic there is already, the road is already almost overloaded many times during the day. I think the density of this development and that amount of traffic would adversely affect this.

I think that it would adversely affect it in terms of runoff from the development. I think that it adversely affects it from the fact that we could damage property values from around this area because of the fact that we're changing zoning next to RA-1 areas and it would make the properties less desirable in those areas. Those are at least, again, some of the points that I made in my previous points that I just wanted to highlight in terms of how I think it will adversely affect this area.

Councilmember Boleware — Yes. I don't believe the development will adversely affect the surrounding neighborhood. I did contact our city assessor to ask in the past for those developments that have gone through the PUD process and the determination was they had not. And those were, so I am opposed to including that statement in the denial.

Councilmember Aldred — As I'm rereading the resolution, I see that it's saying two things. It's saying that it will, does not meet all the provisions

of section 34, which is the PUD and does not, will adversely affect for the following reasons. In other words, they're listing it below the combination of the two things.

So that, so I'm happy to support Dr. Bruce's motion and I would also add an amendment that says that the, referring to the benefit, that there is not the benefit of, the setback is not a sufficient benefit. The setback that was provided is not a sufficient benefit to meet the provisions of Section 34.3.20.

Councilmember Bruce — I would accept that.

Mayor Rich — Yeah. So we have an amended motion. Is there support for the amended motion?

Councilmember Bridges — Second.

Mayor Rich — Okay. So that being the case, I am still going to vote no on this motion because the rationale was negated by our traffic engineer regarding traffic.

The rationale about water runoff was negated by our city engineering department and the rationale about reduction in property value is at best speculation and is not supported, as Ms. Boleware said in conversation with our assessor, that rationale tends to not hold water. So for that reason, I will still be voting no on this resolution. It clearly is going to pass, but that's explaining my vote.

And folks, I know we've had a hundred people come to these things. I'm not voting against you, but I'm voting for everybody else in the community who will need that kind of housing.

Mayor Rich — Okay. Do we need to call the question? This is a roll call vote.

Clerk Lindahl — Madam Mayor, can we just clarify a couple of things here? So Council Member Bruce, your motion on the table right now is the denial. We're still including the adverse effect to public health, welfare and safety and including due to increased traffic and possible damage to property values, making it less desirable.

Councilmember Bruce — Correct.

Clerk Lindahl	And are we including all of your other notes that you're going to provide?
Councilmember Bruce	Yes.
Clerk Lindahl	Okay, perfect. And then Council Member Aldred, we're also including your comments on the setback.
Councilmember Aldred	Yes.
Clerk Lindahl	Okay.
Councilmember Aldred	There is not sufficient benefit from the setback.
Clerk Lindahl	Okay.
Councilmember Aldred:	Outweighs the flex residential definition.
Clerk Lindahl:	Perfect. And then we have a second on that from Councilmember Bridges.
Councilmember Bridges:	Yes.
Clerk Lindahl	With all those changes.
Councilmember Bridges	Yes.
Clerk Lindahl	Okay.
Mayor Rich	Now we're calling the question. It's a roll call vote.

MOTION by Bruce, support by Bridges, that that the City Council of Farmington Hills hereby denies the application for PUD 2, 2024, including Site Plan 56-8-2024, dated August 21, 2024, and September 4, 2024, respectively, as revised, submitted by Steven Schafer, because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons stated by Councilmember Bruce and the additional reasons stated below:

"First off I have no issues with the developer on this, so my comments are to the property owner not to the developers, they are just trying to do what any other developer would do in their position. I do have an issue with the current property owner, who has allowed these properties to deteriorate over many years. They have also used these properties as a dumping ground for old boats, cars, construction materials and garbage. Statements have been made that the owners have be unable to sell and market these properties, but that appears false on its face and even more so with the testimony I've heard here tonight. First off, if you are trying to market properties, you don't use them

as dumping grounds, you clean them up and make them presentable. Second, I have asked for months as I've stated earlier that I need some sort of proof or evidence that present owners have attempted to sell these properties at a reasonable amount. Trying to package them up and sell them at 1 million dollars or three properties at time is not selling them at a reasonable amount as far as I'm concerned. Up to this point, I have been given absolutely no evidence that these properties have been put up for sale or marketed at any point as reasonable RA-1 properties in terms of cost, value, whatever.

I have been working with development issues in this city for almost 30 years, and I know when we are being played by a proponent or property owner, as I have seen it many times in the past. It is not our job to ensure that any property owner is guaranteed the maximum return on their property, whether through a zoning variance or through a development such as a PUD. However, in this case I believe that the owners of this property are trying to cash in at the expense of the city and the residents that surround these properties and the proposed development. In my opinion, and from the evidence presented, I believe these properties and the homes on them have been allowed to rot, so that at some point they could be packaged and sold at a premium to a developer to maximize their return on the sale of these properties. I believe that this is a scam, and that we are being played. I do not for a moment believe that these properties could not be sold and developed individually at the RA-1 level and I think they could be sold without difficulty. I have lived in this city for 40 years, and in my time as a resident, and a past realtor, and being on the ZBA and Council for almost 30 years, I have seen anything that is put up for sale, eventually sold in this City. Even during difficult market periods. I have always joked that could sell a cardboard box under a viaduct in this City, and I don't believe that is far from the truth. So, the underlying premise, that we must approve his PUD because these properties cannot be sold and developed as RA-1 homes, to be without any evidence or merit, and in fact the evidence is in opposite direction. The very basis of this project does not make sense or add up. The PUD approval is only a vehicle to send a lot of money to the property owner for years of bad behavior, which has done damage to the surrounding neighborhoods and to our City. Why in the world would we want to reward that behavior?

The people that bought their homes which surround these properties in the subdivisions north, east and south, did so in the belief that this area would remain RA-1. That is a very reasonably assumption, and it is one that underlies the stability of our neighborhoods and the value of the homes that people buy. If they cannot trust the zoning that has been in place for years which is consistent with their properties, then it damages the trust they have with the city and the process of how this city approaches development. In effect, it changes the rules in the middle of the game and pulls the rug out from under the residents. That is why we have received dozens and dozens of emails, letters, testimonies in person, from the people that live around this area. They don't want this development, as they correctly see that it is not consistent with the surrounding areas.

I have always said that bad development is worse than no development, as you cannot change bad development, and over time good development will come if we are patient. The RC equivalent development is too dense and will look completely out of place. It is basically a form of commercial development bleeding into residential. I have always fought to protect the residential character of our neighborhoods, because if not, then again you lose the trust of the people and you lower the property values of the homes in our neighborhoods. If we approve this development, it puts every other subdivision on notice that the zoning around them can be changed at any time on the whim of a

property owner if they have the patience to let their property rot, to extract a development that will maximize a return on their investment, at the cost of everyone else.

Remember these seven homes only have seven curb cuts, and the amount of traffic that would come in and out of these seven single family homes is absolutely minimal. However, the traffic that will flow in and out of this dense development will be constant, and disruptive to the surrounding areas, and will add significantly to the already heavy traffic that traverses this route on a daily basis. Go eastbound in the mornings or westbound in the late afternoons, and you can see the lineup of traffic. I have to go through there almost every day.

One of the things that we are supposed to consider in a PUD is a public benefit. I hear this all the time from my fellow council members and rightly so, because when they look at the PUD they are as concerned as I am about the public benefit which makes the PUD worthwhile. Someone please point out a public benefit that counters all of the negatives I have already outlined. I don't see it, and I don't see it going forward. While the new master plan does propose that this area is a "flex residential," this has not really been completely defined or flushed out, nor does it require that we put in a development at this density level.

I am asking my fellow council members to seriously consider everything that has led up where we are with this proposed development. I have nothing against the design of this development, I think there are so many places or areas in the city that this would look great, but this is not the area. I love the Mercedes Benz Financial Headquarters building on Drake and 12 Mile, but it would not look good in this neighborhood. This is bad development, this is a misuse of the PUD process, as far as I'm concerned this is almost like spot zoning in my opinion and not appropriate."

And for the following additional reasons:

4) The increased density and traffic to the area would adversely affect the public and this area. The density would create a much higher level of traffic coming in and out of the development and the traffic and road are already almost overloaded many times during the day.
5) Runoff from the development.
6) It could damage property values from around the area because of the fact we are changing zoning next to RA-1 areas, and it would make the properties less desirable in those areas.
7) The setback that is provided is not a sufficient benefit to meet the provisions of Section 34-3.20.

Roll Call Vote:

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

MOTION CARRIED 4-3.

Mayor Rich called a break and 10:00pm and reconvened the meeting at 10:09pm.

CITY ATTORNEY REPORT

Written report submitted to Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 10:45PM.

Respectfully submitted,

Carly Lindahl, City Clerk

APPROVED 9/22/2025

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

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.

.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

INTEROFFICE CORRESPONDENCE

DATE: January 12, 2026

TO: City Council

FROM: Theresa Rich, Mayor

SUBJECT: Recommendation for Council Liaison appointments.

I would like to recommend the following Council Liaison appointments to various Boards and Commissions at the January 12, 2026 City Council Meeting:

Council Liaisons for Boards & Commissions

Mayor Theresa Rich	Board of Review, Economic Development Corporation, Grand River Corridor Improvement Authority, SEMCOG (alternate).
Mayor Pro Tem Jackie Boleware	Brownfield Redevelopment Authority, Committee to Increase Voter Participation, Farmington Area Arts Commission, SEMCOG.
Valerie Knol	Beautification Commission, Historical Commission, Historic District Commission.
Michael Bridges	Economic Development Corporation, Farmington Area Commission on Aging.
William Dwyer	Commission on Children, Youth & Families, Retirement Board.
Jon Aldred	Emergency Preparedness Commission, Innovation, Energy, and Environmental Sustainability
Charlie Starkman	Commission on Community Health, Parks and Recreation Commission

INTEROFFICE CORRESPONDENCE

DATE: January 12, 2026

TO: City Council

FROM: Theresa Rich, Mayor

SUBJECT: Recommendation for appointment & reappointments to various Boards and Commissions.

The following members all have terms that will expire on February 1, 2026 and would like to request to be reappointed to their respective Boards & Commissions:

Farmington Area Beautification Commission

	Length of Term:	**Term ending**:
Kathie Brown	3 years	February 1, 2029

Board of Review

	Length of Term:	**Term ending:**
Paul Wolfert	3 years	February 1, 2029

Brownfield Redevelopment Authority

	Length of Term:	**Term ending:**
Tom Wilkinson	3 years	February 1, 2029
George Curran III	3 years	February 1, 2029

Building Appeals Board

	Length of Term:	**Term ending:**
John Trafelet	3 years	February 1, 2029
John Goshorn	3 years	February 1, 2029

Farmington Area Commission on Aging

	Length of Term:	**Term ending:**
Dr. Marian Schute	3 years	February 1, 2029
Mary Buchan	3 years	February 1, 2029

Commission on Children, Youth & Families

	Length of Term:	**Term ending:**
Alisa Valden	3 years	February 1, 2029
Marie Sarnacki	3 years	February 1, 2029

Committee to Increase Voter Participation

	Length of Term:	**Term ending:**
Laureen Thornhill	3 years	February 1, 2029

Emergency Preparedness Commission

	Length of Term:	Term ending:
John Schertel	3 years	February 1, 2029
Michael Sweeney	3 years	February 1, 2029
Mark Forshee	3 years	February 1, 2029

Farmington Area Arts Commission

	Length of Term:	Term ending:
Lesa Ferencz	3 years	February 1, 2029
Celeste McDermott	3 years	February 1, 2029
Jeffrey Dutka	3 years	February 1, 2029

Farmington Community Library Board of Trustees

	Length of Term:	Term ending:
Ernie McClellan, Jr.	4 years	February 1, 2030

Fire Board of Appeals

	Length of Term:	Term ending:
John Trafelet	3 years	February 1, 2029
John Goshorn	3 years	February 1, 2029

Historic District Commission

	Length of Term:	Term ending:
Marleen Tulas	3 years	February 1, 2029

Housing Rehabilitation Loan Board

	Length of Term:	Term ending:
John Goshorn	2 years	February 1, 2028
Tracy Clark	2 years	February 1, 2028
Samuel Ramsey III	2 years	February 1, 2028

International Property Maintenance Board

	Length of Term:	Term ending:
John Trafelet	3 years	February 1, 2029
John Goshorn	3 years	February 1, 2029

Innovation, Energy & Environmental Sustainability Commission

	Length of Term:	Term ending:
Bernard Hooper	3 years	February 1, 2029

Parks and Recreation Commission

	Length of Term:	Term ending:
Steve Stimson	3 years	February 1, 2029
Larry Winkleman	3 years	February 1, 2029

Planning Commission

	Length of Term:	Term ending:
Dale Countegan	3 years	February 1, 2029

Water Advisory Council

	Length of Term:	Term ending:
Kathryn DiCea	3 years	February 1, 2029

Zoning Board of Appeals

	Length of Term:	Term ending:
Brian Rich	3 years	February 1, 2029

Additionally, I would like to recommend the following appointments:

Farmington Area Commission on Aging

	Length of Term:	Term ending:
LaShawn Clark	3 years	February 1, 2029

LaShawn will fill the vacancy left by Julie McCowan who resigned Jan. 2026. Attached, please find LaShawn's resume.

Economic Development Corporation

	Length of Term:	Term ending:
David Jappaya	6 years	February 1, 2032

David will fill the vacancy left by Scott Elliott who resigned Jan. 2026. Attached, please find David's resume.

Emergency Preparedness Commission

	Length of Term:	Term ending:
Brian Tyler	3 years	February 1, 2029

Brian will be moved from the regular member seat to the Alternate, replacing Kayla Dixon.

	Length of Term:	Term ending:
Kayla Dixon	3 years	February 1, 2029

Kayla will be moved from the Alternate seat to the regular member seat left by Brian Tyler.

Danielle King

From: postmaster@muniweb.com
Sent: Monday, January 5, 2026 1:27 AM
To: DistributionList-CityManagerOffice
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

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

Your Name
Lashawn Clark

Your Address
[redacted]

Your Phone Number
[redacted]

Your Email
[redacted]

Multiple choice
Commission on Aging

Brief Resume
I am currently employed by a major insurance company and in my spare time I am very committed and engaged with a community that focuses on activities that strengthen the mind and body. I would love to work on a board that fosters and encourages anything that will maintain or improve wellness for seniors.

References
Tammy Shuford

From: postmaster@muniweb.com
To: DistributionList-CityManagerOffice
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Friday, November 21, 2025 2:49:40 PM

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

Your Name
David Jappaya

Your Address
[redacted]

Your Phone Number
[redacted]

Your Email
[redacted]

Multiple choice
Economic Development Corporation

Brief Resume
In 2018, David Jappaya launched his commercial real estate career at KJ Commercial. Since then, David has propelled himself to become an integral part of the team where he specializes in the sale and leasing of retail and office properties in Southeast Michigan. Additionally, David's finance and accounting background have assisted the team with financial modeling and the underwriting of investment properties. Prior to joining KJ Commercial, David spent time working in the corporate accounting industry. He is a 2018 graduate from Walsh College where he earned a Master of Accountancy with a specialization in Finance. While in school, he worked full-time as a manager of a small business. He was responsible for daily bookkeeping as well as preparing monthly financial reports. Throughout the time he spent as a manager, he developed strong relationships with local business owners. His management experience helped him understand what it takes to establish the skills needed to run a successful business. David's passion for business drove him towards the world of real estate and he looks forward to building new relationships within the commercial real estate industry. David is involved in the International Council of Shopping Centers (ICSC), the Chaldean American Chamber of Commerce and is also currently in pursuit of his CCIM designation.

References
Tom Haji, Chaldean Chamber of Commerce Kevin Jappaya, KJ Commercial

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 1/12/2026

DEPT: SPECIAL SERVICES – PARKS AND GOLF DIVISION

RE: PURCHASE OF JOHN DEERE GATOR XUV 845M WITH CAB AND PLOW

ADMINISTRATIVE SUMMARY

- The Gator XUV 845M will be a shared capital asset between the Parks and Golf divisions, primarily utilized for snow removal and operations during adverse weather conditions. This equipment will supplement the existing fleet and enhance the City's ability to respond effectively to snow events. The addition of this unit will reduce reliance on manual snow removal, improve operational efficiency, and provide safe, reliable transportation for City staff during winter operations.

- Sealed proposals were advertised, publicly opened and read aloud by the State of Michigan (MiDeal) for Agricultural, Grounds & Maintenance Equipment. The awarded contract with Deere & Company is offered to the City of Farmington Hills as a cooperative bid. Participating in a cooperative purchase provides cost savings for the City due to the buying power of a cooperative.

- A two-year warranty for all parts and labor was required as part of the specifications. The equipment will be stored at Parks and Golf Maintenance Building.

- Funding for this equipment package is budgeted through the Special Services Parks Millage Fund.

RECOMMENDATION

- IT IS RESOLVED, the City Council authorizes the City Manager to issue a purchase order in the amount of $34,542.43 for this John Deere Gator XUV w/cab and plow, to Deere & Company and to take delivery of the equipment via Revels Turf & Tractor as an authorized dealer.

Prepared by: Jim Priebe, Golf Course Supervisor
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: Ellen Schnackel, Director of Special Services
Approved by: Karen Mondora, Assistant City Manager



Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

☐ Vendor: Revels Turf and Tractor, LLC

200 Veterans Drive

FOWLERVILLE, MI 48836 null

☐ Signature on all LOIs and POs with a signature line

☐ Contract name or number; or JD Quote ID

☐ Sold to street address

☐ Ship to street address (no PO box)

☐ Bill to contact name and phone number

☐ Bill to address

☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

☐ Membership number if required by the contract

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively “Deere”) and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

For any questions, please contact:

RUSTY WILLARD
Revels Turf and Tractor, LLC
200 Veterans Drive
FOWLERVILLE, MI 48836
Cell Phone: 616-485-2545
Email: RWILLARD@REVELSTRACTOR.COM

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Revels Turf and Tractor, LLC

200 Veterans Drive

FOWLERVILLE, MI 48836 null

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

RUSTY WILLARD

Revels Turf and Tractor, LLC

200 Veterans Drive FOWLERVILLE, MI 48836

Prepared For

FARMINGTON HILLS GOLF CLUB

38111 INTERCHANGE DR

FARMINGTON, MI 483351035

(734) 674-0590

JPRIEBE@FHGOV.COM

Prepared By

RUSTY WILLARD

Revels Turf and Tractor, LLC

200 Veterans Drive

FOWLERVILLE, MI 48836

616-485-2545

RWILLARD@REVELSTRACTOR.COM

Quote Id 1372850

Creation Date 05-Dec-2025

Expiration Date 04-Jan-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
GATOR™ XUV 845M HVAC (Model Year 2026)	**$32,184.88**	**$28,055.43**	**1**	**$28,055.43**
Contract: MI Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22) **Price Effective Date:** 01-Nov-2024				
Western 6' IMPACT HEAVY-DUTY V-Blade Snowplow	**$7,720.00**	**$6,487.00**	**1**	**$6,487.00**
Contract: Open Market				
Equipment Total				**$34,542.43**

Quote Summary	
Total Selling Price	$34,542.43
Sub-total	**$34,542.43**
Balance Due	**$34,542.43**

Salesperson : X _____ **Accepted By : X** _____

Selling Equipment

Quote # 1372850

Customer FARMINGTON HILLS GOLF CLUB

GATOR™ XUV 845M HVAC (Model Year 2026)

QTY In Group : 1

Equipment Notes	
Hours	- - -
Serial Number	- - -
Stock Number	- - -
Contract	MI Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22)
Price Effective Date	01-Nov-2024
PUK Parent Serial #	

Suggested List
$32,184.88

Selling Price
$28,055.43

Discount Amount
($4,166.45)

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
8816M	GATOR™ XUV 845M HVAC (Model Year 2026)	1	$29,749.00	13.0%	($3,867.37)	$25,881.63

Base / Options

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
001F	US 49 State	1	$0.00	13.0%	$0.00	$0.00
0505	Build To Order	1	$0.00	13.0%	$0.00	$0.00
182A	Less AutoTrac™ /GreenStar™ Harness	1	$0.00	13.0%	$0.00	$0.00
183B	Less JDLink™ Hardware	1	$0.00	13.0%	$0.00	$0.00
1880	Less Receiver	1	$0.00	13.0%	$0.00	$0.00
1900	Less Display	1	$0.00	13.0%	$0.00	$0.00
1950	Less Application	1	$0.00	13.0%	$0.00	$0.00
2500	Green and Yellow	1	$0.00	13.0%	$0.00	$0.00
1027	27” Maxxis Bighorn 2.0 extreme terrain radial tires on 14” Yellow Steel Wheels	1	$0.00	13.0%	$0.00	$0.00
4022	Full Door with Side Mirrors	1	$0.00	13.0%	$0.00	$0.00

4062	HVAC Cab	1	$0.00	13.0%	$0.00	$0.00
2350	Park Position in Transmission	1	$0.00	13.0%	$0.00	$0.00
5006	Front Brush Guard	1	$456.00	13.0%	($59.28)	$396.72
5110	Premium Comfort and Convenience Package	1	$1,560.00	13.0%	($202.80)	$1,357.20
Total Base / Options			**$31,765.00**		**($4,129.45)**	**$27,635.55**

Dealer Attachments

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
BUC11349	Backup alarm	1	$134.81	13.0%	($17.53)	$117.28
BUC10604	Hydraulic blade and winch harness	1	$93.09	13.0%	($12.10)	$80.99
BM22290	Drawbar and ball mount for 51mm (2 in.) receiver hitch	1	$56.71	13.0%	($7.37)	$49.34
BM26268	HARNESS KIT, DASH ATTACHMENT PORT	1	$172.27	0.0%	$0.00	$172.27
Total Dealer Attachments			**$456.88**		**($37.00)**	**$419.88**
Selling Price Subtotal						**$28,055.43**
Total Selling Price			**$32,184.88**		**($4,166.45)**	**$28,055.43**

Western 6' IMPACT HEAVY-DUTY V-Blade Snowplow

QTY In Group : 1

Equipment Notes	
Hours	- - -
Serial Number	
Stock Number	- - -
Contract	Open Market
PUK Parent Serial #	- - -

Suggested List
$7,720.00
Selling Price
$6,487.00
Discount Amount
($1,233.00)

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
1	6' IMPACT HEAVY-DUTY V-Blade (BW50400)	1	$7,140.00	$7,140.00
Total Base / Options		**$7,140.00**	**$0.00**	**$7,140.00**

Other Charges

Description	List Price
Miscellaneous Adjustments	$580.00
Total Adjustments	**$580.00**

Customer Discounts

Description	Discount Amount
Discount	($1,233.00)
Total Discounts	**($1,233.00)**

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: O1/12/26

DEPT: Fire

RE: Ambulance Billing Services

ADMINISTRATIVE SUMMARY

- The City of Farmington Hills Fire Department transports approximately 7,700 patients per year. The City utilizes a billing agency to process the approximately 3 million dollars in claims collected for these transports. The process begins at the run level with an ePCR (Electronic Patient Care Report). This data collection piece is vital to accurate billing and follows the patient to the hospital. Once the data is collected and electronically transferred, the billing agency manages each claim through payment. For this service the billing agency retains a contracted percentage of each collected payment.

- The City of Farmington Hills has a contact with AccuMed, Inc. who was purchased by EMS|MC that has maintained the 5% awarded agreement.

- The City of Warren, acting as the lead agency for local municipalities such as Rochester Hills, Farmington Hills, Sterling Heights, St. Clair Shores and others, solicited proposals for Ambulance Fee Billing and Collection Services through the BidNet (MITN) procurement system (RFP-W-1602).

- The City of Warren evaluated five (5) companies that provide Ambulance billing services and ultimately recommending the low bidder EMS|MC who has extended the pricing of 3.95% to Farmington Hills.

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the City Manager to sign an agreement with EMS|MC for Ambulance Billing Services for a four (4) year period with the option to renew for up to two (2) additional three (3) year periods under the same terms and conditions through mutual consent.

# # #

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Prepared by: Jason Olszewski, Deputy Fire Chief

Reviewed by: Michelle Aranowski, Director of Central Services

Department Approval: Jon Unruh, Fire Chief

Executive Approval: Karen Mondora, Acting City Manager

Docusign Envelope ID: 71A3B22F-CBB6-4770-B438-02C93D8D5045

CITY CONTROLLER'S OFFICE
ONE CITY SQUARE, SUITE 425
WARREN, MI 48093-5289
PHONE (586) 574-4600
FAX (586) 574-4614
www.cityofwarren.org

DATE: NOVEMBER 6, 2025

TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL

FROM: RFP-W-1602 REVIEW PANEL

SUBJECT: REVIEW PANEL RECOMMENDATION TO AWARD RFP-W-1602; AMBULANCE FEE BILLING AND COLLECTION SERVICES

RECOMMENDATION:
The RFP-W-1602 review panel unanimously recommends that Ambulance Fee Billing and Collection Services, at the all-inclusive fee of 3.95% of net collections, be awarded to EMS Management & Consultants, Inc. (EMS MC), 2540 Empire Drive, Suite 100, Winston-Salem, NC 27103 for a four (4) year period with the option to renew for two (2) additional three (3) year periods, and authorize the Mayor and Clerk to sign the attached contract. Expenditures will be based on the revenues collected.

OVERVIEW:
The City of Warren, acting as the lead agency for local municipalities such as Rochester Hills, Farmington Hills, Sterling Heights, St. Clair Shores and others, solicited proposals for Ambulance Fee Billing and Collection Services (not bad debt collections) through the BidNet® (MITN) procurement system on September 8, 2025. The proposal was developed to utilize and aggregate volumes from other agencies to generate best value offers from qualified firms. Through the proposal process, the City of Warren sought to retain an efficient and effective ambulance billing service. The specifications identified the following City objectives of the firm:

- To be located, or have a local contact office, in Michigan to provide ambulance medical billing, accounts receivable functions for patient services rendered and or billing for other emergency response services.
- To provide direct electronic deposit of funds into the City's bank account.
- To provide complete, accurate and thorough financial reports to the Fire Commissioner and or other designated City officials.
- To provide guidance to the City in establishing fee structures that maximizes reimbursement of charges from insurers public and private.
- To provide the requested services subject to the Fire Commissioner and or other designated City officials having the ability to review and authorize the collection of all accounts prior to being sent to collections activity.
- To comply with the privacy obligations applicable to them under the Health Insurance Portability and Accountability Act of 1996 and the regulations issued pursuant thereto, as amended, (HIPAA) to protect the privacy of Personal Health Care Information (PHI) as delivery, collected, processed or obtained."

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RFP PROCESS:
On September 8, 2025, the Request for Proposals was posted on the BidNet® (MITN) system. On Wednesday, October 1, 2025, electronic proposals were publicly opened for RFP-W-1602. Five (5) firms responded with proposals. Their proposals are summarized on the attached tabulation form submitted for your review.

EVALUATION PROCEDURE:
The proposal responses were sent to committee members and subsequently the review committee met to evaluate the merits of each proposal.

A broad summary of the proposals that were not considered for award appears below.

Page Medical Billing, LLC.

- Page Medical's net collection rate of 7% plus a one-time cost of $4,500.00 to integrate their software with the ESO software, along with a monthly service charge of $380.00 is drastically higher than any of the other proposals received.
- They are a smaller company with only 4 full-time employees.
- Their staff do not possess SOC2 Type 2 certifications. This certifications focuses on internal controls and provides assurance that controls are set up correctly and are functioning correctly over time.
- Their combined billing is stated as greater than 1,000.
- Their system is not currently compatible with the ESO software, which is used to release Electronic Patient Care Reports (E-PCR) to the billing agent.
- Their references were for healthcare billing. No municipal references were provided.

Digitech Computer, LLC.

- Digitech is a New York-based company that has no local offices in Southeast Michigan. The majority of billings, collections, analytics, and customer service work will be conducted from their primary office in Chappaqua, New York.
- Digitech will not extend pricing to other municipalities of the cooperative.
- Digitech's 4.95% fee of net collections ranks fourth amongst the five proposals received.

Medicount Management, Inc.

- Medicount proposed to deduct payments from the amounts collected. This would result in the Fire Department not being able to review bills accurately or dispute inaccurate bills effectively.
- Medicount's escalating fee (year one; 4.5%; year two; 4.75, year three; 5%) of net collections ranks third amongst the five proposals received.

Quick Med Claims, LLC.
Quick Med Claims furnished a nice proposal. The Fire Commissioner believes that they would be able to perform to the satisfaction of the City. However, based on the two pints listed below, a recommendation is not being made to Quick Med Claims.

- Quick Med Claims will not extend pricing to other municipalities of the cooperative.
- Quick Med Claims' 4.29% fee of net collections ranks second amongst the five proposals received.

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RECOMMENDATION:

EMS MC

After careful consideration, the RFP Review Panel is recommending that City Council award EMS Billing Services to EMS Management & Consultants, Inc. (EMS MC), 2540 Empire Drive, Suite 100, Winston-Salem, NC 27103. Some of the benefits with contracting with EMS MC include, but are not limited to the following:

- The City has utilized AccuMed for its billing services for the past ten (10) years and the City has been very pleased with their work. AccuMed recently merged with EMS MC and their process has not had any significant changes.
- EMS MC has a local office in Riverview (Brownstown), Michigan, which is located in Wayne County.
- Ned Suddendorf was the City's contact under AccuMed for administrative items and the point person for any items that needed to be escalated. Ned has taken on the role of Senior Vice President for EMS MC and will continue to be the City's Customer Support contact for the City.
- EMS MC's Customer Service Executive, Jodi Abraham, is located in Centerline, Michigan. Jodi will be the City's customer service representative. Jodi knows how the City's account functions and will be a valuable asset moving forward.
- EMS MC has over twenty-nine (29) years of experience in the billing field.
- EMS MC is SOC1 and SOC2 Type 2 certified.
- Purchased AccuMed Billing, Inc. in 2024. AccuMed has been furnishing the City with EMS Billing Services for the last ten (10) years.
- EMS MC has over seven-hundred (700) employees.
- EMS MC has over 1,500 clients, whose annual transport volumes range from as few as 1,000 to over 150,000.
- EMS MC will extend pricing to other municipalities of the cooperative.
- EMS MC's 3.95% fee of net collections ranks best amongst the five proposals received.
- EMS MC will offer the same 3.95% fee to the cities of Rochester Hills, Sterling Heights, Farmington Hills, and St. Clair Shores. All other municipalities will follow the pricing model shown below.
- EMS MC does not charge additional fees for standard pre-collection activities.
- EMS MC provides billing services for forty-nine (49) municipalities in Southeast Michigan, including Farmington Hills, Livonia, Rochester Hills, Royal Oak, St. Clair Shores, and Sterling Heights.

Since EMS MC has a large client base, they have the resources to devote staff to specialized operations such as data entry, payment application, collection, accounting, etc. Their large volume also results in familiarity with regulations. Over the years EMS MC and AccuMed have experienced a wide variety of insurance carriers and aberrations in billing, so they are very familiar with dealing with all of the different issues relating to billing that may arise.

The City has been utilizing EMS billing and collection services through AccuMed for over ten (10) years and has been very satisfied with their work. The City is confident that EMS MC will continue to provide outstanding services for years to come. Thus, the RFP Review Panel is recommending award to EMS MC based on the position that EMS MC has the best combination of size, expertise with our service area, hospital relationships, billing expertise, software solutions, and HIPAA compliance to meet the needs of the City.

Docusign Envelope ID: 71A3B22F-CBB6-4770-B438-02C93D8D5045

EXTENDABLE FEES FOR OTHER MUNICIPALITIES:
For extendable contracts with other municipalities, EMS MC will be charging an all-inclusive fee of net collections based on the Annual Billable Trip Volume and the Cash Per Trip Amount. EMS MC may also negotiate a different rate based on any special requirements of the municipality, such as having EMS MC fund the municipalities' reporting software within the EMS MC's billing fee.

EXTENDABLE PRICING MODEL FOR OTHER MUNIICIPALITIES			
ANNUAL TRIPS GREATER THAN 5,000		**ANNUAL TRIPS LESS THAN 5,000**	
Cash Per Trip	**Fee**	**Cash Per Trip**	**Fee**
$200 - $299	7.5%	$200 - $299	8.75%
$300 - $375	5.00	$300 - $375	6.00%
$375+	3.95%	$375+	4.95%

The agreement shall commence on December 9th, 2025.

Funds for this service are available in the Fire Department Contractual Services Account 101-1336-80100.

Respectfully Submitted,

Signed by:
Craig Treppa
E610E2D7FFE5449...
Craig Treppa
Purchasing Agent

Read and Concur,

Signed by:
F6FDC83AE1C142B...
Kris Battle
Budget Director

DocuSigned by:
Richard Fox
CF2C773236C54C9...
Richard Fox
Controller

Signed by:
Lori M. Stone
F040B73E57F248E...
Lori M. Stone
Mayor

The attached contract has been prepared by the Acting City Attorney and will be finalized to incorporate the terms of the selected proposal.

Signed by:
Mary Michaels
119806BF52344A1...
Mary Michaels
Acting City Attorney

COMMITTEE MEMBERS:
David Dwyer, City Council Member
Mark Knapp, Assistant City Controller
Wilburt McAdams, Fire Commissioner
Mary Michaels, Acting City Attorney
Jared Gajos, Human Resources Director
Craig Treppa, Purchasing Agent

Docusign Envelope ID: 71A3B22F-CBB6-4770-B438-02C93D8D5045

ACKNOWLEDGEMENT

City of Warren
One City Square
Warren MI 48093

BID #: RFP-W-1602
BID DUE DATE: 10/1/2025
DEPT: FIRE

Product or Service: AMBULANCE FEE COLLECTION SERVICES

PROPOSER	ACKNOWLEDGED A1	SIGNED	ACKNOWLEDGED
DIGITECH COMPUTER, LLC.	X	X	4.95% of Net Collections
EMS MC	**X**	**X**	**3.95% of Net Collections**
MEDICOUNT MANAGEMENT, INC.	X	X	4.50% of Net Collections years 1-4 4.75% of Net Collections years 5-7 5.00% of Net Collections years 8-10
PAGE MEDICAL BILLING, LLC.	X	X	7.00% of Net Collections plus One-Time Cot of $4,500.00 plus $380.00 Monthly Svc. Charge
QUICK MED CLAIMS, LLC.	X	X	4.29% of net Collections

Docusign Envelope ID: 71A3B22F-CBB6-4770-B438-02C93D8D5045

RESOLUTION

Document No: RFP-W-1602
Product or Service: Ambulance Fee Billing and Collection Services
Requesting Department: Fire

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2025 at 7 p.m. Eastern Daylight Saving Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilmembers: _____

_____

ABSENT: Councilmembers: _____

The following preamble and resolution were offered by Councilmember _____ and supported by Councilmember_____.

The Fire Department sought a qualified vendor to furnish Ambulance Fee Billing and Collection Services for the City.

On Wednesday, October 1, 2025, electronic Requests For Proposals were publicly opened for RFP-W-1602; To Provide EMS Billing Services for the City of Warren. The RFP document required the firms to provide qualification and pricing information pertaining to furnishing ambulance fee billing and collection services.

The City of Warren acted as the lead agency for local municipalities such as Rochester Hills, Sterling Heights, Farmington Hills, St. Clair Shores, and others.

Five proposals were received and sent to the review panel members and, subsequently, the review panel met to evaluate the merits of each proposal.

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The review panel determined that the proposal submitted by EMS Management & Consultants, Inc. (EMS MC), 2540 Empire Drive, Suite 100, Winston-Salem, NC 27103 best met the City's vision for furnishing ambulance fee billing and collection services.

EMS MC shall extend this agreement to other municipalities. EMS MC will be charging an all-inclusive fee of net collections based on the Annual Billable Trip Volume and the Cash Per Trip Amount. EMS MC may also negotiate a different rate based on any special requirements of the municipality, such as having EMS MC fund the municipalities' reporting software within the EMS MC's billing fee.

EXTENDABLE PRICING MODEL FOR OTHER MUNIICIPALITIES			
ANNUAL TRIPS GREATER THAN 5,000		ANNUAL TRIPS LESS THAN 5,000	
Cash Per Trip	Fee	Cash Per Trip	Fee
$200 - $299	7.5%	$200 - $299	8.75%
$300 - $375	5.00	$300 - $375	6.00%
$375+	3.95%	$375+	4.95%

THEREFORE, IT IS RESOLVED, that EMS MC is hereby awarded ambulance fee billing and collection services, per the executed contract and proposal document (RFP-W-1602), for a period of four years with the option to renew for two additional three-year periods (total of a possible ten years). The award shall commence on December 9, 2025. The City of Warren shall be charged a 3.95% fee of net collections.

Funds are available in the Fire Department Contractual Services Account: 101-1336-80100.

IT IS FURTHER RESOLVED, that the Purchasing Agent and/or Mayor and City Clerk are authorized to execute any such documents that are necessary for this approval consistent with the terms of the:

Docusign Envelope ID: 71A3B22F-CBB6-4770-B438-02C93D8D5045

X Proposal Document
X Contract
X Resolution

and in such form that meets with the satisfaction of the City Attorney if review is required.

AYES: Councilmembers: _____

_____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2025.

_____
Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certifies that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on

_____, 2025.

_____
Sonja Buffa
City Clerk

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FIRE BILLING SERVICES AGREEMENT

THIS BILLING SERVICES AGREEMENT (hereinafter "Agreement"), is entered into this _____ day of _____ 2025, between EMS MANAGEMENT & CONSULTANTS, INC., whose address is 2540 Empire Dr., Suite 100, Winson, North Carolina 27103 (hereinafter "EMS|MC") and the CITY OF WARREN, a Michigan Municipal corporation, whose address is One City Square, Warran, Michigan 48093 ("the City").

STIPULATIONS

1. EMS|MC is an ambulance billing service company with experience in providing medical billing and collection services to medical transport providers, including fire and rescue and emergency medical service (EMS) providers; and
2. The City provides emergency medical transportation services and requested proposals from firms capable of providing medical billing services, under RFP – W – 1602 entitled Furnish Ambulance Fee Collection Services.
3. EMS/MC was selected as the firm with the preferred level of experience, and the City wishes to retain EMS|MC to provide medical billing, collection and related services as set forth in this Agreement.

THEREFORE, in consideration of the mutual agreements described below and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. ENGAGEMENT.

a. During the term of this Agreement, EMS|MC shall, upon request of the Fire Commissioner, provide routine billing, bill processing and fee collection services reasonably required and customary for service providers of similar size and situation to the City (the "Revenue Cycle Management Services" or "RCM Services") in accordance with this Agreement the RFP, which consists of: the City's request for proposal designated as RFP-W-1602; EMS/MC's proposal in response to RFP-W-1602; and all clarifications and addenda associated with RFP-W-1602 (collectively, "the RFP"). The RCM Services shall include: (1) preparing and submitting initial and secondary claims and bills for City to insurers and others responsible for payment; (2) performing reasonable and diligent routine collection efforts to secure payments from primary and secondary payers and patients or other entities, (as EMS|MC, in its sole discretion deems appropriate); (3) issuing patient statements for all unpaid balances; and (4) referring accounts which have

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not been collected during EMS|MC normal billing cycle to an outside collection agency if so directed by City.

b. Collectively, the RCM Services that EMS|MC provides to City shall be referred to as the "Services".

2. EMS|MC Responsibilities.

a. EMS|MC will provide the RCM Services in material compliance with all applicable state and federal laws and regulations.

b. EMS|MC will submit all "Completed Claims" to the applicable third-party payer. A "Completed Claim" is a claim for emergency medical services and billable medical transportation services that (i) is received by EMS|MC and supported by an ePCR record that contains all necessary and accurate information; (ii) has been reviewed and any identified issues sent to City for remediation have been rectified; (iii) is for a patient encounter that has been electronically signed off by City in the ePCR; (iv) has been reviewed by City and deemed ready for billing; and (v) is not subject to a billing hold. EMS|MC will not have any responsibility for any adverse impact to City that may result from any delay of City in completing claims.

c. Accounts with outstanding balances after the insurance and/or third-party payer has determined benefits due will be billed by EMS|MC to the patient. EMS|MC will send up to three patient statements to the patient or responsible party, except as to those accounts on which an insurance carrier or third-party payer has accepted responsibility to pay. Once City has submitted all necessary information, EMS|MC will bill all uninsured patients directly.

d. Within ten (10) business days of the last business day of the month, EMS|MC will provide to City a month end report, which shall include an account analysis report, aging report and accounts receivables reconciliation report for the previous month. Deposit reports will be provided daily.

e. During the term of this Agreement, EMS|MC shall maintain, provide appropriate storage and data back-up for all billing records pertaining to the RCM Services provided by EMS|MC hereunder. Upon at least five (5) business days' prior written notice, EMS|MC shall make such records accessible to City during EMS|MC business hours. Upon termination of this Agreement, trip data pertaining to the RCM Services shall be returned to the City. Notwithstanding anything to the contrary herein, City acknowledges and agrees that EMS|MC is not a custodian of clinical records nor a clinical records repository. City is responsible for maintaining all clinical records in accordance with Section 3(d).

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f. EMS|MC shall notify City of (i) all patient complaints about clinical services within five (5) business days of receipt; (ii) all patient complaints about billing within ten (10) business days of receipt; and (iii) all notices of audit, requests for medical records or other contacts or inquiries out of the normal course of business from representatives of Medicare, Medicaid or private payers with which City contracts or any law enforcement or government agency ("Payer Inquiries") within ten (10) business days of receipt, unless such agency prohibits EMS|MC from disclosing its inquiry to City.

g. EMS|MC will reasonably assist the City in responding to Payer Inquiries which occur in the normal course of the City's business and arise from EMS|MC's provision of the ServicesEMS|MC will serve as an agent of City under this Agreement solely for the express purposes of this Agreement relating to billing and receiving payments and mail, receiving and storing documents, and communicating with hospitals and other entities to facilitate its duties. EMS|MC will have no authority to pledge credit, contract, or otherwise act on behalf of the City except as expressly set forth herein.

h. As to all payments received from Medicare, Medicaid and other government funded programs, the parties specifically acknowledge that EMS|MC will only prepare claims for the City and will not negotiate checks payable or divert electronic fund transfers to City from Medicare, Medicaid or any other government funded program. All Medicare, Medicaid and any other government funded program payments, including all electronic fund transfers, will be deposited directly into a bank account designated by City to receive such payments and as to such account only City, through its officers and directors, shall have access.

i. The Services provided by EMS|MC to City under this Agreement are conditioned on City's fulfillment of the responsibilities set forth in this Agreement.

j. EMS|MC shall have no responsibility to provide any of the following services:

i. Determining the accuracy or truthfulness of documentation and information provided by City;

ii. Providing services outside the EMS|MC billing system;

iii. Submitting any claim that EMS|MC believes to be inaccurate or fraudulent; or

iv. Providing any service not expressly required of EMS|MC by this Agreement.

k. For City's service dates that occurred prior to the mutually agreed go live date for the Services, the City agrees and understands that EMS|MC is not responsible

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for any services including, but not limited to, submitting claims or managing any denials, refunds or patient calls. As between the City and EMS|MC, City is fully responsible for the proper billing and accounting of any remaining balances related to service dates that occurred prior to such go live date.

l. Upon its execution, EMS/MC shall furnish the City with a certificate of insurance evidencing coverage in the types and limits in the RFP. EMSMC shall add Cyber Liability insurance in the amount of . All insurance shall include a waiver of subrogation, and name as Additional insured, the City of Warren, City of Warren Downtown Development Authority, 37th District Court and their officers, employees, boards and commissioner. Renewal certificates shall be furnished.

3. RESPONSIBILITIES OF City:

a. City will pay all amounts owed to EMS|MC under this Agreement, within 45 days of a written invoice.

b. City will implement standard commercially reasonable actions and processes as may be requested by EMS|MC from time-to-time to allow EMS|MC to properly and efficiently provide the RCM Services. These actions and processes include, but are not limited to, the following:

i. Providing EMS|MC with complete and accurate demographic and charge information necessary for the processing of professional and/or technical component billing to third parties and/or patients including, without limitation, the following: patient identification (name, address, phone number, birth date, gender); guarantor identification and address; insurance information; report of services; special claim forms; pre-authorization numbers; and such additional information as is requested by EMS|MC;

ii. Providing EMS|MC with complete and accurate medical record documentation for each incident or patient service rendered for reimbursement, which is necessary to ensure proper billing and secure claim payment;

iii. Providing EMS|MC, in a timely manner, with Patient Care Reports (PCRs) that thoroughly detail the patient's full medical condition at the time of service and include a chronological narrative of all services and treatment rendered;

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iv. Obtaining authorizations and signatures on all required forms, including consent to treat, assignment of benefits, release of information and claims;

v. Obtaining physician certification statements (PCS) forms for all non-emergency transports and other similar medical necessity forms or prior authorization statements as deemed necessary by the payer;

vi. Obtaining or executing all forms or documentation required by Medicare, Medicaid, CHAMPUS, and any other payer or insurance carriers to allow EMS|MC to carry out its billing and other duties under this Agreement; and

vii. Implementing reasonable and customary charges for complete, compliant billing.

c. Submitting PCR and any and all associated medical records, forms and certification statements to EMS|MC that are based upon observation and documentation of the attending field technician during the course of the treatment and transport.

d. Maintaining the City's own files with all original or source documents, as required by law, and only provide to EMS|MC copies of such documents. City acknowledges that EMS|MC is not the agent of City for storage of source documentation.

e. Providing EMS|MC with a copy of any existing billing policy manuals or guidelines, Medicare or Medicaid reports, or any other record or document related to services or billing of the City's accounts.

f. Reporting to EMS|MC within ten (10) business days of payments received directly by the City, and promptly notifying EMS|MC of any cases requiring special handling or billing. City shall advise EMS|MC of any Payer Inquiries within ten (10) business days of receipt.

g. City shall ensure that any refunds posted by EMS|MC are actually issued and paid to the patient, insurer, or other payer as appropriate.

h. Proving EMS|MC with administrative access to the ePCR system or similar access in order to run reports and review documents and attachments to better service City's account.

i. Providing EMS|MC with access to its facilities and personnel for the purpose of providing on-site and/or online training to such personnel. City shall cooperate with EMS|MC and facilitate any training that EMS|MC wishes to provide.

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j. Completing EMS|MC's online training course within 90 days of the contract start date and all new hires will complete EMS|MC's online documentation training within 90 days of hire date. Newly developed training materials by EMS|MC should be mutually agreed upon by the parties to be required training.

k. Compliance with all applicable federal, state, and local laws, rules, regulations, and other legal requirements that in any way affect this Agreement or the duties and responsibilities of the parties hereunder.

4. EMS|MC WEB PORTALS.

a. EMS|MC shall provide the City and those individuals appointed by the City ("Users") with access to EMS|MC Web Portals (the "Portals"), which shall be subject to the applicable Terms of Use found on the Portals. To be appointed as a User, the individual must be an employee of the City or otherwise approved by the City and EMS|MC. City is responsible for all activity of Users and others accessing or using the Portals through or on behalf of City including, but not limited to, ensuring that Users do not share credentials for accessing the Portals. City is also responsible for (i) identifying individuals whom the City determines should be Users; (ii) determining and notifying EMS|MC of each User's rights; (iii) monitoring Users' access to and use of the Portals; (iv) acting upon any suspected or unauthorized access of information through the Portals; (v) ensuring each User's compliance with this Agreement and the Terms of Use governing the use of the Portals; and (vi) notifying EMS|MC to deactivate a User account whenever a User's employment, contract or affiliation with City is terminated or City otherwise desires to suspend or curtail a User's access to and use of the Portals. City agrees to follow best practices to ensure compliance with this provision.

b. The City acknowledges that EMS|MC may suspend or terminate any User's access to the Portals (i) for noncompliance with this Agreement or the applicable Terms of Use; (ii) if such User poses a threat to the security or integrity of the Portals or information available therein; (iii) upon termination of City; or (iv) upon notice of suspension or termination of such User by City. City may suspend or terminate a User's access to the Portals at any time.

5. COMPENSATION OF EMS|MC.

a. The City shall pay a fee for the Services of EMS|MC hereunder, on a monthly basis, in an amount equal to 3.95% percent of "Net Collections" as defined below (the "RCM Fee"), in accordance with the RFP. Net Collections shall mean all cash and check amounts including electronic fund transfers (EFTs) received by EMS|MC from payers, patients, attorney's offices, court settlements, collection agencies, government institutions, debt set-off programs, group health insurance plans, private payments, credit

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cards, healthcare facilities or any person or entity submitting funds on a patient's account, or any amounts paid directly to the City through EMS|MC services that are paid, tendered, received or collected each month for City's transports, less refunds processed or any other necessary adjustments to those amounts.

b. EMS|MC shall submit a written itemized invoice to the City by the tenth (10^{th}) day of each month for the Compensation due to EMS|MC for the previous calendar month. The Compensation amount reflected on the invoice shall be paid within 45 days of the invoice. "Payment Date"). Such amount shall be paid without offset unless the calculation of the amount is disputed in good faith, in which case City shall pay the undisputed amount and shall provide EMS|MC with detailed written notice of the basis for the disputed portion. All invoices are to be paid directly from the City's banking institution to EMS|MC via paper check, direct deposit or ACH draft initiated by EMS|MC into EMS|MC's bank account.

c. In the event of a material change to applicable law, the billing process and/or scope of Services provided in this Agreement or a material difference in any of the patient demographics provided by the City, EMS|MC reserves the right to negotiate a fee change with City and if no agreement is reached, terminate this Agreement upon 90 day's advance notice.

d. EMS|MC may, in its sole discretion, immediately cease to provide Services for City should the outstanding balance owed to EMS|MC become in arrears for more than 180 days, **provided 30 day's notice to cure was submitted.** Claims processing will not resume until all outstanding balances are paid in full or arrangements approved by EMS|MC have been made to wholly resolve any outstanding balances.

e. City will have the right under this Agreement to engage, at the sole expense of City, independent auditors (the "Auditors") (provided that such persons are not employed by or in any manner affiliated with any entity that performs services substantially similar to any services then being provided by EMS/MC) for the purpose of performing audits that may be considered necessary by Customer to determine the accuracy and correctness of the accounting and internal control performed and maintained by EMS/MC. EMS/MC will cooperate by furnishing such Auditors with any and all information as is reasonably necessary to perform and complete all audit procedures determined to be necessary by the Auditors. Prior to performing such audits, City will cause the Auditors to execute an agreement to maintain the confidentiality of any information they receive about EMS/MC's computer programs and software it employs, inventions, processes, trade secrets, technical information, know how, plans, specifications, identity of customers and identity of suppliers, financial plans, patient

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records, its business practices, including but not limited to those relating to, its accounts payable, accounts receivable and billing systems such agreement to be in the form and substance reasonably satisfactory to EMS/MC. Customer agrees that any such audit will be conducted at such times and in such a manner so as to avoid undue disruption of EMS/MC's operations, and shall not be performed more than once during any consecutive twelve (12) month period unless City has reasonable cause to determine that an additional audit is warranted.

6. TERM OF AGREEMENT.

a. This Agreement shall be effective commencing on December 9, 2025, and shall thereafter continue through December 8, 2029, ("Initial Term"). This Agreement shall not be assigned except with express approval of the City, and upon execution of an undertaking to assume obligations under this Agreement. The Agreement may be renewed on the same terms and conditions as stated herein, for two (2) successive three (3) year terms (each a "Renewal Term"), upon mutual consent of the parties. Notwithstanding anything herein to the contrary, this Agreement may be terminated under the provisions provided below. (The Initial Term and any Renewal Terms are referred to as the "Term".)

b. **Termination for Cause**. Notwithstanding Section 6(a), either party may terminate this Agreement if the other party materially breaches this Agreement, unless (i) the breaching party cures the breach within 30 days following receipt of notice describing the breach in reasonable detail, or (ii) with respect to a breach which may not reasonably be cured within a 30-day period, the breaching party commences, is diligently pursuing cure of, and cures the breach as soon as practical following receipt of notice describing the breach in reasonable detail. In addition, Either party may terminate this Agreement effective upon 30 days' notice for the following reasons: f

i. Injury to any customer, independent contractor, employee or agent of the other party hereto arising from the gross negligence or willful misconduct of a party;

ii. Harassment of any employee or contractor of a party or commitment of any act by a party which creates an offensive work environment; or

iii. Commitment of any unethical or immoral act which harms the other party or could have the effect of harming the other party.

7. RESPONSIBILITIES UPON TERMINATION.

a. Subject to City's payment of all amounts due hereunder, upon any termination of this Agreement, and during the period of any notice of termination, EMS|MC

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will make available to City or its authorized representatives data from the billing system regarding open accounts in an electronic format, and will otherwise reasonably cooperate and assist in any transition of the Services to City, or its successor billing agent. Upon request, EMS|MC will provide to City trip data associated with the claims submitted by EMS|MC on behalf of City pursuant to this Agreement. EMS|MC shall retain financial and billing records not tendered or returned to City on termination hereof for at least ten (10) years following the date of service.

b. Following termination of this Agreement, EMS|MC, upon City request, will l continue its billing and collection efforts for a period of 90 days ("Wind Down") as to those accounts with dates of services prior to termination, subject to the terms and conditions of this Agreement including, but not limited to, Section 5. City will continue to provide EMS|MC with copies of checks and payments on those accounts which were filed by EMS|MC under this Agreement. EMS|MC shall have no further responsibilities as to such accounts after the Wind Down; however, EMS|MC shall be entitled to compensation as provided in Section 5(a) for such amounts filed by EMS|MC, except for accounts not services by EMS/MC. During the Wind Down and for up to twelve months following termination of this Agreement, EMS|MC shall continue to make the Portals available to City, subject the applicable Terms of Use. Notwithstanding the foregoing, in the event EMS|MC terminated this Agreement pursuant to Sections 6(b) or 6(c), EMS|MC shall have no obligation to provide any Services after the date of termination.

8. EXCLUSIVITY AND MISCELLANEOUS BILLING POLICIES.

a. During the term of this Agreement, EMS|MC shall be City's exclusive provider of the RCM Services for the accounts referred to EMS/MC as billing agent . City may not directly file, submit or invoice for any medical or medical transportation services rendered while this Agreement is in effect on an account referred to EMS/MC.

b. In addition, on EMS/MC accounts, City agrees not to collect or accept payment for services from any patient unless the service requested does not meet coverage requirements under any insurance program in which the patient is enrolled or the patient is uninsured. Payments received directly by City for accounts referred to EMS/MC must be reported to EMS|MC as provided in Section 3(f) hereof and shall be treated as Net Collections for purposes of Section 5(a) hereof.

c. In compliance with CMS regulations, Medicare patients will not be charged by City a higher rate or amount for identical covered services charged to other insurers or patients. Accordingly, only one fee schedule shall exist and be used in determining charges for all patients regardless of insurance coverage.

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d. EMS|MC reserves the right not to submit a claim for reimbursement on any patient in which the PCR and/or associated medical records are incomplete or appear to be inaccurate or do not contain enough information to substantiate or justify reimbursement. This includes missing patient demographic information, insurance information, Physician Certification Statements (PCS) or any required crew and/or patient signatures, or otherwise contradictory medical information.

e. City shall implement and maintain a working compliance plan ("Compliance Plan") in accordance with the most current guidelines of the U.S. Department of Health and Human Services ("HHS"). The Compliance Plan must include, but not be limited to, formal written policies and procedures and standards of conduct, designation of a compliance officer, quality assurance policy and effective training and education programs.

f. In accordance with the HHS Office of Inspector General ("OIG") Compliance Program Guidance for Third-Party Medical Billing Companies, EMS|MC is obligated to report misconduct to the government, if EMS|MC discovers credible evidence of City's continued misconduct or flagrant, fraudulent or abusive conduct. In the event of such evidence, EMS|MC has the right to (a) refrain from submitting any false or inappropriate claims, (b) terminate this Agreement and/or (c) report the misconduct to the appropriate authorities.

9. COOPERATIVE PROCUREMENT. The Contractor shall extend the pricing and terms of this contract to any other eligible public agency that wishes to participate in this cooperative agreement, based upon the Pricing Model attached to this agreement. EMS/MC will be responsible for logistics of contract administration with any such community. The pricing structure may vary based upon factors warranting an equitable adjustment, upon mutual consent of EMS/MC and the City, through the Controller or designee.

10. NON-INTERFERENCE/NON-SOLICITATION OF EMS|MC EMPLOYEES. City understands and agrees that the relationship between EMS|MC and each of its employees constitutes a valuable asset of EMS|MC. Accordingly, City agrees that both during the term of this Agreement and for a period beginning on the date of termination of this Agreement, whatever the reason, and ending three (3) years after the date of termination of this Agreement (the "Restricted Period"), City shall not, without EMS|MC's prior written consent, directly or indirectly, solicit or recruit for employment; attempt to solicit or recruit for employment; or attempt to hire or accept as an employee, consultant, contractor, or otherwise, or accept any work from EMS|MC's employees with whom City had material contact during the term of this Agreement, in any position where City would

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receive from such employees the same or similar services that EMS|MC performed for City during the term of this Agreement. City also agrees during the Restricted Period not to unlawfully urge, encourage, induce, or attempt to urge, encourage, or induce any employee of EMS|MC to terminate his or her employment with EMS|MC. City has carefully read and considered the provisions of Section 10 hereof, and having done so, agrees that the restrictions set forth in such section (including, but not limited to, the time period) are fair and reasonable and are reasonably required for the protection of the legitimate interests of EMS|MC, its officers, directors, shareholders, and employees.

11. PRIVACY.

a. *Confidentiality*. The Parties acknowledge that they will each provide to the other Confidential Information as part of carrying out the terms of this Agreement. EMS|MC and City will be both a Receiving Party and a Disclosing Party at different times. The Receiving Party agrees that it will not (i) use any such Confidential Information in any way, except for the exercise of its rights and performance of its obligations under this Agreement, or (ii) disclose any such Confidential Information to any third party, other than furnishing such Confidential Information to its employees, consultants, agents, hosting centers, and subcontractors, who are subject to the safeguards and confidentiality obligations contained in this Agreement and who require access to the Confidential Information in the performance of the obligations under this Agreement. In the event that the Receiving Party is required by applicable law to make any disclosure of any of the Disclosing Party's Confidential Information, by subpoena, judicial or administrative order or otherwise, the Receiving Party will first give written notice of such requirement to the Disclosing Party, and will permit the Disclosing Party to intervene in any relevant proceedings to protect its interests in the Confidential Information, and provide full cooperation and assistance to the Disclosing Party in seeking to obtain such protection, at the Disclosing Party's sole expense. "Confidential Information" means the provisions of the Agreement (including, but not limited to, the financial terms herein) and any information disclosed by a Party (the "Disclosing Party") to the other Party (the "Receiving Party"). Information will not be deemed Confidential Information hereunder if the Receiving Party can prove by documentary evidence that such information: (a) was known to the Receiving Party prior to receipt from the Disclosing Party directly or indirectly from a source other than one having an obligation of confidentiality to the Disclosing Party; (b) becomes known (independently of disclosure by the Disclosing Party) to the Receiving Party directly or indirectly from a source other than one having an obligation of confidentiality to the Disclosing Party; (c) becomes publicly known or otherwise ceases to be secret or confidential, except through a breach of this Agreement by the Receiving

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Party; or (d) is independently developed by the Receiving Party without the use of any Confidential Information of the Disclosing Party.

b. *HIPAA Compliance*. The parties agree to comply with the Business Associate Addendum, attached hereto and incorporated by reference herein as Attachment 1, documenting the assurances and other requirements respecting the use and disclosure of Protected Health Information. It is City's responsibility to ensure that it obtains all appropriate and necessary authorizations and consents to use or disclose any individually identifiable health information in compliance with all federal and state privacy laws, rules and regulations, including but not limited to the Health Insurance Portability and Accountability Act. In the event that this Agreement is, or activities permitted or required by this Agreement are, inconsistent with or do not satisfy the requirements of any applicable privacy or security law, rule or regulation, the parties shall take any reasonably necessary action to remedy such inconsistency.

12. *EMS/MC, for itself, its officers, employees, hosting center and subcontractors, shall comply with all financial privacy laws, and shall take every precaution to protect the disclosure of such information, and take prudent precautions to protect data on its computer network, and install such state of the art firewalls and other safeguards as necessary to protect data from unauthorized access or disclosure of protected financial or health information. EMS/MC will be responsible for the security of data, information and records provided to it on the course of services under this Agreement.*

13. DISCLAIMERS, LIMITATIONS OF LIABILITY AND DISPUTE RESOLUTION

a. Each Party acknowledges that the liability limitations and warranty disclaimers in the Agreement are independent of any remedies hereunder and shall apply regardless of whether any remedy fails of its essential purpose. City acknowledges that the limitations of liability set forth in this Agreement are integral to the amount of consideration offered and charged in connection with the Services and that, were EMS|MC to assume any further liability other than as provided in the Agreement, such consideration would of necessity be set substantially higher.

b. EMS|MC and City acknowledge and agree that despite their best efforts, billing errors may occur from time to time. Each party will promptly notify the other party of the discovery of a billing error. EMS|MC's sole obligation in the event of a billing error will be to correct the error by making appropriate changes to the information in its system, posting a refund if appropriate, and re-billing the underlying claim if permissible.

c. Except for any express warranty provided herein or in the applicable exhibit, the services are provided on an "as is," "as available" basis.

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Tto the maximum extent permitted by law, EMS|MC expressly disclaims any and all other express or implied warranties with respect to the services including, but not limited to, warranties of merchantability, fitness for a particular purpose, title, or warranties alleged to arise as a result of custom and usage, provided services shall meet the standards and representations in the RFP.

d. A "Claim" is defined as any claim or other matter in dispute between EMS|MC and City that arises from or relates in any way to this Agreement or to the Services, or data provided by EMS|MC hereunder, regardless of whether such claim or matter is denominated as a contract claim, tort claim, warranty claim, indemnity claim, statutory claim, arbitration demand, or otherwise.

e. To the fullest extent allowed by law, the total liability of EMS|MC to City regarding any and all Claims shall be capped at, and shall in no event exceed, the total fees paid by City to EMS|MC under this Agreement in the an amount equal to two times the payment from the City in the prior year, or in the first year, the amount of $_____ "Liability Cap"). All amounts that may be potentially awarded against EMS|MC in connection with a Claim are included in and subject to the Liability Cap and shall not cause the Liability Cap to be exceeded, including, without limitation, all direct compensatory damages, interest, costs, expenses, and attorneys' fees. Provided, however, that nothing in the foregoing shall be construed as an admission of liability by EMS|MC in any amount or as a waiver or compromise of any other defense that may be available to EMS|MC regarding any Claim. This shall not apply to third party claims or claims from a payee, payor or insurance company, or to any liability resulting from losses or breach of data.

f. City agrees that any Claim City may have against EMS|MC, including EMS|MC's past or present employees or agents, shall be brought individually and City shall not join such Claim with claims of any other person or entity or bring, join or participate in a class action against EMS|MC.

g. Subject to the Liability Cap, the Claim Time Limit and the Non-Direct Damages Waiver, EMS|MC, for itself, its officers, employees, hosting center, agents and subcontractors, agrees to indemnify, hold harmless, and defend City, with reasonably acceptable counsel, from and against any fines, penalties, damages, and judgments that City becomes legally obligated to pay to a third party proximately caused by EMS|MC or its officer, employees, hosting center, agents. EMS/MC, for itself, its officers, employees, hosting center and agents or subcontractors, agrees to protect, defend, indemnify and hold harmless Customer, and tis officer, employees and agents from and against all losses, penalties, damages, settlements, costs, charges, professional fees or other

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expenses or liability of every kind an nature arising out of or related to any claims, liens, demands, obligations, actions, proceedings or causes of action of every kind in connection with or arising out of this Agreement or the performance of this Agreement, excepting those services performed by Customer as identified or incorporated in Section 3. Included in this indemnity obligation are any claims relating to any personal injury, death, damage, defects or actual or alleged infringement of any patent, trademark or copyright, or any tangible or intangible property right, or any violation of any applicable statute, ordinance, administrative order, rule of regulation or court decree, or data breach. Provided, however, that this indemnity is subject to the following further conditions and limitations: (i) City must provide prompt written notice to EMS|MC of the matter for which indemnity is or may be sought, within such time that no right of EMS|MC is prejudiced (ii) City must allow EMS|MC the opportunity to direct and control the defense and handling of the matter for which indemnity is or may be sought; (iii) City must not agree to any settlement or other voluntary resolution of a matter for which indemnity is or may be sought without EMS|MC's express consent; and (iv) City shall not seek or be entitled to indemnify for amounts that City reimburses or refunds to Medicaid, Medicare, any governmental entity, any insurer, or any other payer as a result of medical services or medical transportation services for which City should not have received payment in the first place under applicable rules, regulations, standards and policies. City waives all rights of indemnity against EMS|MC not in accordance with this subsection.

h. All Claims between EMS|MC and City may be brought in a court of competent jurisdiction whose jurisdiction includes Macomb County, Michgan in

14. GENERAL.

a. Status of Parties. Nothing contained in this Agreement shall be construed as establishing a partnership or joint venture relationship between EMS|MC and City, or as establishing an agency relationship beyond EMS|MC's service as a billing and collection agent of City under the express terms of this Agreement. EMS|MC and its employees and representatives shall have no legal authority to bind City.

b. Assignment. Neither this Agreement nor any rights or obligations hereunder shall be assigned by either party without prior written consent of the other party, except that this Agreement may be assigned without consent to the survivor in any merger or other business combination including either party, or to the purchaser of all or substantially all of the assets of either party.

c. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors, assigns (where permitted), and transferees.

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d. Notices. All notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given: (i) on the day received, if personally delivered; (ii) on the day received if sent by a recognized overnight delivery service, according to the courier's record of delivery; and (iii) on the 5th (fifth) calendar day after the date mailed by certified or registered mail. Such notices shall be addressed as follows:

CITY:

Fire Commissioner
City of Warren
Schoenherr
Warren, MI 48089

Invoices shall be sent to:

Clair Hakeem
Purchasing Division
One City Square
Warren, Michigan 48093

Email: chakeem@cityofwarren.org

EMS|MC:

EMS Management & Consultants, Inc.
Chief Executive Officer
2540 Empire Drive
Suite 100
Winston-Salem, NC 27103

Either party may change its address for notices under this Agreement by giving written notice of such change to the other party in accordance with the terms of this section.

The EMS/MC contact on contract administration matters is Ned Suddendorf at Ned.Suddendort@emsmc.com and Samantha Travis at Samantha.Travis@emsmc.com The City's primary contact is

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Communications of an administrative nature such as coordination of services may be delivered via the Contacts' respective e-mail addresses.

e. Governing Law. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with and governed by the laws of the State of Michigan, notwithstanding any conflicts of law rules to the contrary.

f. Integration of Terms. This instrument together with all attachments, exhibits and schedules constitutes the entire agreement between the parties, and supersedes all prior negotiations, commitments, representations and undertakings of the parties with respect to its subject matter. Without limiting the foregoing, this Agreement supersedes and takes precedence over any inconsistent terms contained in any Request for Proposal ("RFP") from the City and any response to that RFP from EMS|MC.

g. Amendment and Waiver. This Agreement may be amended or modified only by an instrument signed by all of the parties. A waiver of any provision of this Agreement must be in writing, designated as such, and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent or other breach thereof.

h. Severability. If any provision of this Agreement shall not be valid for any reason, such provision shall be entirely severable from, and shall have no effect upon, the remainder of this Agreement. Any such invalid provision shall be subject to partial enforcement to the extent necessary to protect the interest of the parties hereto.

i. Force Majeure. With the exception of City's payment obligation, a Party will not be in breach or liable for any delay of its performance of this Agreement caused by natural disasters or other unexpected or unusual circumstances reasonably beyond its control.

j. Third Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

k. Counterparts. This Agreement may be executed in multiple counterparts by a duly authorized representative of each party. This Agreement may be executed electronically or digitally, and in multiple counterparts, in original or by fax or by delivery of a scanned counterpart in portable document format (PDF) delivered by e-mail or docusign (which shall be deemed received if delivered in accordance with the Michigan Uniform Electronic Transactions Act, MCL §450.831 et seq.) and, when taken together, shall be considered to be an original. On such delivery, the signatures in the facsimile or

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PDF data file shall be deemed to have the same force and effect as if the manually signed counterpart had been delivered to the other party in person.

l. Survival. All terms which by their nature survive termination shall survive termination or expiration of the Agreement including, but not limited to, Sections 3(c), 3(f) – (h), 5(a), 5(c), 7, 9 – 12.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed on the later of the dates set forth below.

Each person whose signature appears hereon represents, warrants and guarantees that he/she has been duly authorized and has full authority to execute this Agreement on behalf of the party on whose behalf this Agreement is executed.

EMS|MC:	CITY:
EMS Management & Consultants, Inc.	City of Warren
By: _____	By: _____
Print Name: _____	Print Name: Lori M. Stone
Title: _____	Title: Mayor
Date: _____	Date: _____

By: _____
Sonja Buffa
City Clerk

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RFP-W-1602 EXTENDABLE FEES FOR OTHER MUNICIPALITIES:

For extendable contracts with other municipalities, EMS MC will be charging an all-inclusive fee of net collections based on the Annual Billable Trip Volume and the Cash Per Trip Amount. EMS MC may also negotiate a different rate based on any special requirements of the municipality, such as having EMS MC fund the municipalities' reporting software within the EMS MC's billing fee.

EXTENDABLE PRICING MODEL FOR OTHER MUNIICIPALITIES			
ANNUAL TRIPS GREATER THAN 5,000		**ANNUAL TRIPS LESS THAN 5,000**	
Cash Per Trip	**Fee**	**Cash Per Trip**	**Fee**
$200 - $299	7.5%	$200 - $299	8.75%
$300 - $375	5.00	$300 - $375	6.00%
$375+	3.95%	$375+	4.95%

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Attachment 1
Business Associate Addendum

This Business Associate Addendum (the "Addendum") is made effective the ____ day of _____ 2025, by and between the City of Warren, a Michigan Municipal Corporation, hereinafter referred to as "Covered Entity," and EMS Management & Consultants, Inc., hereinafter referred to as "Business Associate" (individually, a "Party" and collectively, the "Parties").

WITNESSETH:

WHEREAS, the Parties wish to enter into a Business Associate Addendum to ensure compliance with the Privacy and Security Rules of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA Privacy and Security Rules") (45 C.F.R. Parts 160 and 164); and

WHEREAS, the Health Information Technology for Economic and Clinical Health ("HITECH") Act of the American Recovery and Reinvestment Act of 2009, Pub. L. 111-5, modified the HIPAA Privacy and Security Rules (hereinafter, all references to the "HIPAA Privacy and Security Rules" include all amendments thereto set forth in the HITECH Act and any accompanying regulations); and

WHEREAS, the Parties have entered into a Billing Services Agreement (the "Agreement") whereby Business Associate will provide certain services to Covered Entity and, pursuant to such Agreement, Business Associate may be considered a "business associate" of Covered Entity as defined in the HIPAA Privacy and Security Rules; and

WHEREAS, Business Associate may have access to Protected Health Information or Electronic Protected Health Information (as defined below) in fulfilling its responsibilities under the Agreement; and

WHEREAS, Covered Entity wishes to comply with the HIPAA Privacy and Security Rules, and Business Associate wishes to honor its obligations as a Business Associate to Covered Entity.

THEREFORE, in consideration of the Parties' continuing obligations under the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to the provisions of this Addendum.

I. DEFINITIONS

Except as otherwise defined herein, any and all capitalized terms in this Addendum shall have the definitions set forth in the HIPAA Privacy and Security Rules. In the event of an inconsistency between the provisions of this Addendum and mandatory provisions of the HIPAA Privacy and Security Rules, as amended, the HIPAA Privacy and Security Rules in effect at the time shall control. Where provisions of this Addendum are different than those mandated by the HIPAA Privacy and Security Rules, but are nonetheless permitted by the HIPAA Privacy and Security Rules, the provisions of this Addendum shall control.

The term "Breach" means the unauthorized acquisition, access, use, or disclosure of protected health information which compromises the security or privacy of such information, except where an unauthorized person to whom such information is disclosed would not reasonably have been able to retain such

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information. The term "Breach" does **not** include: (1) any unintentional acquisition, access, or use of protected health information by any employee or individual acting under the authority of a covered entity or business associate if (a) such acquisition, access, or use was made in good faith and within the course and scope of the employment or other professional relationship of such employee or individual, respectively, with the covered entity or business associate, and (b) such information is not further acquired, accessed, used, or disclosed by any person; or (2) any inadvertent disclosure from an individual who is otherwise authorized to access protected health information at a facility operated by a covered entity or business associate to another similarly situated individual at same facility; and (3) any such information received as a result of such disclosure is not further acquired, accessed, used, or disclosed without authorization by any person.

The term "Electronic Health Record" means an electronic record of health-related information on an individual that is created, gathered, managed, and consulted by authorized health care clinicians and staff.

The term "HIPAA Privacy and Security Rules" refers to 45 C.F.R. Parts 160 and 164 as currently in effect or hereafter amended.

The term "Protected Health Information" means individually identifiable health information as defined in 45 C.F.R § 160.103, limited to the information Business Associate receives from, or creates, maintains, transmits, or receives on behalf of, Covered Entity.

The term "Electronic Protected Health Information" means Protected Health Information which is transmitted by or maintained in Electronic Media (as now or hereafter defined in the HIPAA Privacy and Security Rules).

The term "Secretary" means the Secretary of the Department of Health and Human Services.

The term "Unsecured Protected Health Information" means Protected Health Information that is not rendered unusable, unreadable, or indecipherable to unauthorized individuals through the use of a technology or methodology specified by the Secretary in guidance published in the Federal Register at 74 Fed. Reg. 19006 on April 27, 2009 and in annual guidance published thereafter.

II. PERMITTED USES AND DISCLOSURES BY BUSINESS ASSOCIATE

a. Business Associate may use or disclose Protected Health Information to perform functions, activities, or services for, or on behalf of, Covered Entity as specified in the Agreement or this Addendum, provided that such use or disclosure would not violate the HIPAA Privacy and Security Rules if done by Covered Entity. Until such time as the Secretary issues regulations pursuant to the HITECH Act specifying what constitutes "minimum necessary" for purposes of the HIPAA Privacy and Security Rules, Business Associate shall, to the extent practicable, disclose only Protected Health Information that is contained in a limited data set (as defined in Section 164.514(e)(2) of the HIPAA Privacy and Security Rules), unless the person or entity to whom Business Associate is making the disclosure requires certain direct identifiers in order to accomplish the intended purpose of the disclosure, in which event Business Associate may disclose only the minimum necessary amount of Protected Health Information to accomplish the intended purpose of the disclosure.

b. Business Associate may use Protected Health Information in its possession for its proper management and administration and to fulfill any present or future legal responsibilities of Business Associate, provided that such uses are permitted under state and federal confidentiality laws.

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c. Business Associate may disclose Protected Health Information in its possession to third parties for the purposes of its proper management and administration or to fulfill any present or future legal responsibilities of Business Associate, provided that:

1. the disclosures are required by law; or

2. Business Associate obtains reasonable assurances from the third parties to whom the Protected Health Information is disclosed that the information will remain confidential and be used or further disclosed only as required by law or for the purpose for which it was disclosed to the third party, and that such third parties will notify Business Associate of any instances of which they are aware in which the confidentiality of the information has been breached.

d. Until such time as the Secretary issues regulations pursuant to the HITECH Act specifying what constitutes "minimum necessary" for purposes of the HIPAA Privacy and Security Rules, Business Associate shall, to the extent practicable, access, use, and request only Protected Health Information that is contained in a limited data set (as defined in Section 164.514(e)(2) of the HIPAA Privacy and Security Rules), unless Business Associate requires certain direct identifiers in order to accomplish the intended purpose of the access, use, or request, in which event Business Associate may access, use, or request only the minimum necessary amount of Protected Health Information to accomplish the intended purpose of the access, use, or request. Covered Entity shall determine what quantum of information constitutes the "minimum necessary" amount for Business Associate to accomplish its intended purposes.

e. Business Associate may use Protected Health Information to de-identify such information in accordance with 45 C.F.R. § 164.514(b) for Business Associate's own business purposes or in connection with the services provided pursuant to the Agreement or to provide Data Aggregation services to Customer as permitted by 45 C.F.R. 164.504(e)(2)(i)(b). Once the Protected Health Information has been de-identified or aggregated, it is no longer considered Protected Health Information governed by this Addendum.

III. OBLIGATIONS AND ACTIVITIES OF BUSINESS ASSOCIATE

a. Business Associate acknowledges and agrees that all Protected Health Information that is created or received by Covered Entity and disclosed or made available in any form, including paper record, oral communication, audio recording, and electronic display by Covered Entity or its operating units to Business Associate or is created or received by Business Associate on Covered Entity's behalf shall be subject to this Addendum.

b. Business Associate agrees to not use or further disclose Protected Health Information other than as permitted or required by the Agreement, this Addendum or as required by law.

c. Business Associate agrees to use appropriate safeguards to prevent use or disclosure of Protected Health Information other than as provided for by this Addendum. Specifically, Business Associate will:

1. implement the administrative, physical, and technical safeguards set forth in Sections 164.308, 164.310, and 164.312 of the HIPAA Privacy and Security Rules that reasonably and appropriately protect the confidentiality, integrity, and availability of any Protected Health Information that it creates, receives, maintains, or transmits on behalf of Covered Entity, and, in accordance with Section 164.316 of the HIPAA Privacy and Security Rules, implement and maintain reasonable and appropriate policies and procedures to enable it to comply with the requirements outlined in Sections 164.308, 164.310, and 164.312; and

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2. report to Covered Entity any use or disclosure of Protected Health Information not provided for by this Addendum of which Business Associate becomes aware. Business Associate shall report to Covered Entity any Security Incident of which it becomes aware. Notice is deemed to have been given for unsuccessful Security Incidents, such as (i) "pings" on an information system firewall; (ii) port scans; (iii) attempts to log on to an information system or enter a database with an invalid password or user name; (iv) denial-of-service attacks that do not result in a server being taken offline; or (v) malware (*e.g.*, a worms or a virus) that does not result in unauthorized access, use, disclosure, modification or destruction of Protected Health Information.

d. Business Associate agrees to ensure that any agent, including a subcontractor, to whom it provides Protected Health Information received from, or created or received by Business Associate on behalf of Covered Entity, agrees to the same restrictions and conditions that apply through this Addendum to Business Associate with respect to such information.

e. Business Associate agrees to comply with any requests for restrictions on certain disclosures of Protected Health Information to which Covered Entity has agreed in accordance with Section 164.522 of the HIPAA Privacy and Security Rules and of which Business Associate has been notified by Covered Entity. In addition, and notwithstanding the provisions of Section 164.522 (a)(1)(ii), Business Associate agrees to comply with an individual's request to restrict disclosure of Protected Health Information to a health plan for purposes of carrying out payment or health care operations if the Protected Health Information pertains solely to a health care item or service for which Covered Entity has been paid by in full by the individual or the individual's representative.

f. At the request of the Covered Entity and in a reasonable time and manner, not to extend ten (10) business days, Business Associate agrees to make available Protected Health Information required for Covered Entity to respond to an individual's request for access to his or her Protected Health Information in accordance with Section 164.524 of the HIPAA Privacy and Security Rules. If Business Associate maintains Protected Health Information electronically, it agrees to make such Protected Health Information available electronically to the applicable individual or to a person or entity specifically designated by such individual, upon such individual's request.

g. At the request of Covered Entity and in a reasonable time and manner, Business Associate agrees to make available Protected Health Information required for amendment by Covered Entity in accordance with the requirements of Section 164.526 of the HIPAA Privacy and Security Rules.

h. Business Associate agrees to document any disclosures of and make Protected Health Information available for purposes of accounting of disclosures, as required by Section 164.528 of the HIPAA Privacy and Security Rules.

i. Business Associate agrees that it will make its internal practices, books, and records relating to the use and disclosure of Protected Health Information received from, or created or received by Business Associate on behalf of, Covered Entity, available to the Secretary for the purpose of determining Covered Entity's compliance with the HIPAA Privacy and Security Rules, in a time and manner designated by the Secretary, subject to attorney-City and other applicable privileges.

j. Business Associate agrees that, while present at any Covered Entity facility and/or when accessing Covered Entity's computer network(s), it and all of its employees, agents, representatives and subcontractors will at all times comply with any network access and other security practices, procedures and/or policies established by Covered Entity including, without limitation, those established pursuant to the HIPAA Privacy and Security Rules.

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k. Business Associate agrees that it will not directly or indirectly receive remuneration in exchange for any Protected Health Information of an individual without the written authorization of the individual or the individual's representative, except where the purpose of the exchange is:

1. for public health activities as described in Section 164.512(b) of the Privacy and Security Rules;

2. for research as described in Sections 164.501 and 164.512(i) of the Privacy and Security Rules, and the price charged reflects the costs of preparation and transmittal of the data for such purpose;

3. for treatment of the individual, subject to any further regulation promulgated by the Secretary to prevent inappropriate access, use, or disclosure of Protected Health Information;

4. for the sale, transfer, merger, or consolidation of all or part of Business Associate and due diligence related to that activity;

5. for an activity that Business Associate undertakes on behalf of and at the specific request of Covered Entity;

6. to provide an individual with a copy of the individual's Protected Health Information pursuant to Section 164.524 of the Privacy and Security Rules; or

7. other exchanges that the Secretary determines in regulations to be similarly necessary and appropriate as those described in this Section III.k.

l. Business Associate agrees that it will not directly or indirectly receive remuneration for any written communication that encourages an individual to purchase or use a product or service without first obtaining the written authorization of the individual or the individual's representative, unless:

1. such payment is for a communication regarding a drug or biologic currently prescribed for the individual and is reasonable in amount (as defined by the Secretary); or

2. the communication is made on behalf of Covered Entity and is consistent with the terms of this Addendum.

m. Business Associate agrees that if it uses or discloses patients' Protected Health Information for marketing purposes, it will obtain such patients' authorization before making any such use or disclosure.

n. Business Associate agrees to implement a reasonable system for discovery of breaches and method of risk analysis of breaches to meet the requirements of HIPAA, The HITECH Act, and the HIPAA Regulations, and shall be solely responsible for the methodology, policies, and procedures implemented by Business Associate.

o. State Privacy Laws. Business Associate shall understand and comply with state privacy laws to the extent that state privacy laws are not preempted by HIPAA or The HITECH Act.

IV. BUSINESS ASSOCIATE'S MITIGATION AND BREACH NOTIFICATION OBLIGATIONS

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a. Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of Protected Health Information by Business Associate in violation of the requirements of this Addendum.

b. Following the discovery of a Breach of Unsecured Protected Health Information, Business Associate shall notify Covered Entity of such Breach without unreasonable delay and in no case later than forty-five (45) calendar days after discovery of the Breach. A Breach shall be treated as discovered by Business Associate as of the first day on which such Breach is known to Business Associate or, through the exercise of reasonable diligence, would have been known to Business Associate.

c. Notwithstanding the provisions of Section IV.b., above, if a law enforcement official states to Business Associate that notification of a Breach would impede a criminal investigation or cause damage to national security, then:

1. if the statement is in writing and specifies the time for which a delay is required, Business Associate shall delay such notification for the time period specified by the official; or

2. if the statement is made orally, Business Associate shall document the statement, including the identity of the official making it, and delay such notification for no longer than thirty (30) days from the date of the oral statement unless the official submits a written statement during that time.

Following the period of time specified by the official, Business Associate shall promptly deliver a copy of the official's statement to Covered Entity.

d. The Breach notification provided shall include, to the extent possible:

1. the identification of each individual whose Unsecured Protected Health Information has been, or is reasonably believed by Business Associate to have been, accessed, acquired, used, or disclosed during the Breach;

2. a brief description of what happened, including the date of the Breach and the date of discovery of the Breach, if known;

3. a description of the types of Unsecured Protected Health Information that were involved in the Breach, if known (such as whether full name, social security number, date of birth, home address, account number, diagnosis, disability code, or other types of information were involved);

4. any steps individuals should take to protect themselves from potential harm resulting from the Breach; and

5. a brief description of what Business Associate is doing to investigate the Breach, to mitigate harm to individuals, and to protect against any further Breaches.

e. Business Associate shall provide the information specified in Section IV.d., above, to Covered Entity at the time of the Breach notification if possible or promptly thereafter as information becomes available. Business Associate shall not delay notification to Covered Entity that a Breach has occurred in order to collect the information described in Section IV.d. and shall provide such information to Covered Entity even if the information becomes available after the forty-five (45)-day period provided for initial Breach notification.

V. OBLIGATIONS OF COVERED ENTITY

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a. Upon request of Business Associate, Covered Entity shall provide Business Associate with the notice of privacy practices that Covered Entity produces in accordance with Section 164.520 of the HIPAA Privacy and Security Rules.

b. Covered Entity shall provide Business Associate with any changes in, or revocation of, permission by an individual to use or disclose Protected Health Information, if such changes affect Business Associate's permitted or required uses and disclosures.

c. Covered Entity shall notify Business Associate of any restriction to the use or disclosure of Protected Health Information to which Covered Entity has agreed in accordance with Section 164.522 of the HIPAA Privacy and Security Rules, and Covered Entity shall inform Business Associate of the termination of any such restriction, and the effect that such termination shall have, if any, upon Business Associate's use and disclosure of such Protected Health Information.

VI. TERM AND TERMINATION

a. Term. The Term of this Addendum shall be effective as of the date first written above, and shall terminate upon the later of the following events: (i) in accordance with Section VII.c., when all of the Protected Health Information provided by Covered Entity to Business Associate or created or received by Business Associate on behalf of Covered Entity is destroyed or returned to Covered Entity or, if such return or destruction is infeasible, when protections are extended to such information; or (ii) upon the expiration or termination of the Agreement.

b. Termination for Cause. Upon Covered Entity's knowledge of a material breach of this Addendum by Business Associate and Business Associate's failure to cure such breach within thirty (30) days of receiving notice of same from Covered Entity, Covered Entity shall have the right to terminate this Addendum and the Agreement.

c. Effect of Termination.

1. Except as provided in paragraph 2. of this subsection, upon termination of this Addendum, the Agreement or upon request of Covered Entity, whichever occurs first, Business Associate shall return or destroy all Protected Health Information received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to Protected Health Information that is in the possession of subcontractors or agents of Business Associate. Neither Business Associate nor its subcontractors or agents shall retain copies of the Protected Health Information.

2. In the event that Business Associate determines that returning or destroying the Protected Health Information is infeasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible and shall extend the protections of this Addendum to such Protected Health Information and limit further uses and disclosures of such Protected Health Information to those purposes that make the return or destruction infeasible, for so long as Business Associate maintains such Protected Health Information.

VII. MISCELLANEOUS

a. **No Rights in Third Parties**. Except as expressly stated herein, the Parties to this Addendum do not intend to create any rights in any third parties.

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b. **Survival**. The obligations of Business Associate under Section VII(c) of this Addendum shall survive the expiration, termination, or cancellation of this Addendum, the Agreement, and/or the business relationship of the parties, and shall continue to bind Business Associate, its agents, employees, contractors, successors, and assigns as set forth herein.

c. **Amendment**. This Addendum may be amended or modified only in a writing signed by the Parties. The Parties agree that they will negotiate amendments to this Addendum to conform to any changes in the HIPAA Privacy and Security Rules as are necessary for Covered Entity to comply with the current requirements of the HIPAA Privacy and Security Rules. In addition, in the event that either Party believes in good faith that any provision of this Addendum fails to comply with the then-current requirements of the HIPAA Privacy and Security Rules or any other applicable legislation, then such Party shall notify the other Party of its belief in writing. For a period of up to thirty (30) days, the Parties shall address in good faith such concern and amend the terms of this Addendum, if necessary to bring it into compliance. If, after such thirty (30)-day period, the Addendum fails to comply with the HIPAA Privacy and Security Rules or any other applicable legislation, then either Party has the right to terminate this Addendum and the Agreement upon written notice to the other party.

d. **Independent Contractor**. None of the provisions of this Addendum are intended to create, nor will they be deemed to create, any relationship between the Parties other than that of independent parties contracting with each other solely for the purposes of effecting the provisions of this Addendum and any other agreements between the Parties evidencing their business relationship.

e. **Interpretation**. Any ambiguity in this Addendum shall be resolved in favor of a meaning that permits Covered Entity to comply with the HIPAA Privacy and Security Rules.

f. **Certain Provisions Not Effective in Certain Circumstances**. The provisions of this Addendum relating to the HIPAA Security Rule shall not apply to Business Associate if Business Associate does not receive any Electronic Protected Health Information from or on behalf of Covered Entity.

g. **Ownership of Information**. Covered Entity holds all right, title, and interest in and to the PHI and Business Associate does not hold and will not acquire by virtue of this Addendum or by virtue of providing goods or services to Covered Entity, any right, title, or interest in or to the PHI or any portion thereof.

h. **Entire Agreement**. This Addendum is incorporated into, modifies and amends the Agreement, inclusive of all other prior amendments or modifications to such Agreement. The terms and provisions of this Addendum shall control to the extent they are contrary, contradictory or inconsistent with the terms of the Agreement. Otherwise, the terms and provisions of the Agreement shall remain in full force and effect and apply to this Addendum.

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IN WITNESS WHEREOF, the Parties have executed this Addendum as of the day and year written above.

Each person whose signature appears hereon represents, warrants and guarantees that he/she has been duly authorized and has full authority to execute this Agreement on behalf of the party on whose behalf this Agreement is executed.

Business Associate:	**Covered Entity:**
EMS Management & Consultants, Inc.	**City of Warren**
By: _____	By: _____
Print: _____	Print: _____
Title: _____	Title: _____
Date: _____	Date: _____

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: January 12, 2026

DEPT: Planning and Community Development

RE: America250MI History Grant

ADMINISTRATIVE SUMMARY:

America250MI is Michigan's statewide committee tasked with commemorating the 250th anniversary of the founding of the United States of America. The History Grant Program is an opportunity for history organizations, communities and tribal and local government to work together to explore and preserve their history. Awarded projects will help preserve Michigan stories that can guide us over the next 250 years. The History Grant Program is currently taking applications for projects to be completed by December 31, 2026.

The program requires a 15% match for eligible projects in Tier 2: $5,001 - $25,000. The Historical Commission in partnership with Special Services will be requesting the maximum amount of $25,000 with the city match of $3,750. Round 2 grant applications must be received by January 15, 2026.

The grant application will request funding for professionally designed, self-guided interpretive exhibits that explore Farmington Hills history through America250MI's themes of Power of Place, Doing History, and American Experiment. The exhibits will feature the Abolitionist Movement, township to cityhood, local political development, and the historical significance of the Spicer House.

The application will be prepared by the Planning Office in conjunction with the Historical Commission and Special Services. The Planning Office will serve as the Project Director, Special Services will serve as the Budget Officer, and Historical Commission will be the Project Applicant per requirements of the grant.

RECOMMENDATION:

RESOLVE that the City of Farmington Hills submit an application to the America250MI History Program to obtain a grant for moving and updating the Historical Commission history exhibits to the Spicer House, and

RESOLVE that Special Services through City Council approval will match funds for the America250MI History Grant in the amount of $3,750.

FARMINGTON HILLS Michigan

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

# # #

Prepared by:	Kirsten Mellem, Staff Planner
Department Approval:	Charmaine Kettler-Schmult, Director of Planning and Community Development
Executive Approval:	Karen Mondora, Assistant City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 1/12/2026

DEPT: Special Services

RE: Consideration of Employment for Aaren Laws

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, and distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Aaren Laws.

Name: Aaren Laws
Position Applied For: Swim Instructor/Lifeguard
Number of Employees Needed in this Position: 2
Date Position Posted: 10/1/2024 Open Until: Filled
Number of Applicants for this position: 2
Number of Applicants Interviewed: 2
Salary: $13.50/hr
Relationship: Aaren Laws is the sister of Arielle Laws who is employed in the Recreation Division of Special Services
Justification: Aaren Laws is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- "IT IS RESOLVED that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Aaren Laws, who is related to an employee of the City, Arielle Laws, who is a Lifeguard for Special Services."

Prepared by: Stephen Dowhan, Recreation Supervisor
Department Approval: Ellen Schnackel, Director of Special Services
Executive Approval: Karen Mondora, Assistant City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COUNCIL CHAMBERS
DECEMBER 8, 2025 – 6:00PM

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

Councilmembers Present:	Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman
Councilmembers Absent:	None
Others Present:	City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Directors Brockway and Kettler-Schmult and City Attorney Joppich

DISCUSSION ON CITY CODE AMENDMENT TO PROVIDE FOR REGISTRATION AND INSPECTION OF RESIDENTIAL RENTAL DWELLINGS

Background

Director of Planning and Community Development Charmaine Kettler-Schmult introduced this agenda item and noted that the discussion was a continuation of prior Council discussions, the most recent of which occurred at the October 27, 2025 study session.

The City currently has a rental registration for single-family residential homes only. There are approximately 800 units that are registered and inspected on a rotating basis. The single-family rental registration focuses on external property maintenance items. Expanding registration to duplexes and multi-family units would significantly expand this program and include internal inspection items. There are approximately 60 multi-family complexes in Farmington Hills and over 10,000 units.

Key points discussed at the July 14, 2023 study session included:

- Rental inspections should focus on the four top areas of concern, as these items are considered life safety issues: 1) Dryer venting, 2) smoke alarms (detectors) 3) GFCI wall outlets and 4) furnace certification.
- Registration exemptions for units inspected by other agency inspections (HUD or state) was discussed but not finalized.
- Inspections of all multi-family units to be performed on a 3-4 year rotating basis.
- Third party inspection instead of in-house staff to conduct the inspections

Director Kettler-Schmult outlined several areas where staff is seeking Council direction. These included clarification on occupancy standards, guidance on inspection criteria to be established by the Director, development of an appeal process for inspection outcomes, and determination of whether inspection failures should apply on a unit-by-unit basis or to entire apartment buildings.

Building Official Lenhart provided an update on research conducted with neighboring communities, including Royal Oak. He reported that Royal Oak conducts exterior-only inspections as part of its rental program, with interior inspections occurring only upon special request, which were rare. Such requests most often arise during landlord-tenant disputes, particularly during eviction proceedings.

Building Official Lenhart discussed anticipated inspection timelines and compliance rates if a similar program were implemented in Farmington HIlls. Based on estimates, it would take approximately three years to complete one full inspection cycle, with initial compliance rates resulting in an estimated 80 percent failure rate. Failures would typically be due to missing or non-functioning smoke detectors, lack of required furnace inspection reports, or minor electrical issues such as GFCI outlet deficiencies. He emphasized that failure of any one of the four safety criteria would constitute an overall inspection failure.

Council discussion and questions
Council discussion highlighted concern regarding the high anticipated initial failure rate and the implications for resident safety. Building Official Lenhart acknowledged that while the failure rate appears high, many deficiencies are minor and correctable, and the overall intent of the program would be to raise baseline safety standards across rental housing.

In response to questions, Director Kettler-Schmult and Building Official Lenhart provided the following further information:

- Troy and Livonia conduct inspections of single-family, two-family, and multi-family dwellings on a three-year cycle. Specific details regarding their initial program rollout were unavailable, as the programs were established prior to current staff tenure.
- The City's current definition of renter relies on whether the property owner is receiving compensation for housing another individual. This approach requires voluntary disclosure and cooperation, which presents enforcement challenges, as staff lack investigative authority to verify financial arrangements.
- The existing definition allows certain situations, such as family members occupying a property, to avoid registration requirements; this can be used to circumvent the inspection program. An alternative definition used by other communities is based on non-owner occupancy, requiring registration and inspection of any dwelling not occupied by the owner, regardless of compensation.
- Staff does not have a formal recommendation on how renters should be defined. The definition will depend on the desired scope and expansiveness of the program.
- Registration is currently required for single-family rental homes, but not for duplexes, multifamily dwellings, or condominiums. Currently, inspections are paid for by the property owner or the management company.

Director of Economic Development Brockway reported that she and the City Manager met with representatives from the Apartment Association of Michigan on December 3, 2025. Apartment owners indicated inspection costs would likely be passed on to tenants through rent. While many communities conduct apartment inspections and the City already responds to complaints with inspections as allowed by law, apartment owners expressed concern that increased regulation may impact their ability to invest in new developments or mixed-use projects.

Director Brockway added that apartment owners were receptive to continued dialogue and expressed interest in ongoing engagement with the City, potentially through regular meetings prior to implementation of an inspection program.

Councilmember Knol emphasized that newer apartment developments already comply with modern building and safety standards as a condition of obtaining certificates of occupancy. She recommended prioritizing inspections of older rental units, which are more likely to lack basic safety features. She was

particularly concerned about the potential existence of rental units without functioning smoke detectors.

Councilmember Boleware supported the draft ordinance, noting that rental properties often present ongoing maintenance and compliance challenges. She cited examples of homeowners misrepresenting rental arrangements to avoid regulation and stated that the ordinance is needed to address safety concerns and resident complaints. She suggested exemptions or delayed applicability for new developments as a potential compromise.

Councilmember Starkman discussed the importance of balancing landlord and tenant rights, particularly regarding notice and privacy during inspections. He questioned whether inspections would be more effective if conducted by City staff or third-party inspectors. Building Official Lenhart responded that he was not aware of evidence showing greater effectiveness for either approach and emphasized the importance of completing inspections efficiently.

Councilmember Starkman further noted that conditions can vary significantly within the same apartment complex, with some units renovated and others not, underscoring the need for unit-level inspections to identify unsafe conditions even in otherwise well-maintained buildings.

Mayor Rich expressed concern regarding housing affordability and the potential impact of inspection costs on rent increases. She also emphasized the importance of public safety, citing incidents in the past year involving serious injuries to public safety officers and the risks posed by missing or non-functioning smoke and carbon monoxide detectors. She questioned how resident and first responder safety would be ensured in the absence of an inspection program.

Council asked about the anticipated cost of rental inspections based on practices in other cities. Troy charges a registration fee of $75 for properties with 1 to 150 units, $125 for 151 to 300 units, and $200 for properties with more than 300 units. In addition, Troy charges an inspection fee of $51 per unit, with a separate lockout fee assessed when inspections cannot be completed due to lack of access.

Mayor Pro Tem Dwyer emphasized that the primary purpose of the ordinance is to protect life safety; he believed the City has a responsibility to adopt and enforce such regulations. Councilmember Bridges echoed this sentiment, noting that public safety is the Council's foremost responsibility. Councilmember Starkman highlighted the importance of the ordinance in protecting renters, particularly in historically underserved areas where rental housing is prevalent. He stressed the need to ensure tenant rights and safety as central considerations in ordinance development.

Mayor Rich summarized that Council discussion reflected general consensus in favor of adopting an ordinance. She asked staff and legal counsel what direction was needed from Council for staff to return with a refined proposed ordinance.

City Attorney Joppich identified the appeal process as a key unresolved issue. He outlined options for establishing an appeals body, including using an existing board such as the Building Board of Appeals, or creating a new body. Staff would evaluate the suitability of existing appeal mechanisms, and whether such appeals would be considered zoning-related or tied to building or property maintenance codes.

City Attorney Joppich further explained that the draft ordinance would require clarification of definitions, inspection standards, and access provisions. While tenants cannot be compelled to provide

access, landlords would bear responsibility for facilitating inspections through lawful means. The ordinance anticipates a three-year inspection cycle and includes provisions allowing certificates to remain valid if delays are attributable to the City.

Director Kettler-Schmult suggested draft provisions requiring 1) payment of outstanding City fees and 2) the designation of a responsible local agent, prior to issuance of rental certificates. These measures would address recurring enforcement challenges faced by staff.

Council requested that staff gather information from other cities regarding the frequency of appeals related to rental inspections. Council discussed the practical challenges of onboarding a citywide inspection program. Program refinements could include incentives for high-performing property owners (e.g., a pass rate of 95% or higher). Incentives might include increasing inspection intervals for properties with strong compliance histories.

Councilmember Bridges asked how varying definitions of "renter" could impact the total number of inspections required. Director Kettler-Schmult responded that, based on single-family rental data, approximately 300 to 400 properties have claimed family-member occupancy without compensation, which would currently exclude them from inspection. This issue primarily affects single-family homes and is unlikely to be prevalent in multifamily developments.

Director Brockway suggested continued coordination with the Apartment Association of Michigan to improve transparency, identify responsible local agents, and provide guidance to property owners.

Councilmember Bridges acknowledged concerns raised regarding socioeconomic conditions of renters and emphasized the need to ensure that lower-income residents are not placed at greater risk due to property owner neglect.

City Manager Mekjian summarized feedback from meetings with apartment industry representatives, noting that much of the City's rental housing stock consists of Class B and C workforce housing built in the 1970s through 1990s, with typical one-bedroom rents ranging from approximately $900 to $1,600 per month. Inspection fees comparable to those charged in other cities are unlikely to be a primary driver of affordability challenges.

City Manager Mekjian emphasized the importance of building direct relationships with apartment owners to encourage property maintenance, support economic investment, and enhance public safety, including improved lighting and surveillance cameras.

Mayor Rich suggested convening a broader stakeholder meeting with apartment owners, realtors, and builders to share the City's vision, master plan implementation, and economic development goals, similar to prior business outreach efforts.

Mayor Pro Tem Dwyer supported the use of surveillance cameras at apartment complexes to deter crime, citing prior successes in other communities.

Comments from the professional residential rental community
Mayor Rich invited members of the professional residential rental community to address council regarding the proposed ordinance. Speakers highlighted the following points:

- They generally support the City's objective of focusing inspections on core life-safety items. Responsible property owners share the City's goal of maintaining safe, well-functioning residential units.
- Many professional property management firms conduct preventive maintenance inspections twice annually and already coordinate scheduled access with residents. Numerous properties are subject to overlapping inspections, including federal HUD inspections, insurance inspections, and mortgage-related inspections that occur on multi-year cycles. Duplicative municipal inspections could result in repeated resident entry, administrative inefficiencies, and tenant frustration.
- They requested that the City consider an exemption or opt-out mechanism for properties that can demonstrate compliance through comparable federal or third-party inspection programs.
- Additional operational concerns were raised regarding the cost of mandated furnace inspections and similar requirements. Large-scale inspection programs in other cities have resulted in significant expenses that ultimately impact rental rates.
- While safety measures are supported, inspection programs should be narrowly tailored to avoid unnecessary financial burdens on residents.
- Responsible owners take proactive safety measures, including installation of kitchen fire suppression devices in older buildings lacking modern fire suppression systems, routine dryer vent cleaning, and systematic replacement of aging mechanical systems.
- Phil Neuman, Detroit Metropolitan Apartment Association, said that the proposed ordinance contains two distinct components: inspection and registration. While expressing support for complaint-based inspections already authorized under existing City code, he raised concerns regarding the administrative feasibility of registering and inspecting more than 10,300 rental units citywide. Mr. Neuman cautioned that the registration requirement could present a significant administrative and bureaucratic burden for the City. He questioned whether sufficient staffing, systems, and processes had been identified to implement and manage a citywide registration and inspection program of that scale. He requested clarification on how the registration component would be administered and whether these concerns had been addressed in the ordinance's development.

In response to questions from Council, Director Kettler-Schmult affirmed that if Council provides a mandate to move forward with a rental inspection program, staff will develop a method to implement it incrementally.

City Attorney Joppich noted that the proposed ordinance is an extension of the City's existing single-family rental inspection ordinance. The original ordinance was designed to introduce regulatory requirements to less sophisticated property owners and to address homestead versus non-homestead classification issues. Expanding the ordinance to include multifamily properties raises administrative considerations that require further evaluation, including whether similar registration requirements are necessary for larger, professionally managed complexes.

Councilmember Knol referenced prior discussion regarding exemptions for properties subject to state or federally mandated inspections, such as HUD inspections. She suggested researching whether other inspections, such as mortgage or insurance inspections, had overlapping safety requirements.

Director Kettler-Schmult responded that staff could evaluate the scope of other inspection types to determine whether credit or exemptions could be applied to avoid redundant inspections.

DISCUSSION ON PARLIAMENTARY PROCEDURE

The purpose of this discussion was to review proper meeting procedure and improve clarity during meetings.

Utilizing a handout provided this evening, City Attorney Joppich provided a brief overview of parliamentary procedure principles.

Regarding Robert's Rules of Order:

- Robert's Rules of Order serve as the City Council's foundational procedural guide, as adopted by Council, but are modified and supplemented by the City's charter, code, ordinances, and state and federal law. When conflicts arise, these higher authorities take precedence over Robert's Rules.
- Robert's Rules are not designed specifically for municipal governing bodies and do not account for constitutional requirements, statutory obligations, zoning procedures, or due process standards that govern City Council actions. As a result, strict adherence to Robert's Rules is often impractical in municipal settings.
- Council generally functions effectively and minor procedural imperfections do not require correction when meetings remain orderly, fair, and legally compliant. Robert's Rules themselves recognize flexibility when deliberations are productive and rights are protected.
- Municipal proceedings often deviate from Robert's Rules due to requirements such as staff presentations, applicant testimony, consultant input, public hearings, and question periods, none of which are contemplated under Robert's Rules but are necessary to satisfy due process obligations.

City Attorney Joppich reviewed the five classes of motions under Robert's Rules:

1. Main motions propose an action for the body to consider and form the primary business of the meeting.
2. Subsidiary motions include:
    - A motion to table is intended to temporarily delay consideration within the same meeting and must be properly taken from the table to avoid unintentionally terminating the matter.
    - A motion to postpone to a future meeting requires a motion to postpone to a date certain. Failure to specify a date results in the matter effectively being terminated, as it lacks a procedural mechanism for reconsideration. When postponement is contingent on an event, such as completion of a study, best practice is to include an outside date to ensure the item returns for consideration.
    - A motion to amend is used to make minor corrections or adjustments to a main motion without creating a new motion. A motion to amend should be voted on before a vote on the main motion is taken.
    - Friendly amendments occur when the maker and seconder of a motion agree to an amendment, without a formal vote. However, even friendly amendments technically require approval by Council, either through a formal vote or clear consensus. Clarity and unanimity are preferable to avoid procedural ambiguity.
3. Privileged motions include motions to adjourn, recess, and call for the orders of the day. While some privileged motions are rarely used by Council, they take precedence over other motions and may be made at any time.
4. Incidental motions, such as requests to withdraw a motion or divide a motion (split) into separate components for individual votes may be made while a main motion is pending and take procedural precedence.
5. Motions that reopen a previously considered matter (a motion to reconsider), can only be made by a member who voted with the prevailing side, and such a motion must be made at or before the

next Council meeting. If a motion to reconsider is approved, it returns the prior main motion to the floor for renewed deliberation. Motions to rescind or amend are generally limited to ordinances and resolutions and are rarely used outside that context.

The mayor is permitted to make or second motions, although the mayor typically refrains from doing so in the role as presiding officer.

When motions become unclear, Council may call a recess, table or postpone the item, or work with legal counsel to draft clear language reflecting Council's intent before proceeding.

DISCUSSION ON USA'S 250TH ANNIVERSARY (TIME PERMITTING)

Council had a brief discussion regarding planning for the upcoming 250th anniversary of the United States.

Mayor Rich noted that she had asked the school district superintendent to include the anniversary as a topic during the upcoming joint meeting, with the intent of coordinating potential commemorative activities with the school district and the City of Farmington.

Fireworks are confirmed for June 25. The fireworks contract was previously approved at a cost of approximately $50,000.

The national initiative known as America's Potluck encourages communities to host potluck-style gatherings on Sunday, July 5, as part of the nationwide 250th anniversary celebration. The City may wish to engage homeowners associations in discussions regarding potential participation.

ADJOURNMENT

Mayor Rich closed discussion and adjourned the meeting at 7:25pm.

Respectfully submitted,

Carly Lindahl, City Clerk

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

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:35PM.

Councilmembers Present:	Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman
Councilmembers Absent:	None
Others Present:	City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl; Directors Aranowski, Kettler-Schmult, Rushlow and Schnackel; Fire Chief Unruh; City Attorney Joppich

PLEDGE OF ALLEGIANCE

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

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

SELECTION OF MAYOR PRO TEM

MOTION by Dwyer, support by Bridges, that the City Council of Farmington Hills hereby nominates Jackie Boleware as Mayor Pro Tem.

MOTION CARRIED 7-0.

MOTION by Bridges, support by Rich, that the City Council of Farmington Hills hereby closes the nominations of Mayor Pro Tem.

MOTION CARRIED 7-0.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

Michael Sweeney, on behalf of the Emergency Preparedness Commission, advised residents that forecasts indicate a colder-than-usual winter and emphasized that now is the final opportunity to prepare homes and vehicles, including furnace maintenance, smoke detector batteries, and winter readiness. He highlighted the importance of preventing frozen pipes by maintaining adequate indoor temperatures, exposing pipes to heat where possible, and allowing faucets to drip overnight, while also encouraging residents to review and update winter clothing and donate lightly used items to shelters. He urged residents to care for themselves, their families, and neighbors, update emergency contact information, and strengthen community connections as the city heads into the winter season.

CORRESPONDENCE

Mayor Rich acknowledged correspondence regarding the welfare of several beagles. Oakland County Code Enforcement and the Police Department conducted an inspection late last week. Officials

confirmed that the animals are housed in heated shelters with unfrozen water, adequate food and bedding, and kennels elevated off the ground, and that the situation is in compliance with all applicable Michigan ordinances.

CONSENT AGENDA

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

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Starkman said that he had been a member of the Farmington–Farmington Hills Commission on Community Health since 2019. Recently commission members volunteered at CARES, assisting with labeling, unpacking, and other support activities. Their efforts were especially meaningful as demand for CARES services continues to grow due to increasing food insecurity, and he expressed appreciation for the commission's ongoing dedication and service to the community.

Councilmember Boleware wished everyone a Merry Christmas, a Happy Hanukkah, and a Happy Kwanzaa.

Councilmember Knol advised that the Farmington Area Goodfellows are actively packing holiday food boxes following their November food drive, and continue to accept financial donations and volunteers. She noted that deliveries will take place on Saturday, December 20, with volunteers distributing boxes to seniors and families in need throughout Farmington and Farmington Hills. Councilmember Knol wished everyone a Merry Christmas, a Happy Hanukkah, and a Happy Kwanzaa.

Councilmember Bridges reported that members of Council attended several community events during the past week, including a Chamber of Commerce gathering that celebrated local businesses and raised funds in support of CARES. He also noted Council's participation in the 50th anniversary celebration of the Farmington Hills Public Library, where plans were unveiled for future expansions of both the Farmington Library and the 12 Mile Road location, underscoring the library system's value as a key community asset. Councilmember Bridges further recognized Kelly Siegrist for her more than 30 years of dedicated service to the community as she prepares to move on from her role as Library Director.

Mayor Pro Tem Dwyer extended holiday greetings to the Farmington Hills community and expressed appreciation to City employees for their dedicated service. He offered special recognition to the Police and Fire Departments, noting that both experienced a particularly demanding year, and commended sworn and civilian staff for their professionalism, commitment, and continued focus on public safety.

Councilmember Aldred reported that several members of Council attended the downtown Farmington holiday parade, where the City's Special Services Department received positive recognition for its festively decorated truck, which was widely praised by attendees.

Mayor Rich emphasized the critical importance of having working smoke alarms and carbon monoxide detectors in all homes, noting recent fires where alarms were not present, and reminding residents that the Fire Department will install fire detectors at no cost. She thanked City staff and the community for their continued support and highlighted recent and upcoming community engagement efforts, including a successful "Walk the Hawk" event and its ongoing schedule on the second Tuesday of each month at The Hawk.

Mayor Rich also reported on the Feeding Farmington Hills Task Force, noting increased food insecurity during school breaks and plans for a supplemental food distribution for children while schools and CARES are closed, with additional details to be shared through the City and library websites. Mayor Rich extended holiday greetings and expressed appreciation for a successful year and optimism for the year ahead.

CITY MANAGER UPDATE

City Manager Mekjian reported on the following:

- **Yard Waste Collection:** The current week is the final opportunity for yard waste pickup for the season.
- **Snow and Ice Control Policy:** For snowfall under four inches, major roads and bus routes are plowed and salted while local streets receive spot de-icing only; snowfall exceeding four inches includes salting of local streets; and snowfall over eight inches triggers full deployment of DPS and Parks and Recreation crews, with priority given to main roads and a goal of clearing all streets within 36 hours after snowfall ends. Full details regarding the winter maintenance policy are available on the City's website at fhgov.com.
- **Warming Centers:** In the event of major power outages or severe cold, Fire Station No. 5, located at Orchard Lake Road and 11 Mile Road, is available as a 24-hour warming center.
- **Holiday Fire Safety Reminder:** Residents should keep live holiday trees properly watered to reduce fire risk during the holiday season.

UNFINISHED BUSINESS

CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT PLAN 4, 2000; CUTTING EDGE CUISINE KITCHEN AND STORAGE ADDITION. CMR 12-25-175

Director of Planning and Community Development Kettler-Schmult presented an update regarding a proposed amendment to this existing Planned Unit Development located on Northwestern Highway. The item has been before Council multiple times; however, outstanding issues between the property owner and adjacent property owners within the PUD remain unresolved.

The City received a request from the property owner's attorney to postpone consideration of the item again, citing ongoing negotiations between the involved parties. City Attorney Joppich advised that negotiations are continuing and that additional time may allow the parties to resolve issues.

> MOTION by Bridges, support by Dwyer, that the City Council of Farmington Hills hereby postpones consideration of amendment to Planned Unit Development Plan 4, 2000 – Cutting Edge Cuisine kitchen and storage addition to February 9, 2026.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE 2026 CITY COUNCIL ANNUAL MEETING CALENDAR.

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby approves the 2026 City Council Annual Meeting calendar.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF SETTING THE CITY COUNCIL ANNUAL GOALS SESSION DATE OF JANUARY 10, 2026.

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby schedules the annual goals session meeting for Saturday, January 10, 2026, beginning at 9:00 a.m. in the Community Room at City Hall.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF REMOVAL AND REPLACEMENT OF WINDOWS AT THE NATURE CENTER TO REGAL CONSTRUCTION INC. IN THE AMOUNT OF $58,794.90. CMR 12-25-176

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for Nature Center window removal and replacement to Regal Construction Inc. in the amount of $58,794.90 ($53,449.91 plus a 10% contingency cost of $5,344.99 for unforeseen and anticipated costs once the old windows are removed).

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF EXTENSION OF AGREEMENT FOR STREET SWEEPING SERVICES TO G&M ENTERPRISES IN THE AMOUNT NOT-TO-EXCEED THE ANNUAL BUDGETED AMOUNT, WITH OPTIONAL EXTENSIONS. CMR 12-25-177

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the issuance of a purchase order for the extension of the agreement with G&M Enterprises of Southfield, Michigan for Street Sweeping Services in the amount not-to-exceed the annual budgeted amount for three additional one-year extensions under the same terms and conditions upon mutual consent by the City and Contractor (not-to-exceed three years).

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF DUMP TRUCK AND PICK-UP TRUCK UPFITTING TO TRUCK & TRAILER SPECIALTIES IN THE AMOUNT OF $413,770.86. CMR 12-25-178

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the issuance of a purchase order with Truck & Trailer Specialties in the amount of $413,770.86 for the purchase and installation of dump bodies and winter maintenance accessories on two (2) new dump truck chassis and five (5) new pick-up trucks.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR YOUTH THEATRE SERVICES TO IN THE MITTEN PRODUCTIONS FOR A ONE-YEAR CONTRACT WITH OPTIONAL RENEWALS. CMR 12-25-179

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to sign a contract for Youth Theatre Services to In The Mitten Productions for a one-year contract with the option to renew for five (5) additional one-year periods under the same terms and conditions upon mutual consent between the City and vendor.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF PURCHASE OF AMBULANCE TO EMERGENCY VEHICLES PLUS REPRESENTING HORTON IN THE AMOUNT OF $397,464.00. CMR 12-25-180

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Emergency Vehicles Plus representing Horton, for a new ambulance, in the amount of $397,464.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF NOVEMBER 24, 2025.

MOTION by Boleware support by Aldred, that the City Council of Farmington Hills hereby approves the City Council study session minutes of November 24, 2025.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF NOVEMBER 24, 2025.

MOTION by Boleware support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of November 24, 2025.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

William Stieber, Farmington Hills resident, reiterated his concern presented in August 2025 regarding the City's minimum quarterly water charge of 16 units, noting that some residents—particularly older homeowners—are billed for usage well above their actual consumption. He stated that this practice is

unfair and urged the City to prioritize reviewing the minimum water charge policy during the next assessment update in June.

Tim Parvin, Farmington Hills resident, expressed concerns regarding Council's recent action related to the future of the senior center. There was strong opposition to locating the senior center at the Hawk campus. He raised concerns about parking capacity, accessibility, and potential impacts to food service quality if senior programming were moved, and emphasized the importance of clearly reflecting seniors' needs and perspectives in the decision-making process. Mr. Parvin recommended appointing a representative from the Council on Aging to serve as an ombudsman to keep the senior community informed and engaged throughout the evaluation process.

Eric Schmidt, Woodbrook Court, acknowledged the response he received regarding comments made during a prior Council meeting that appeared to attack certain councilmembers and residents. The City's response referenced free speech protections. Still, he requested a clearer statement discouraging comments that place residents in the crossfire of public disputes. He reiterated concerns regarding the 13 Mile PUD, urging Council members to visit the site before voting and raising questions about the potential influence of campaign contributions on PUD decisions. He also stated opposition to relocating senior center services to The Hawk, citing parking and capacity concerns.

CITY ATTORNEY REPORT

The City Attorney's report was received.

ADJOURNMENT

The regular session of City Council meeting adjourned at 8:09pm.

Respectfully submitted,

Carly Lindahl, City Clerk