

AGENDA
CITY COUNCIL
STUDY SESSION & CLOSED SESSION
JULY 14, 2025 – 6:00PM
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 ITEMS:

3. 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).
4. 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.
5. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: July 14, 2025

DEPT: Planning and Community Development

RE: Planned Unit Development ("PUD") Plan 2, 2024, including Site Plan 56-8-2024 - Mulberry Park and The Tabernacle Multi-Family Residential, revised plan dated June 26, 2025

The City Council has had several meetings including a public hearing regarding the referenced project. History of the meetings is referenced below. At the city council meeting of May 12, 2025 a motion was approved to postpone the item to the August 11, 2025 City Council meeting. The applicant has made adjustments to the plans and has requested a response to these changes from City Council before formal submission and full staff review.

The subject 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 now proposed to consist of eight (8) buildings (previously 9 buildings) of attached, two (2)-story townhomes. The Tabernacle is proposed to be age-restricted and consists of nine (9) buildings with attached, one (1)-story ranches. The layout of the sites has changed to reorient the townhouses to the north-eastern half of the site and distribute the ranch style homes along the west and south property boundaries. It is unclear to staff whether this version has a reduction in the total number of units.

The applicant will be present to highlight changes and answer questions regarding this modified layout. Staff reviews of the plans will occur after City Council comments in response to the new layout at the study session.

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



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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- March 3, 2025 - City Council public hearing closed/determination postponed to May 12, 2025 (6-1)
 - May 12, 2025 - City Council postponed to August 11, 2025 (4-2)

ATTACHMENTS:

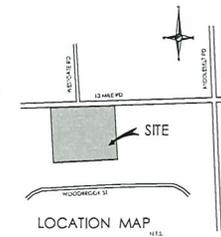
- PUD Plan 2, 2024, including Site Plan 56-8-2024, revised plan dated June 26, 2025 application materials
- April 18, 2024, Planning Commission regular meeting minutes
- October 17, 2024, Planning Commission regular meeting minutes
- November 21, 2024, Planning Commission regular meeting minutes
- January 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

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

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

KEY LEGEND

- ① TYPICAL SEEDING IN OPEN AREAS, SOAK IN 10'S TOPSOIL
- ② SPECIFIC DESIGNED OR EXISTING AREA WITH SHORT, MIDDLE OR LONG SEED
- ③ 2 IN. SPREADER CUT EDGE WITH SHREDDER BARK MULCH
- ④ SEEDING MEADOW SEED MIXTURE, SOAK IN AT A RATE OF 40 LBS PER ACRE
- ⑤ PROPOSED DEVELOPMENT SCHEME
- ⑥ PROPOSED BULKHEAD PER 800.0 WALL



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-9032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

STATE



PROJECT
 The Tabernaec and
 Mulberry Park Townhouses

CLIENT
 Shafer Development
 31400 Northwestern Hwy
 Suite II
 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 Overview

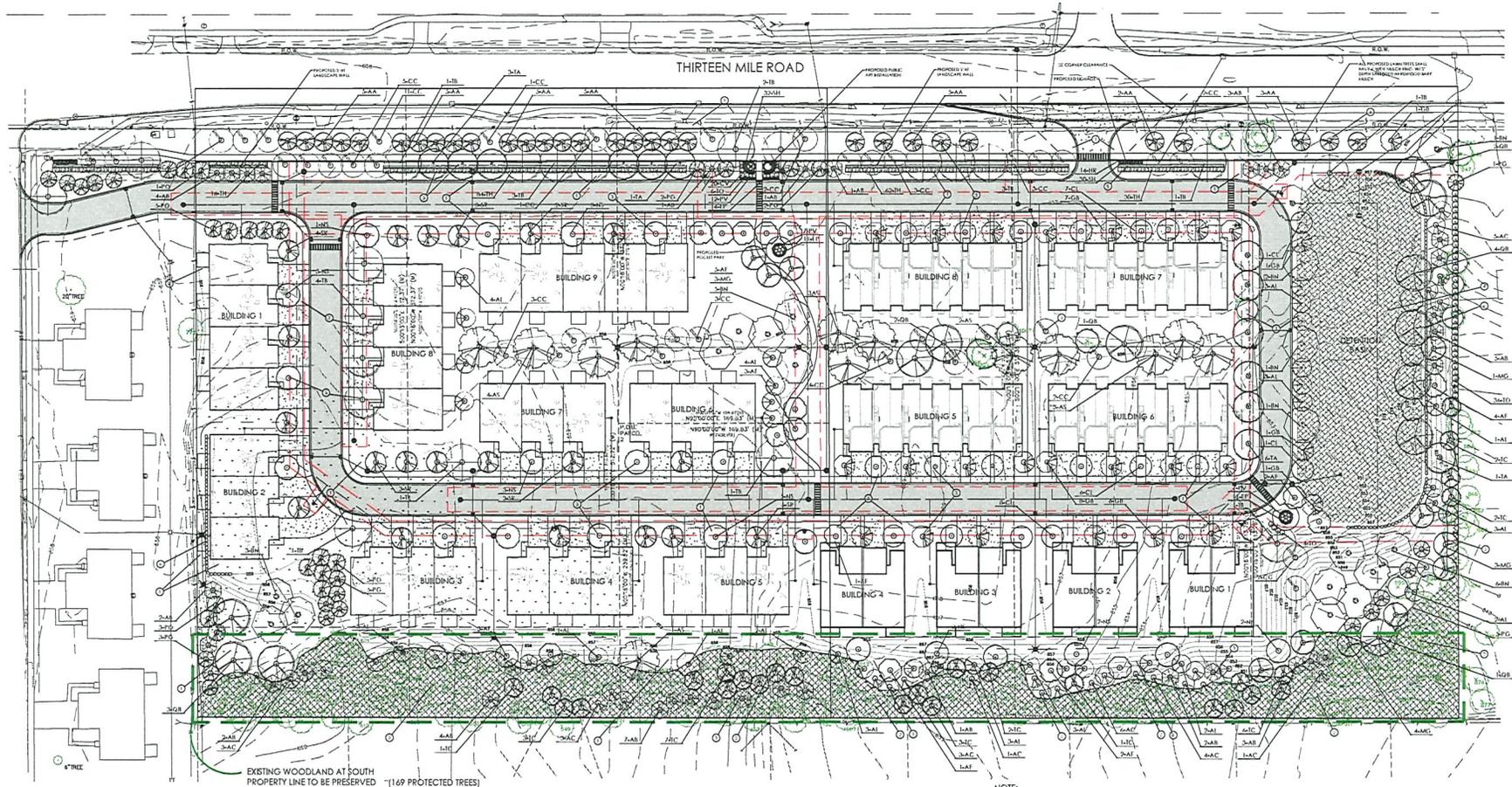


REVISIONS

2/20/2024	REVISED PER PERM REVIEW

DRAWN BY:
 G. Ostrowski
 DESIGNED BY:
 G. Ostrowski
 APPROVED BY:
 G. Ostrowski
 DATE:
 08/09/2024
 SCALE: 1" = 40'

NITE JOB NO. SHEET NO.
 N423-02/03 L0



EXISTING WOODLAND AT SOUTH PROPERTY LINE TO BE PRESERVED (169 PROTECTED TREES)

NEW TREES PROPOSED:
 DECIDUOUS: 37
 EVERGREEN: 67
 TOTAL TREES: 104

NOTE:
 LANDSCAPE PLAN, REQUIREMENTS, AND PLANT SCHEDULES.
 SEE SHEET 12, THE PARAPHASE.
 SEE SHEET 18, MULBERRY PARK TOWNHOUSES

**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.

Regarding the conceptual site plan and use:

- 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%.

- The proposed layout with two T-shaped stubs on either property line will be discussed further with engineering and Fire, who had shared concerns about this layout. The proposed Knox Box emergency access via the AIM Academy may alleviate those concerns. In any event, the applicant will coordinate with the Fire Marshal to develop a plan that does not require emergency vehicles to back up or turn around.
- The Road Commission for Oakland County is planning on expanding 12 Mile Road in this area with a dedicated left-turn access to Middlebelt Road. Schafer Development will collaborate with the Road Commission to align the development's ingress/egress with the planned road expansion.
- The height of the buildings will be approximately 27'; the height limit in the RA-1A District is 30'. Renderings showed elevation examples. The larger units will permit a 3rd bedroom. The smaller 24' units will provide 2 bedrooms and a den, which could be converted to a 3rd bedroom.

In response to comments, Mr. Schafer confirmed that discussions were ongoing with the Fire Marshal about ensuring safe access with either Knox Box access or a secondary open entrance from AIM high school. A cul-de-sac design for the eastern end will be considered if the T-shaped roadway is deemed insufficient.

Planning Consultant report

Referencing the October 10, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background for this request for PUD qualification. Highlights from the review letter included:

- The project proposes 28 attached townhomes with two-car garages in eight buildings. All units have 2-car garages.
- The T-shaped roadway will stub to both the east and west property lines for future access. As noted, Engineering and Fire have expressed concerns with this design. If the project is qualified for a PUD, discussions should be held with these departments prior to submitting a final site plan.

PUD Qualification criteria

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on criteria and procedures in the ordinance. Pages 2-4 of the review memorandum address the criteria relative to this proposal. Per Section 34-3.20.2.E., the Planned Unit Development must meet, as a minimum, one of the 8 objectives listed. The applicant has provided information regarding 4 of the objectives, including:

- 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 northern portion of the site is reserved as open space and a detention basin, and that this design was chosen to separate the units from single family development to the north.

- iii. To accept dedication or set aside open space areas in perpetuity.

The applicant cites permanent buffers along the northern and eastern property lines.

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

The applicant proposes that the development would provide a transition between single-family housing and the school use to the west.

- 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.

The applicant primarily cites the dedication of a large area in the north of the site as open space.

Planning Consultant Tangari said that the PUD did not appear to be requested solely as a means of increasing density or as a substitute for a variance request. The applicant is seeking an increase in density, but the proposed use is not generally permitted in the underlying district, so the request is not simply to increase density.

Regarding the conceptual plan:

As presented, the plan appeared to be in line with the RC-1 district. The Master Plan designates the area as single family low density. No deviations from the dimensional standards of the RA-1A district are being requested. Parking requirements are being met. Lot coverage will be provided during final site plan review.

Relief sought from ordinance standards

The only relief sought from ordinance standards is to permit attached single family residences at RC-1 density.

Commission questions and discussion

- Commissioner Mantey was hesitant to accept using townhomes as a buffer for school locations, noting that often schools were located adjacent to residential neighborhoods with no buffer, and he did not want to set a precedent that there should be one. He would support the project based on the preservation of open space, as noted in criteria ii, iii, and v.
- Commissioner Stimson asked how many units could be provided under the cluster option. Planning Consultant Tangari said that the site could accommodate 8 or 9 units under a cluster option.

MOTION by Brickner, support by Countegan, to make a preliminary finding that PUD 3, 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 (1) of the objectives as outlined Section 34-3.20.2.E.i. thru viii., and that it be made clear to the applicant that final granting of the PUD plan and agreement requires approval by City Council, after recommendation by the Planning Commission.

1. **The proposed plan preliminarily meets the following qualification standard(s) of Section 34-3-20-2.E.i through viii.:**
 - 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.**
 - iii. **To accept dedication or set aside open space areas in perpetuity.**
 - iv. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**
 - v. **To 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.**

Motion passed unanimously by voice vote.

D.

APPROVAL OF MINUTES

Approval of September 16, 2024, City Council-Planning Commission Joint Meeting, and September 19, 2024, Regular Meeting

MOTION by Aspinall, support by Ware, to approve the September 16, 2024 City Council-Planning Commission Joint Meeting minutes and the September 19, 2024 Regular Planning Commission meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Ware, support by Varga, to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting was adjourned at 10:16pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

**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.

Landscape plan updates:

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

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 $\frac{3}{4}$ 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

City of Farmington Hills-City Council Regular Session Meeting
January 13, 2025
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Attorney report was received by Council.

APPROVED 2/10/2025

ADJOURNMENT

The regular session of City Council adjourned at 12:54AM.

Respectfully submitted,

Carly Lindahl, City Clerk

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,

WHEREAS, in recognition of his outstanding contributions to high school basketball and the broader community, Coach Negoshian was recently inducted into the Basketball Coaches Association of Michigan Hall of Fame; and,

WHEREAS, Coach Negoshian's wife Kathy has continued to support his passion through more than 50 years of marriage, and his sons, Ryan and Todd, carry on their father's legacy, following in his footsteps as varsity coaches.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor **Tom Negoshian** for the profound impact he has had on the Farmington Hills community and beyond and thank him for his lifelong commitment to shaping youth and strengthening our community.

PROCLAMATION RECOGNIZING MARCH 2025 AS WOMEN'S HISTORY MONTH

The following proclamation was read by Council Member Knol and accepted by Directors Aranowski, Kettler-Schmult and Sullen-Winn:

**PROCLAMATION
Women's History Month
March 2025**

WHEREAS, throughout history, extraordinary women of every race, class, ethnicity and socioeconomic background have made significant contributions to our nation in countless ways, both recorded and unrecorded; and,

WHEREAS, through leadership, ingenuity and hard work, generations of women have made significant contributions in science, medicine, technology, business, politics, entrepreneurship, arts and culture, and the military; and,

WHEREAS, women worked to secure their own rights of suffrage and equal opportunity, and played vital roles in the abolitionist, emancipation, civil rights and industrial labor movements, as they worked to create a more just and fair society for all; and,

WHEREAS, women play critical economic, cultural, and social roles in our society and constitute a significant portion of the labor force working both inside and outside the home; and,

WHEREAS, as we venture into the future, gender will be no obstacle to what women can accomplish as they open new doors, embrace innovative ideas, and continue to create a profound and positive impact on our society and community.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim March 2025 as **Women's History Month** in Farmington Hills, and call upon our citizens, public and private institutions, businesses and schools to celebrate the history and achievements of the countless women who have helped to promote a more equitable society and have created possibilities for generations of women to come.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS
PRESENTATION OF HISTORIC DISTRICT COMMISSION 2024 ANNUAL REPORT. CMR 3-25-31

Historic District Commissioner and Recording Secretary Alec Thompson presented the 2024 Historic District Commission Annual Report.

MOTION by Aldred, support by Boleware, to accept the Historic District Commission 2024 Annual Report.

MOTION CARRIED 7-0.

PRESENTATION BY SCHOOL BOARD MEMBER ANGIE SMITH IN HONOR OF NATIONAL READING MONTH

School Board Member Angie Smith presented books to each Council Member and thanked Council Members for participating in National Reading Month by reading with students in the Farmington Public Schools.

CORRESPONDENCE

Council Member Knol received correspondence regarding chicken coops and forwarded it to the City Manager. She requested a review and comparison of related ordinances in municipalities similar to Farmington Hills in western Oakland County.

Mayor Rich received correspondence regarding offerings for the neurodivergent community and forwarded it to the City Manager, in order to have discussion about making sure Farmington Hills is a totally inclusive community.

CONSENT AGENDA

MOTION by Bridges, support by Aldred, to approve consent agenda items 7 through 8.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Knol, support by Bruce, to approve consent agenda items 9 through 10.

Roll Call Vote:

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 who 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

historic gates and signage, preserves the history of the Sarah Fisher orphanage. It will serve as an amenity for residents, featuring a kitchen, card area, and restrooms.

Mayor Rich also asked about the inclusion of an art park and adult play equipment. Mr. Loughrin stated that his team was open to incorporating such features in the PUD agreement and would explore options based on the council's feedback.

MOTION by Bruce, support by Bridges, to approve the amendment to the 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.

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

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF USE OF CITY FACILITIES POLICY AMENDMENTS.

MOTION by Bridges, support by Aldred, to approve the amendments to the Use of City Facilities Policy.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR THE DEVELOPMENT OF THE CITY'S BRANDING GUIDELINES TO DESTINATION BY DESIGN IN THE AMOUNT OF \$70,000. CMR 3-25-34

MOTION by Bridges, support by Aldred, to authorize the City Manager to issue a purchase order to Destination by Design for \$70,000 for the City's Branding Guidelines.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF FEBRUARY 24, 2025.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of February 24, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF FEBRUARY 24, 2025.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of February 24, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Lawrence Kohl, Ramble Hills subdivision, expressed concern over the increasing deer population, stating that the animals are causing significant property damage and reducing property values. Deer are consuming plants, damaging trees, and making landscaping efforts futile. He urged Council to take action to address the issue.

In response, Mayor Rich noted that a study session dedicated to discussing the urban deer herd issue is scheduled for March 24 at 6 p.m. in Council Chambers.

Pea Gee, Farmington Hills resident, thanked Council Member Bruce for his consistent stance and commitment to addressing community concerns. She noted the City Manager made an excellent choice with the newly appointed Police Chief. She shared her admiration for the *Craft with a Cop* event held at The Hawk in December, where officers engaged with children in arts and crafts.

CITY ATTORNEY REPORT

City Attorney Report was received by council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 10:32PM.

Respectfully submitted,

Carly Lindahl, City Clerk

**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 from 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.

ADJOURNMENT

The regular session of City Council meeting adjourned at 11:18PM.

Respectfully submitted,

Carly Lindahl, City Clerk

AGENDA
CITY COUNCIL MEETING
JULY 14, 2025
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

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

STUDY SESSION (6:00PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda
2. Proclamation recognizing [July 2025 as Parks and Recreation Month](#)

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 6-18)

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:

3. Public hearing and consideration of Zoning Text Amendment 3, 2025, to revise OS-4 Office Research District (Twelve Mile Road Corridor) and off-street parking standards for multiple-family residential and office uses. [CMR 7-25-97](#)

4. Public hearing and consideration of Planned Unit Development 1, 2025, Townes at Woodcreek, located at 29150 Twelve Mile Road. [CMR 7-25-98](#)

NEW BUSINESS:

5. Consideration of approval of [appointments](#) to the Beautification Committee.

CONSENT AGENDA:

6. Recommended approval of a contract for Sponsorship Solicitation Services to the Superlative Group. [CMR 7-25-99](#)
7. Recommended approval of award of purchase of roofing supplies, inspection, and project management to Garland/DBS, Inc. in the amount of \$297,710.01; and award of bid for Fire Station #1 and Fire Station #3 roof replacements and ancillary materials to Royal Roofing Company, Inc. in the amount of \$329,750.00. [CMR 7-25-100](#)
8. Recommended approval of award of proposal for the radio signal improvement at Fire Station #2 to Mobile Communications America, Inc in the amount of \$27,272.00. [CMR 7-25-101](#)
9. Recommended approval of diesel engine rebuild and repair of Fire Engine 33 to Cummings Sales and Service in the amount of \$57,749.05. [CMR 7-25-102](#)
10. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Pickleball Instructor. [CMR 7-25-103](#)
11. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Concessions Attendant. [CMR 7-25-104](#)
12. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Dispatcher. [CMR 7-25-105](#)
13. Recommended approval of a Special Event Permit for the [Nissan Cars & Coffee](#) event to be held on Saturday, August 23, 2025.
14. Recommended approval of a Special Event Permit for the [Inauguration of the Brahma Kumaris Spiritual Meditation Center](#) to be held on Saturday, July 19, 2025.
15. Recommended approval of a Special Event Permit for [ISKCON Color Festival](#) to be held on Saturday, July 26, 2025.
16. Recommended approval of City Council [study session minutes](#) of June 9, 2025.
17. Recommended approval of City Council [regular session minutes](#) of June 9, 2025.
18. Recommended approval of City Council [special study session minutes](#) of June 23, 2025.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

CITY ATTORNEY REPORT

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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



PROCLAMATION
Parks and Recreation Month
July 2025

- WHEREAS,** parks and recreation programs, such as the programs offered through the City of Farmington Hills Special Services Department, are an integral part of communities throughout our state and country, including in Farmington Hills; and,
- WHEREAS,** parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and,
- WHEREAS,** parks and recreation programs encourage physical activity by providing space for popular sports, hiking trails, swimming pools, and other activities that promote active lifestyles; and,
- WHEREAS,** parks and recreation programming and educational activities, such as out-of-school time programming, youth sports and environmental education, help our kids learn and grow; and,
- WHEREAS,** parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and,
- WHEREAS,** parks and recreation are fundamental to the environmental well-being of our communities, ensuring the ecological beauty of our City and providing a place for children and adults to connect with nature; and,
- WHEREAS,** the City of Farmington Hills Special Services Department is committed to offering recreational opportunities for individuals of all ages, interests, and abilities.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **July 2025** as **Parks and Recreation Month** in Farmington Hills and encourage everyone to explore the programming offered through the City's Special Services Department including, aquatics, ice skating, visual and performing arts, fishing, lifelong learning, fitness, Nature Center classes, athletics, special events and more.

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

Theresa Rich, Mayor



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

DATE: July 14, 2025

DEPT: Planning and Community Development

RE: Draft Zoning Text Amendment (“ZTA”) 3, 2025 - Revisions to OS-4 Office Research District (Twelve Mile Road Corridor) and Off-Street Parking Standards for Multiple-Family Residential and Office Uses

ADMINISTRATIVE SUMMARY

Draft ZTA 3, 2025 is a part of a comprehensive effort to update the Zoning Ordinance and move forward meaningful implementation of the Master Plan for Future Land Use’s vision for the City. Draft ZTA 3, 2025 is comprised of two (2) topics: revisions to various standards for the OS-4 Office Research District and off-street parking for multiple-family residential and office uses.

PROCEDURAL HISTORY

January 16, 2025 -	Planning Commission Study Session
March 20, 2025 -	Planning Commission Set for Public Hearing (9-0)
April 17, 2025 -	Planning Commission Public Hearing/Recommendation to Council (6-0)
May 12, 2025 -	City Council Study Session
June 9, 2025 -	City Council Study Session

OVERVIEW OF PROPOSED AMENDMENT

First, draft ZTA 3, 2025 would revise Section 34-2.2 to add definitions for two (2) new principal permitted uses within the OS-4 District: artisan manufacturing and live/work unit.

Second, draft ZTA 3, 2025 would revise Sections 34-3.1.22, 34-3.5.2, and 34-3.9 to update the OS-4 District intent statement, add and recategorize various principal permitted and special approval uses within the OS-4 District, incentivize the mixing of uses within the OS-4 District, modify building setback and height requirements within the OS-4 District, and to add and remove conditions applicable within office zoning districts.

Third, draft ZTA 3, 2025 would add a new Section 34-4.61 setting forth standards regarding parking structures within non-residential zoning districts.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Lastly, draft ZTA 3, 2025 would revise parking standards (Section 34-5.2) to reduce the number of parking spaces required for multiple-family residential and office uses, provide increased flexibility, and to add bicycle parking standards.

SUMMARY OF CHANGES SINCE JUNE 9, 2025, CITY COUNCIL STUDY SESSION

As requested at City Council's June 9, 2025, Study Session, staff has updated the list of permitted uses within the OS-4 District (Sections 34-3.1.22.B and 34-3.1.22.C) by clearly listing each permitted use rather than cross-referencing the B-1 Local Business District principal permitted uses. This should result in a clearer and more user-friendly ordinance, as the previous draft would have caused a reader of the ordinance to have to "connect the dots." Staff has also explicitly listed all relevant restaurant types among the permitted uses as requested.

ATTACHMENTS

- Giffels Webster's Memo to Planning Commission - Draft OS-4 Amendments
- Giffels Webster's Memo to Planning Commission - Initial Post-Master Plan Amendments: Parking Standards
- Draft ZTA 3, 2025 - redline version
- January 16, 2025, Planning Commission meeting minutes
- March 20, 2025, Planning Commission meeting minutes
- April 17, 2025, Planning Commission meeting minutes
- May 12, 2025, City Council meeting minutes
- June 9, 2025, City Council meeting minutes

###

Prepared by: Erik Perdonik, AICP, City Planner

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

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

MEMORANDUM

TO: Farmington Hills Planning Commission

FROM: Joe Tangari, AICP, Jill Bahm, AICP, Julia Upfal, AICP

RE: Draft OS-4 Amendments

DATE: 1/23/2025

Introduction

The new master plan has been adopted, and it is now time to begin working on zoning ordinance amendments to meaningfully implement the plan's vision for the city. One major area of focus in the Master Plan was the corridor between 12 Mile Road and I-696, from Orchard Lake Road to Halsted. This area is currently the subject of an in-progress market study, and the development of a new district will wait until that is completed. However, some amendments can be made to the OS-4 district now to diversify the uses permitted in the corridor, provide greater flexibility, and enable more mixing of uses, with a deeper dive to follow upon completion of the study, up to and including the development of an entirely new district.

To move the corridor closer to the vision of the Master Plan, this memo provides several amendments that permit new uses, eliminate the maximum number of stories and allow the applicant to determine how to split up the maximum height, explore additional height at low elevations and near the freeway, incentivize mixed use, change setbacks, and taking a fresh look at the OS-4 district's supplemental standards, found in Section 34-3.9.

The properties in the 12 Mile corridor are generally a little over 1,000 feet deep, and topography grades downward toward I-696. The amendments in this memo suggest permitting greater height closer to I-696 and where the average grade at the base of the building is below 850 feet.

The relatively short list of permitted uses in OS-4 strongly gears the district toward large office buildings. The list of permitted uses has been expanded below, with two new terms defined for clarity.

When reviewing the language below, keep in mind that blue/underlined text is new, and ~~red/struck~~ text is deleted. This memo reflects changes to the proposed language that were discussed by the PC in January.

34-2.2 Definitions

Artisan Manufacturing

[Small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods, and baked goods.](#)

Live/Work Unit

[A building or portion of a building that includes a dwelling unit and an artisan manufacturing, retail, personal service, child care, or office use directly accessed from the dwelling unit.](#)

34-3.1.22 OS-4 Office Research District

A. Intent

The OS-4 office research districts ~~s are~~ **is designed** intended to [accommodate large office uses in a mixed use environment that also includes residential uses and commercial uses providing for the convenience of residents and workers in the area. This ordinance encourages the development of public spaces, walkability, and public art to complement the development of high-value uses that contribute to the city's tax base.](#) ~~provide for large office buildings in areas which have significant highway or road visibility thereby encouraging uses which have a relatively high value per acre of land that will supplement the city's tax base.~~

B. Principal Permitted Uses

The following uses are permitted subject to the required conditions in [Section 34-3.9](#)

- i. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- ii. Medical offices including clinics, hospitals, and medical laboratories
- iii. Banks, credit unions, savings and loan associations and similar uses with ~~out~~ [drive-in facilities as an accessory use only](#)
- iv. Business schools or colleges
- v. Hotels
- vi. [Attached single-family residential](#)
- vii. [Multi-family residential, including office-to-residential conversions](#)
- viii. [Live/work units](#)
- ix. [Commercial uses permitted under 3.1.23.Bi.-iii, vi, and xii-xiv, when located in a mixed-use building with office and/or multi-family residential uses](#)
- x. [Artisan manufacturing](#)
- xi. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- xii. Secondary use which is accessory to and located in the same building as a principal permitted use § 34-4.23
- xiii. [Stand-alone parking structures § 34-4.61](#)
- xiv. Cellular tower and cellular antennae § 34-4.24
- xv. Other uses similar to the above uses
- xvi. Accessory structures and uses customarily incident to any principal use permitted

C. Special Approval Uses

The following uses are permitted subject to the required conditions in [Section 34-3.9](#)

- i. Research, testing, design, technical training or experimental product development § 34-3.9.5
- ii. [Commercial uses permitted under 3.1.23.Bi.-iii, vi, and xii-xiv, when located in a stand-alone or exclusively commercial building](#)
- iii. [Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only](#)

D. Accessory Uses

- i. Electric vehicle infrastructure § 34-4.55

E. Development Standards

Lot Size

Minimum lot area: Not specified

Setbacks

Minimum ~~front yard~~ setback [to 12 Mile Road](#): 50 ft
[Minimum front yard setback \(other thoroughfares\)](#): 15 ft
[Front yard setback \(local streets\)](#): 0-10 ft (minimum of 50% of front façade shall be in this range)
 Minimum rear yard setback: 40 ft/~~0 ft~~ [if alley present](#)
 Minimum side yard setback: ~~20 ft~~ [0 ft](#)
 Minimum from residential district: 20 ft
~~Minimum from sider street~~ [Local side street setback](#): ~~40 ft~~ [0-15 ft](#)

Lot Coverage

~~Maximum lot coverage by all buildings: 20%~~

Building Height

Maximum building height: ~~50 ft~~ [65 ft / 80 ft within 400 feet of the I-696 right-of-way](#)
~~Maximum number of stories: 3~~

Density

[Maximum dwelling units per acre](#) 80

Open Space

Front yard open space required: 50%

NOTES

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

Changes to applicable footnotes of Section 34-3.5.2

P. ~~The setback shall be the minimum indicated or as required by the following formula (as explained in footnote G. above), whichever is greater [see G below]:~~ [Delete existing Footnote P so that Footnote G no longer applies to the OS-4 District](#)

G. All main buildings shall have a setback of at least fifty (50) feet from any street and shall have a setback of at least twenty (20) feet from any other property line, unless exceeded by the following requirements as defined in paragraph i. below:

i. Setbacks shall be controlled in relationship to the length and height of buildings based upon the formula : $Y = (L + 2H) / D$

Where:

Y = The required yard.

L = The total length of a line which, when viewed directly from above, is parallel to the lot line and intersects any part of the building.

H = The height of the building.

D = Divisor (see subparagraphs ii and iii of this paragraph G, which subparagraphs immediately follow the diagram entitled “Yard Setbacks for Multiple Dwellings”)

ii. Along those property lines which abut a one-family residential district, or which abut one-family detached units or lots of an approved P.R.D. plan, and which are not separated from such units, lots or one-family district by a major or secondary thoroughfare, or where the abutting one-family residential district is not already developed for a permitted use other than one-family residential, the minimum required yard shall be determined by the following formula: $Y = (L + 2H) / 3$

iii. In all other instances, or where the planning commission determines that the adjoining property is indicated on the future land use plan as an area of other than one-family residential use, the minimum required yard shall be determined by the following formula: $Y = (L + 2H) / 6$

Section 34-3.9 OS-1, OS-2, OS-3 and OS-4 District Required Conditions

1. In the OS-1, OS-2, [and OS-3](#), ~~and OS-4~~ districts the following conditions apply:
 - A. Uses permitted shall require review and approval of the site plan by the planning commission.
 - B. No interior display shall be visible from the exterior of the building.
 - C. The outdoor storage of goods or materials shall be prohibited.
 - D. Warehousing or indoor storage of goods or materials; beyond that normally incidental to the permitted uses; shall be prohibited.
2. In the OS-1, OS-2, and OS-4 districts the following condition applies.
 - A. All activities, except for off-street parking or loading, shall be conducted within a completely enclosed building.

5. In the OS-4 district the following conditions apply:
 - A. The permitted uses of the district may be co-located within a building or upon a site.
 - ~~B. Manufacturing shall not be an assembly line type and shall be limited to prototype equipment, products or materials for experimental purposes which are not generally for sale, or artisan wares. Repair work shall be limited to prototypes, or products being tested, designed, or experimentally produced, and shall not be for customer services.~~
 - C. Warehousing or storage of products may be permitted when clearly accessory to a principal use.
 - D. The outdoor storage of goods or materials shall be prohibited.
 - E. Where a minimum of fifteen percent (15%) of the lot is set aside for public use and developed as a park or plaza with at least one public art installation, an additional twenty (20) feet of height shall be permitted.

New Section 34-4.61 Parking Structures

Parking structures shall be permitted as an accessory use in all non-RA and non-RP districts when integrated into a larger building. Stand-alone parking structures are permitted in the OS-4 district subject to the following:

1. The exterior of the parking structure shall not be bare, functional concrete. Other durable materials, such as brick, stone, metal paneling, and glazing shall be used for the façade and shall be subject to Planning Commission approval. Art, including sculpture or murals, is permitted and encouraged.
2. Permitted commercial uses may occupy a portion of the ground floor of the parking structure.
3. The parking structure shall not front directly on 12 Mile Road.
4. The parking structure shall provide spaces to accommodate a minimum of one bicycle per each 20 vehicle parking spaces in the structure.
5. Where a parking structure serves residential uses, in whole or in part, charging infrastructure shall be provided for a minimum of fifteen percent (15%) of required spaces for the residential use. For the purposes of this subsection, “charging infrastructure” shall mean placing the conduit and/or wire required for the future installation of electrical lines to serve charging stations, as well as ensuring the electrical delivery capacity is sufficient to meet the energy demands of the charging stations. Charging outlets may be provided by the developer or tenant by agreement.

MEMORANDUM

TO: Farmington Hills Planning Commission

FROM: Joe Tangari, AICP, Jill Bahm, AICP, Julia Upfal, AICP

RE: Initial Post-Master Plan Amendments: Parking Standards

DATE: 11/14/2024

Parking Standards

The implementation section of the Next 50 Master Plan includes several zoning actions that are key to meeting the plan’s objectives. This includes a thorough review of the parking requirements to identify necessary adjustments and flexibility based on actual demand. As the plan aims to encourage infill development, reduce excessive pavement, and consider new opportunities for parking areas throughout the City, updating these standards will eliminate regulatory hurdles that impede progress toward these important objectives.

To continue the discussion of parking standards, this memorandum includes a review of the following zoning considerations relevant to parking:

- Reducing requirements for multi-family & office
- Consider parking maximums
- Providing greater flexibility
 - Waivers based on demonstrated need
 - Parking reductions
- Add bicycle parking standards

Changes from the January meeting are highlighted in **yellow**.

Reducing requirements for Multi-family and Office

The parking schedule regulates the minimum number of spaces required, and when this is not well-aligned with need, results in vacant paved spaces. In Farmington Hills, the parking requirements for multi-family and office uses outweigh parking demand, contributing to unnecessary pavement and excess parking. The opportunity cost for underutilized parking is often a higher and better use of land, such as additional development, green spaces, or community amenities that better serve

“Parking. Thoroughly review the parking requirements of the Zoning Ordinance and adjust requirements based on modern assessments of actual need. Consider establishing parking maximums and multiple mechanisms for reducing parking. Consider curbside pick-up, short-term spaces, and rideshare drop-off areas.”

– Page 239, Chapter 12:
Implementation, Next 50 Master Plan

residents of the City. The Planning Commission may consider the following modifications to better align parking for these uses with actual demand.

Medical office:

Current standard:

Professional offices of doctors, dentists or similar profession	One (1) for each one hundred thirty-five (135) square feet of usable floor area for the first five thousand (5,000) square feet;
	One (1) for each one hundred seventy-five (175) square feet for that area in excess of five thousand (5,000) square feet of usable floor area

Recommended standard:

Professional offices of doctors, dentists or similar professions	One (1) for each 250 square feet of usable floor area
--	---

Explanation: By providing a standard for the entire building, the ordinance will be easier to administer and enforce. This calculation will also better align medical office requirements with actual demand and zoning best practices.

Alternatives: Regulate by number of examination rooms, waiting area, or a combination of both

Chiropractic office:

Current standard:

Chiropractic office	One (1) for each 200 square feet of usable floor area
---------------------	---

Recommended standard: Remove chiropractic office.

Explanation: A chiropractic office is a type of medical office and should be combined with medical office.

Business Office

Current standard:

Business offices or professional offices except as indicated in the following items 3--5	One (1) for each 220 square feet of usable floor area for the first 15,000 square feet;
	One (1) for each 250 square feet for that area in excess of 15,000 square feet of usable floor area

Recommended standard:

Business offices or professional offices	One (1) for each 300 square feet of usable floor area
--	---

Explanation: By providing a standard for the entire building, the ordinance will be easier to administer and enforce. This calculation will also better align office requirements with actual demand and zoning best practices.

Residential, Multiple Family

Current standard: Two (2) for each dwelling unit of three (3) rooms or less; two and one-half (2 1/2) for each dwelling unit of four (4) or more rooms

Recommended standard: Create two separate uses and regulate as follows:

<i>Residential, Multiple Family</i> with individual garages, driveways, or parking pads	Two (2) spaces for each dwelling unit
<i>Residential, Multiple Family</i> without individual garages, driveways, or parking pads	1.5 spaces for each dwelling unit

Explanation: Reduce multi-family parking requirements to better align with demand, while continuing to provide appropriate parking for developments that include individual garages, driveways, or parking pads

Switch the Order of the Table of Requirements and the Ability to Adjust Parking Requirements

Currently, section 5.2.11 sets forth the minimum number of parking spaces, and a portion of 5.2.2 and 5.2.10 establish the ability to accept changes to those minimums. Consolidating those standards and placing them after the table would make more sense, structurally. So current Section 5.2.11 will become Section 5.2.10, and current Section 5.2.10 will become Section 5.2.11.

The parking ordinance could easily incorporate a maximum parking standard to reduce excessive parking. We recommend the following amendment, along with some potential flexibility as described later in this memorandum.

34-5.2.10 [Required spaces.](#)

- A. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule; ~~provided, however, that when a use is required by state statute to provide handicapped parking spaces, the total number of off-street parking~~

~~spaces required by this chapter shall be increased by one (1) for uses requiring twenty-five (25) parking spaces or less.~~

- B. Maximum. The maximum number of parking spaces shall be determined as follows:
- i. When the minimum requirement is fewer than 10 spaces, the maximum parking allowed shall be 2 spaces greater than the minimum parking requirement.
 - ii. When the minimum requirement is 10 spaces or more, the Planning Commission may grant an increase of up to twenty (20%) percent over the maximum guideline for parking spaces if:
 - a. The applicant can demonstrate to the Planning Commission's satisfaction the additional parking is necessary based on documented evidence of actual use or anticipated demand.
 - b. The increase in parking will have no undue burden on neighboring property owners and/or natural features.

Provide Greater Flexibility and Consider Maximums

The ordinance standards could be amended to provide new opportunities for reductions from the required parking in circumstances where an applicant implements measures to reduce parking demand or modifications when the applicant demonstrates that parking demand is more or less intensive than required by the ordinance.

Current Text

The ordinance currently includes some standards to grant flexibility, but additional reduction standards would better allow for more demand-based adjustments. Current reduction standards in the ordinance include:

1. Shared parking provisions: Article 34-5.2.2 allows applicants to adjust parking requirements when lots are shared between two uses.
 - a. When there are multiple uses on a single lot and the applicant has demonstrated that peak operating hours do not overlap, spaces may count towards the requirement for each use.
 - b. When there are two or more zoning lots that share spaces and peak usage is at different times, an applicant may reduce parking up to 20%. For greater reductions, the applicant may submit a parking study and the reduction will be to the discretion of the Planning Commission.
2. Deferred parking provisions: The planning commission can allow an applicant to reduce the number of off-street parking spaces when they can demonstrate that there is an adequate reserve of land set aside for additional parking which will only be constructed if it is determined a need exists for the spaces.

Potential amendments

We recommend the Planning Commission consider modifications to the off-street parking standards by incorporating the amendments below. This will achieve greater flexibility to align

parking requirements with actual parking demand. In addition, by creating standards to evaluate parking reductions, the amendments provide some administrative authority when planning commission review is not required.

34-5.2.2: *Retain same-lot requirements, but move shared parking provisions to 34-5.2.10.*

Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.

~~The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more non-residential buildings or non-residential uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:~~

- ~~A.—If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or~~
- ~~B.—If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional following methodologies established by the Urban Land Institute’s publication, Shared Parking, shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to concurrence by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.~~
- ~~C.—For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/ or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas~~

34-5.2.11: *Amend this section (currently 5.2.10) to expand opportunities for parking relief when appropriate and aligned with demand. Provide flexibility from parking minimums and maximums (if maximum parking is implemented).*

10. Deviations from required parking: For all uses except one- and two-family residential units and mobile home sites, the number of off street parking spaces required may be ~~adjusted~~ ~~reduced~~ in accordance with the following:

- A. Demand-based parking adjustments.**
 - i. Deviations from the required parking minimum or maximum may be granted when the applicant has demonstrated through a parking study or other means deemed**

sufficient by the approving body that the required off-street parking is excessive or inadequate to meet the daily needs of the use. Elements to be considered include:

- a. [Number and frequency of walk-up \(foot traffic\) customers](#)
 - b. [Availability of shuttle service and/or transit](#)
 - c. [Seasonal nature of operations](#)
 - d. [Unique operational characteristics of the use that impact daily traffic](#)
 - ii. [In circumstances where the most recently published Institute of Transportation Engineers' Parking Generation Manual or Urban Land Institute Shared Parking Guide recommends a lower quantity of parking than that required in this ordinance, the minimum parking requirement may be adjusted accordingly.](#)
- B. [Mitigation: Reductions from the required parking minimum may be granted in accordance with the following mitigation measures:](#)

- i. [Grand River Avenue. Recognizing the transportation alternatives available throughout the Grand River Corridor, the required parking minimum shall be reduced by 50% for all uses with frontage on Grand River Avenue.](#)
- ii. [Car-Sharing or Carpool Spaces. Parking spaces reserved and signed for hourly car rental/car-sharing services or as carpool-only spaces may be counted as two regular parking spaces. Car-sharing or carpool spaces may be proposed for a single lot in accordance with the following schedule:](#)

Number of required spaces	Maximum number of car-sharing or carpool spaces
1-10	0
11-25	2
26-100	4
101-250	12
250+	25

- iii. [Bicycle Parking. The minimum parking standard may be reduced by one parking space for every four non-required bicycle parking spaces. This reduction may be increased to one parking space for every three non-required bicycle parking spaces when spaces are covered by a roof or awning.](#)
 - iv. [Walkable Amenities. If the site is proximal to a multi-use trail, the applicant may present support for a requested reduction, and the Planning Commission may approve the reduction if it finds the request to be sufficiently justified.](#)
- C. [Reserve Parking. Reductions from the required parking minimum may be granted when adequate reserve area is provided for future parking, provided that the following conditions are met:](#)
- i. [The number of off-street parking spaces required for the use or uses must be more than ten \(10\).](#)
 - ii. [The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted](#)

on the plan is adequate to meet the requirements of Section 34-5.2.10. The plan shall indicate the reserve area laid out so that all dimensional requirements as to spaces, aisles, and other applicable requirements of this chapter can be met. The reserve area shall not be used for water retention, for required open spaces, or as the location for replacement trees or other deciduous or evergreen trees required by this chapter. The landscape plan submitted for the site shall include a plan for the reserve area.

- iii. The planning commission has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this chapter.
- iv. The property owner shall execute an agreement prepared by the city attorney requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the planning commission, at its sole discretion has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the register of deeds.
- v. A permit for change of occupancy shall not be issued until the planning department has reevaluated the need for parking by the new occupant relative to the number of spaces required by this chapter.

D. Shared Parking. [Reductions from the required parking minimum may be granted when there is a collective parking arrangement.](#) The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more ~~non-residential buildings or non-residential~~ [principal](#) uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:

- i. If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or
- ii. If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional ~~following methodologies established by the Urban Land Institute's publication, Shared Parking,~~ shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to ~~concurrence~~ [approval](#) by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.

- iii. For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/ or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas

Add bicycle parking standards and protect pedestrians

In addition to any vehicular parking requirements, requirements for bicycle parking will help to complete the City’s bicycle network and accommodate bicycles as a potential transportation alternative. We recommend the Planning Commission consider the following standards for required bicycle parking.

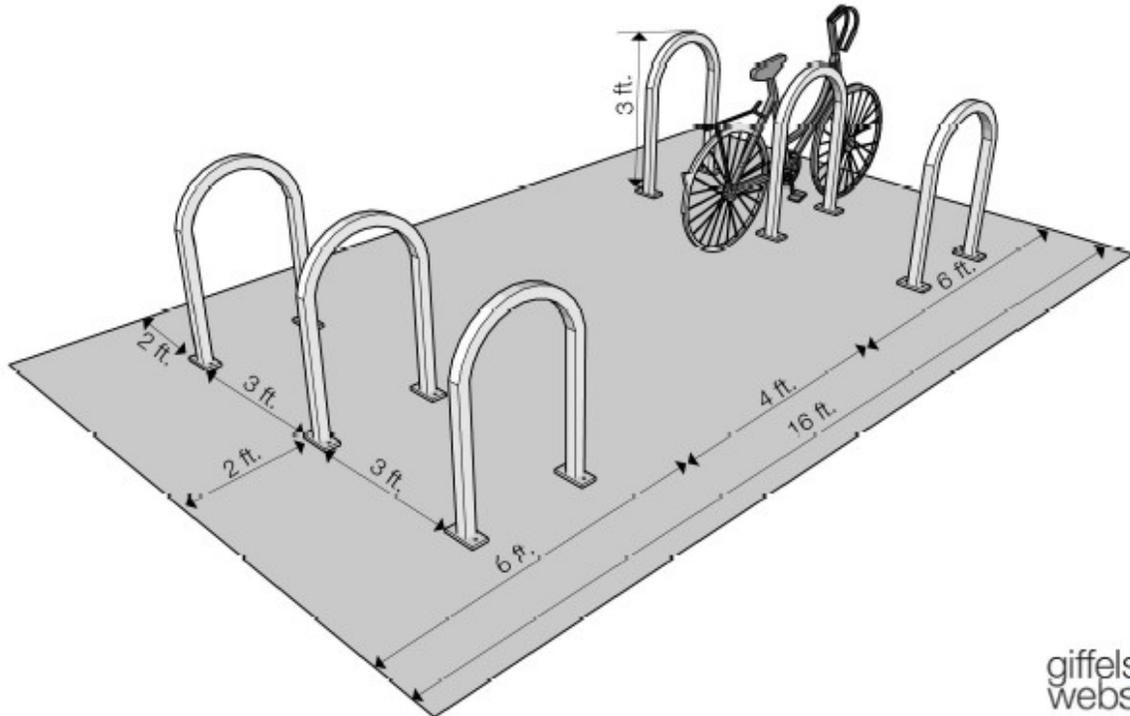
14. Bicycle Parking.

- A. Intent. As the City works to create a well-connected community, expand its pathway system, and provide more opportunities for non-motorized transportation, it is important that new development accommodates bicyclists.
- B. Bicycle parking facilities general requirements. At the time of erection of any new principal building or new parking lot, the enlargement of any principal building by ten percent (10%) or more of the existing gross floor area, or the enlargement of any automobile parking lot by ten percent (10%) or more of the number of existing parking spaces, a bicycle parking facility shall be required in accordance with the following requirements:
 - i. Provide a minimum of two (2) bicycle parking spaces. Auto wash uses and single-family and two-family uses are exempt from this requirement. A use that requires bicycle parking and has more than forty (40) off-street vehicle parking spaces, shall provide one (1) additional bicycle parking space for each twenty (20) vehicle parking spaces.
 - ii. Off-street bicycle parking facilities may be located in any yard subject to meeting the parking setback requirements of this ordinance. Site plan approval may allow bicycle parking facilities in the required front yard parking setback when the location is between a public bicycle route and the principal building.
 - iii. Bicycle parking facilities shall be located on the parcel that the bicycle parking serves.
 - iv. Bicycle parking spaces may be located indoors or covered with a freestanding canopy or shelter, or a shelter attached to a building.
 - v. Bicycle parking facilities located outdoors shall be clearly visible and easily accessible to people approaching the primary entrance to the use providing the bicycle parking.
 - vi. Minimum required bicycle parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere.
 - i. Bicycle parking facility layout, location, and design standards. Bicycle parking area(s) shall be laid out, constructed, and maintained in accordance with the following standards and regulations:
 - i. Bicycle parking spaces shall be paved and adjacent to a bicycle rack of the inverted “U” design or a similar design approved by the approving body, that is solid, cannot be easily removed with common tools, provides at least two (2) contact points for a bicycle, is at least three (3) feet in height, and permits the locking of a bicycle through the frame and one (1) wheel with a standard U-

Lock or cable in an upright position. The rack shall be securely anchored in concrete or asphalt. Alternative installations and designs may be considered if the proposed rack design functions similar to the inverted “U” design. Artistic designs are encouraged.

- ii. The minimum layout standards are shown in Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities below.

Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities



giffels
webster

- iii. Bicycle parking facilities shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of six (6) feet.
- iv. Bicycle parking facilities shall be separated from automobile parking spaces and access aisles by a raised curb, landscape area, sidewalk, or other method that complies with all City ordinances when located in or near off-street parking areas.

ORDINANCE NO. C-_____ -2025

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2.0, "DEFINITIONS," SECTION 34-2.2, "DEFINITIONS," TO ADD DEFINITIONS RELATING TO ARTISAN MANUFACTURING AND LIVE/WORK UNITS; ARTICLE 3.0, "ZONING DISTRICTS," SECTION 34-3.1-22, "OS-4 OFFICE RESEARCH DISTRICT," TO REVISE PERMITTED AND SPECIAL APPROVAL USES AND CERTAIN HEIGHT, AREA, AND BULK STANDARDS; ARTICLE 3.0, "ZONING DISTRICTS," SECTION 34-3.5.2, "NOTES TO SCHEDULE OF REGULATIONS," TO REVISE THE APPLICABLE CHART OF NOTES TO DELETE NOTE P AND RE-LETTER; ARTICLE 3.0, "ZONING DISTRICTS," SECTION 34-3.9, "OS-1, OS-2, OS-3 AND OS-4 DISTRICT REQUIRED CONDITIONS," TO AMEND THE CONDITIONS APPLICABLE TO THE DISTRICT; ARTICLE 4.0, "USE STANDARDS," TO ADD NEW SECTION 34-6.61, "PARKING STRUCTURES"; AND ARTICLE 5.0, "SITE STANDARDS," SECTION 34-5.2, "OFF-STREET PARKING REQUIREMENTS," TO REVISE AND/OR REARRANGE VARIOUS PARKING STANDARDS AND REQUIREMENTS.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

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

Artisan Manufacturing means small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods, and baked goods.

Live/Work Unit means a building or portion of a building that includes a dwelling unit and an artisan manufacturing, retail, personal service, child care, or office use directly accessed from the dwelling unit.

Section 2 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3.0, "Zoning Districts," Section 34-3.1.22, "OS-4 Office Research District," is amended to read as follows:

A. Intent

The OS-4 office research districts ~~are is designed~~ intended to accommodate large office uses in a mixed use environment that also includes residential uses and commercial uses providing for the convenience of residents and workers in the area. This ordinance encourages the development of public spaces, walkability, and public art to complement the development of high-value uses that contribute to the city's tax base ~~provide for large office buildings in areas which have significant~~

highway or road visibility thereby encouraging uses which have a relatively high value per acre of land that will supplement the city's tax base.

B. Principal Permitted Uses

The following uses are permitted subject to the required conditions in Section 34-3.9.

- ~~i. i.~~ Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- ~~ii. ii.~~ Outdoor space for seating areas accessory to a restaurant § 34-4.32
- ~~iii. iii.~~ Medical offices including clinics, hospitals, and medical laboratories
- ~~iv. iii.~~ Banks, credit unions, savings and loan associations and similar uses ~~without drive-in inthrough facilities~~ ~~facilities as an accessory use only~~
- ~~v. iv.~~ Business schools or colleges
- ~~vi. v.~~ Hotels
- ~~vii. vi.~~ Multiple-family dwellings residential, including office-to-residential conversions
- ~~viii. vii.~~ Live/work units
- ~~ix. viii.~~ Artisan manufacturing
- ~~x. ix.~~ Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- ~~xi. x.~~ Secondary use which is accessory to and located in the same building as a principal permitted use § 34-4.23
- ~~xii. xi.~~ Stand-alone parking structures §34-4.61
- ~~xiii. xii.~~ Cellular tower and cellular antennae § 34-4.24
- ~~xiv. xiii.~~ Other uses similar to the above uses
- ~~xv. xiv.~~ Accessory structures and uses customarily incidental to any principal use permitted

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The following uses are permitted when located within a mixed-use building with office uses and/or multiple-family dwellings:

- ~~xvi. xv.~~ Retail businesses that supply commodities on the premises
- ~~xvii. xvi.~~ Personal service establishments that perform services on the premises
- ~~xviii. xvii.~~ Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25
- ~~xix. xviii.~~ Private clubs and lodge halls § 34-4.18
- ~~xx. xix.~~ Carryout restaurant
- ~~xxi. xx.~~ Sit down restaurants
- ~~xxii. xxi.~~ Veterinary hospital or clinic § 34-4.26
- ~~viii. xii.~~ Commercial uses permitted under 3.1.23.Bi. iii, vi, and xii xiv, when located in a mixed use building with office and/or multi family residential uses
- ~~ix. xiii.~~ Artisan manufacturing
- ~~vix. xiv.~~ Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations

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- ~~viixi. Secondary use which is accessory to and located in the same building as a principal permitted use § 34-4.23~~
- ~~xii. Stand alone parking structures §34-4.61~~
- ~~vxiii. Cellular tower and cellular antennae § 34-4.24~~
- ~~ixxiv. Other uses similar to the above uses~~
- ~~xxv. Accessory structures and uses customarily incident to any principal use permitted~~

C. Special Approval Uses.

The following uses are permitted subject to the required conditions in Section 34-3.9

- i. Research, testing, design, technical training or experimental product development § 34-3.9.5

The following uses are permitted when located within a standalone or exclusively commercial building:

- ~~ii. Commercial uses permitted under 3.1.23.Bi. iii, vi, and xii-xiv, when located in a standalone or exclusively commercial building~~
- ~~ii. iii. Banks, credit unions, savings and loan associations and similar uses with accessory drive-in facilities through facilities as an accessory use only~~
- ~~iii. Carryout restaurant~~
- ~~iv. Drive-in restaurants § 34-4.35~~
- ~~v. Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25~~
- ~~vi. Personal service establishments that perform services on the premises~~
- ~~vii. Private clubs and lodge halls § 34-4.18~~
- ~~viii. Retail businesses that supply commodities on the premises~~
- ~~ix. Sit down restaurants~~
- ~~x. Veterinary hospital or clinic § 34-4.26~~

D. Accessory Uses

- i. Electric vehicle infrastructure § 34-4.55

E. Development Standards

Lot Size

Minimum lot area: Not specified

Setbacks

Minimum ~~front yard~~ setback to 12 Mile Road: 50~~50~~ ft
~~Minimum front yard setback (other thoroughfares): 15 ft~~
~~Front yard setback (local streets): 0-10 ft (minimum of 50% of front façade shall be in this range)~~
 Minimum rear yard setback: 40 ft/10 ft if alley is present
 Minimum side yard setback: 40~~40~~ ft
 Minimum from residential district: 20 ft
 Local side street setback: 40~~40~~-15 ft

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Lot Coverage

Maximum lot coverage by all buildings: ~~20%~~

Building Height

Maximum building height: ~~50 ft/65 ft /80 ft within 400 feet of the I-696 right-of-way~~

Maximum number of stories: ~~3~~

Density

Maximum dwelling units per acre ~~80~~

Open Space

Front yard open space required: 50%

NOTES

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

Section 3 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3.0, “Zoning Districts,” Section 34-3.5.2, “Notes to Schedule of Regulations” is amended to read as follows:

34-3.5 NOTES TO SCHEDULE OF REGULATIONS

1. Applicability. The notes contained in Section 3.5.2 are additions, exceptions, and clarifications to the district standards contained in Section 3.1. The applicability of individual notes to each district is provided in the tables on the following pages.

34-3.5.1 Applicability of Notes to District Standards										
Note to District Standard	Residential Districts*									
	RA-1A	RA-1B	RA-2B	RA-1	RA-2	RA-3	RA-4	RC-1	RC-2	RC-3
A										
B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C	✓	✓								
D		✓	✓	✓	✓	✓	✓			
E			✓	✓	✓	✓	✓			
F								✓	✓	✓

G										✓	✓	✓
H										✓	✓	✓
I												
J												
K												
L												
M												
N												
O												
P	-	-	-	-	-	-	-	-	-	-	-	-
QP												
RQ												
SR												
FW												
UT												
VU			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

34-3.5.1 Applicability of Notes to District Standards													
Note to District Standard	Business Districts												
	SP	OS-1	OS-2	OS-3	OS-4	B-1	B-2	B-3	B-4	ES	IRO	LI-1	P-1
A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
B													
C													
D													
E													

F													
G													
H													
I		✓											
J		✓	✓		✓	✓	✓	✓	✓	✓	✓		
K		✓	✓			✓		✓	✓	✓			
L		✓	✓			✓		✓	✓	✓			
M		✓	✓			✓		✓	✓			✓	
N		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
O				✓									
P	-	-	-	-	✓	-	-	-	-	-	-	-	-
QP											✓		
RQ											✓		
SR												✓	
TS												✓	
UT		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
VU	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓

2. Notes to District Standards.

A.-O. [No change]

~~P. — The setback shall be the minimum indicated or as required by the following formula (as explained in footnote G. above), whichever is greater:~~

34-3.5.2.P Setbacks	
Setback Formula	Adjacent District or Use
$y = L + 2H$	

6	Freeway, nonresidential districts or lots which have frontage on a street system which the planning commission finds is an internal street system, that is, one that serves this district exclusively.
$Y = \frac{L + 2H}{3}$	Other public street right of way, multiple family or mobile home district, existing use in a single family residential district other than a single family dwelling.
$Y = \frac{L + 2H}{4}$	Other one family residential district.

~~QP.~~ The setback shall be the minimum indicated or shall be equal to the height of the building, whichever is the greater; provided, however, that setbacks abutting a street or a residential district shall be as required by Section 34-3.5.2.R.

~~RQ.~~ The setback shall be the minimum indicated or as required by the following formula (as explained in Section 34-3.5.2.G.), whichever is greater; provided, however, that the setback need not exceed one hundred (100) feet:

34-3.5.2. QR Setbacks	
Setback Formula	Adjacent District or Use
$Y = \frac{.5L + 2H}{6}$	Freeway, nonresidential districts or platted zoning lots which have frontage on a street system which the planning commission finds is an internal street, that is, one that serves this district exclusively.
$Y = \frac{.5L + 2H}{3}$	Other public street right-of-way, multiple-family or mobile home district, existing use in a single-family residential district other than a single-family dwelling.
$Y = \frac{.5L + 2H}{1}$	Other one-family residential district provided, however, that the planning commission may designate use of one of the other two (2) applicable formulas where it is determined that the adjoining property is indicated on the future land use plan as an area of other than one-family residential use.

~~SR.~~ Off-street parking for visitors, over and above the number of spaces required under Section 34-5.2, may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line and provided further that the number of such spaces does not equal more than ten (10) percent of the total number of spaces required.

~~FS.~~ All storage shall be located in the rear yard and shall comply with Section 34-3.14.

~~U~~T. Rooftop equipment shall be screened in accordance with Section 34-5.17.

~~V~~U. In any yard abutting a street or freeway, a landscaped area not less than ten (10) feet deep and abutting the street or freeway shall be provided in the setback.

Section 4 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3.0, "Zoning Districts," Section 34-3.9, "OS-1, OS-2, OS-3 and OS-4 District Required Conditions," is hereby amended to read as follows:

Section 34-3.9 OS-1, OS-2, OS-3 and OS-4 District Required Conditions

1. In the OS-1, OS-2, and OS-3, ~~and OS-4~~ districts the following conditions apply:
 - A. Uses permitted shall require review and approval of the site plan by the planning commission.
 - B. No interior display shall be visible from the exterior of the building.
 - C. The outdoor storage of goods or materials shall be prohibited.
 - D. Warehousing or indoor storage of goods or materials, beyond that normally incidental to the permitted uses, shall be prohibited.
2. In the OS-1 and OS-2 districts the following condition applies.
 - A. All activities, except for off-street parking or loading, shall be conducted within a completely enclosed building.
- 3.-4. [Unchanged]
5. In the OS-4 district the following conditions apply:
 - ~~A.~~ The permitted uses of the district may be co-located within a building or upon a site.
 - ~~A~~B. Manufacturing shall not be an assembly line type and shall be limited to prototype equipment, products or materials for experimental purposes which are not generally for sale, or artisan wares. ~~Repair work shall be limited to prototypes, or products being tested, designed, or experimentally produced, and shall not be for customer services.~~
 - ~~B~~C. Warehousing or storage of products may be permitted when clearly accessory to a principal use.
 - ~~D.~~ The outdoor storage of goods or materials shall be prohibited.

E. Where a minimum of fifteen percent (15%) of the lot is set aside for public use and developed as a park or plaza with at least one public art installation, an additional twenty (20) feet of height shall be permitted.

Section 5 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4.0, "Use Standards," is amended to add a new Section 34-6.61, "Parking Structures," to read as follows:

Section 34-4.61 Parking Structures

Parking structures shall be permitted as an accessory use in all non-RA and non-RP districts when integrated into a larger building. Stand-alone parking structures are permitted in the OS-4 district subject to the following:

1. The exterior of the parking structure shall not be bare, functional concrete. Other durable materials, such as brick, stone, metal paneling, and glazing shall be used for the façade and shall be subject to Planning Commission approval. Art, including sculpture or murals, is permitted and encouraged.
2. Permitted commercial uses may occupy a portion of the ground floor of the parking structure.
3. The parking structure shall not front directly on 12 Mile Road.
4. The parking structure shall provide spaces to accommodate a minimum of one bicycle per each 15 vehicle parking spaces in the structure.
5. Where a parking structure serves residential uses, in whole or in part, charging infrastructure shall be for a minimum of fifteen percent (15%) of required spaces for the residential use. For the purposes of this subsection, "charging infrastructure" shall mean placing the conduit and/or wire required for the future installation of electrical lines to serve charging stations, as well as ensuring the electrical delivery capacity is sufficient to meet the energy demands of the charging stations. Charging outlets may be provided by the developer or tenant by agreement.

Section 6 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 5.0, "Site Standards," Section 34-5.2, "Off-street Parking Requirements," is amended to read as follows:

Section 34-5.2 Off-street Parking Requirements.

There shall be provided in all districts, at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed

1. Off-street parking spaces may be located within a side or rear yard unless otherwise provided in this chapter. Off-street parking shall not be permitted within a minimum front yard setback unless otherwise provided in this chapter.
2. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant. ~~The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more non-residential buildings or non-residential uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:~~
 - A. ~~If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or~~
 - B. ~~If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional following methodologies established by the Urban Land Institute's publication, Shared Parking, shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to concurrence by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.~~
 - C. ~~For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas.~~
3. Residential off-street parking spaces shall consist of a parking strip, driveway, garage or combination thereof and shall be located on the premises they are intended to serve and subject to the provisions of Section 34-5.1.

4. In the case of a change of use within a previously approved site plan or a modification to a previously approved parking area, planning department staff may review and administratively approve the following:
 - A. Changes to a previously-approved parking area may be reviewed and approved administratively provided the resulting changes meet ordinance requirements. Any area once designated as required off-street parking shall never be changed to any other use unless equal parking facilities are provided elsewhere.
 - B. Changes in tenants or land uses within may be reviewed and approved administratively by planning department staff if the resulting parking changes satisfy all the requirements of the zoning ordinance and do not otherwise warrant additional public hearings or other significant changes in the approved site plan.
5. Off-street parking used in connection with the operation of an existing building or use existing at the effective date of this chapter (February 18, 1985) shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
6. The storage of merchandise, motor vehicles for sale, trucks or the repair of vehicles is prohibited.
7. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which is similar in type.
8. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
9. For the purpose of computing the number of parking spaces required, the definition of "usable floor area" in Section 34-2.2 shall govern.
- ~~10. For all uses except one and two family residential units and mobile home sites, the number of off street parking spaces required, may be reduced provided that the following conditions are met:
 - A. The number of off street parking spaces required for the use or uses must be more than ten (10).
 - B. The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted on the plan is adequate to meet the requirements under paragraph 13. of this subsection. The plan shall indicate the reserve area laid out so that all dimensional requirements as to spaces, aisles, and other applicable requirements of this chapter can be met. The reserve area shall not be used for water retention, for required open spaces, or as the location for replacement trees or other deciduous or evergreen trees required~~

~~by this chapter. The landscape plan submitted for the site shall include a plan for the reserve area.~~

~~C. The planning commission has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this chapter.~~

~~D. The property owner shall execute an agreement prepared by the city attorney requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the planning commission, at its sole discretion has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the register of deeds.~~

~~E. A permit for change of occupancy shall not be issued until the planning department has reevaluated the need for parking by the new occupant relative to the number of spaces required by this chapter.~~

~~10.~~ The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule; provided, however, that when a use is required by state statute to provide handicapped parking spaces, the total number of off-street parking spaces required by this chapter shall be increased by one (1) for uses requiring twenty-five (25) parking spaces or less:

34-5.2.11 Minimum Off-street Parking Spaces	
Use	Minimum number of parking spaces per unit of measure
A. Residential:	
i. Residential, one-family and two-family	Two (2) for each dwelling unit
ii. Residential, multiple-family <u>with individual garages, driveways, or parking pads</u>	Two (2) for each dwelling unit of three (3) rooms or less; two and one-half (2 1/2) for each dwelling unit of four (4) or more rooms
iii. Residential, multiple-family <u>without individual garages, driveways, or parking pads</u>	<u>1.5 spaces for each dwelling unit</u>

iii. Housing for the elderly	Three-quarters (0.75) of a space for each one (1) room dwelling or any dwelling without cooking facilities; one and one-quarter (1 1/4) spaces for each one (1) bedroom dwelling unit; one and one-half (1 1/2) for each dwelling unit of two (2) bedrooms or more; provided, that the site plan illustrates that the number of off-street parking spaces required for multiple-family residential use can be accommodated
iv. Mobile home park	Two (2) for each mobile home site and one (1) for each three and one-third (3 1/3) mobile homes for visitor parking
B. Institutional:	
i. Place of worship or religious assembly such as a church, synagogue or mosque	One (1) for each three (3) fixed seats, one (1) for each six (6) feet of pews or benches and one (1) for each thirty (30) square feet of assembly floor area without fixed seats, including all areas used for worship services at any one (1) time
ii. Hospitals	Two (2) for each bed
iii. Nursery school, day nurseries or child care centers	One (1) for each employee and one (1) for each ten (10) pupils
iv. Convalescent homes	One (1) for each four (4) beds
v. Elementary and junior high schools	One (1) for each teacher, employee or administrator, in addition to the requirements of the auditorium
vi. Senior high schools	One (1) for every three (3) students or the requirements of the auditorium, whichever is greater
vii. Private clubs or lodge halls	One (1) for each eighty-five (85) square feet of usable floor area
viii. Private golf clubs, swimming pool clubs, tennis clubs or other similar uses	One (1) for each two (2) member families or individuals plus spaces required for each accessory use, such as a restaurant or bar
ix. Golf courses open to the general public, except miniature or par-3 courses	Four (4) for each one (1) golf hole and one (1) for each employee, plus spaces required for each accessory use, such as a restaurant or bar

x. Fraternity or sorority	One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater
xi. Stadium, sports arenas or similar place of outdoor assembly	One (1) for each four (4) seats or eight (8) feet of benches
xii. Theaters and auditoriums	One (1) for each three and one-half (3 1/2) seats plus one (1) for each two (2) employees
C. Business and commercial:	
i. Retail store or service establishment except as otherwise specified herein	One (1) for each one hundred seventy-five (175) square feet of usable floor area
ii. Planned commercial or shopping center	One (1) for each one hundred fifty (150) square feet of usable floor area for the first fifteen thousand (15,000) square feet
	One (1) for each one hundred seventy-five (175) square feet for the next fifteen thousand one (15,001) to one hundred thousand (100,000) square feet of usable floor area
	One (1) for each two hundred (200) square feet for that area in excess of one hundred thousand (100,000) square feet of usable floor area
iii. Beauty parlor or barbershop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 1/2) spaces for each additional chair
iv. Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses	One (1) for each eight hundred (800) square feet of usable floor area (for that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein)
v. Laundromats and coin-operated dry cleaners	One (1) for each two (2) washing or dry cleaning machines
vi. Auto wash (automatic)	One (1) for each employee
vii. Auto wash (self-service or coin-operated)	One (1) for each five (5) stalls (one (1) space minimum)

viii. Motor vehicle sales and service establishments	One (1) for each one hundred (100) square feet of usable floor space of sales room or three (3) for each one (1) auto service stall in service areas, whichever is the greater
ix. Gasoline service stations	Three (3) spaces for each lubrication stall, rack, pit or similar service area and one-half (1/2) space for each gasoline pump (nozzle). No spaces are required for self-service pumps. Additional parking shall be provided for any accessory retail use as required for such use
x. Self-service gasoline stations	One (1) space plus one (1) space for each employee on the largest working shift. Additional parking shall be provided for any accessory retail use as required for such use . See Section 34-4.28.
xi. Billiard or pool hall, coin-operated amusement device arcade	One (1) space for each one hundred (100) square feet of usable floor area
xii. Bowling alleys	Four (4) for each bowling lane plus spaces required for each use, such as restaurant or bar
xiii. Dance halls, catering halls, exhibition halls or assembly halls without fixed seats	One (1) for each forty-five (45) square feet of usable floor area
xiv. Ice or roller skating rinks	One (1) for each three (3) seats or six (6) feet of benches, or one (1) for each forty-five (45) square feet of skating area, whichever is the greater
xv. Tennis facilities	Four (4) for each tennis court plus spaces required for each permitted accessory use
xvi. Miniature or par-3 golf courses	Two and one-half (2.5) for each hole
xvii. Establishments for sale and consumption on the premises of beverages, food or refreshments	One (1) for each eighty-five (85) square feet of usable floor area
xviii. Drive-in, fast-food or carryout restaurants	One (1) space for each thirty (30) square feet of usable floor area
xix. Motel, hotel or other commercial lodging establishments	One (1) for each occupancy unit plus one (1) for each employee
xx. Mortuary establishments	One (1) for each fifty-five (55) square feet of usable floor area in each assembly room

xxi. Tanning salon	One (1) for each two hundred (200) square feet of usable floor area
xxii. Auto Repair	Three (3) for each auto service stall
xxiii. Indoor Health and Fitness Studios and Instructional Dance Studios	One (1) for each one hundred twenty (120) square feet of gross leasable area
xxiv. Other Indoor Recreational Uses	Parking requirement shall be determined on the basis of one (1) space per each three (3) people at maximum permitted occupancy, as determined by the Fire Code
D. Offices:	
i. Banks	One (1) for each one hundred seventy-five (175) square feet of usable floor area
ii. Business offices or professional offices except as indicated in the following items 3--5	One (1) for each three hundred (300) two hundred twenty (220) square feet of usable floor area for the first fifteen thousand (15,000) square feet
	One (1) for each two hundred fifty (250) square feet of usable floor area for that area in excess of fifteen thousand (15,000) square feet of usable area
iii. Professional offices of doctors, dentists or similar profession	One (1) for each two hundred fifty (250) one hundred thirty five (135) square feet of usable floor area for the first five thousand (5,000) square feet
	One (1) for each one hundred seventy five (175) square feet for that area in excess of five thousand (5,000) square feet of usable floor area
iv. Telemarketing, call center or similar use	One (1) for each one hundred (100) square feet of usable floor area
v. Chiropractic office	One (1) for each two hundred (200) square feet of usable floor area
E. Industrial:	
i. Industrial or research establishments and related accessory offices	Three (3) plus one (1) for every one and one-half (1 1/2) employees in the largest working shift, or three (3) plus one (1) for each five hundred fifty (550) square feet of usable floor area, whichever is the greater.

ii. Warehouses and wholesale establishments and related accessory offices	Three (3) plus one (1) for every one and one-half (1 1/2) employees in the largest working shift, or three (3) plus one (1) for every one thousand three hundred (1,300) square feet of usable floor area, whichever is the greater
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~~4011.~~ Deviations from required parking: For all uses except one- and two-family residential units and mobile home sites, the number of off-street parking spaces required, may be adjusted ~~reduced~~ provided that the following conditions are met:

A. Demand-based parking adjustments.

- i. Deviations from the required parking minimum or maximum may be granted when the applicant has demonstrated through a parking study or other means deemed sufficient by the approving body that the required off-street parking is excessive or inadequate to meet the daily needs of the use. Elements to be considered included:
 - a. Number and frequency of walk-up (foot traffic) customers
 - b. Availability of shuttle service and/or transit
 - c. Seasonal nature of operations
 - d. Unique operational characteristics of the use that impact daily traffic.
- ii. In circumstances where the most recently published Institute of Transportation Engineers' Parking Generation Manual or urban Land Institute Shared Parking Guide recommends a lower quantity of parking than that required in this ordinance, the minimum parking requirement may be adjusted accordingly.

B. Mitigation: Reductions from the required parking minimum may be granted in accordance with the following mitigation measures:

- i. Property Falling Within the GR-1 Grand River Corridor Overlay District. Recognizing the transportation alternatives available in the Grand River District and the limitations of the land, the required parking minimum shall be reduced by 50% for all uses located in this overlay.
- ii. Car-Sharing or Carpool Spaces. Parking spaces reserved and signed for hourly car rental/car-sharing services or as carpool-only spaces may be counted as two regular parking spaces. Car-sharing or carpool spaces may be proposed for a single lot in accordance with the following schedule:

<u>Number of required spaces</u>	<u>Maximum number of car-sharing or carpool spaces</u>
<u>1-10</u>	<u>0</u>
<u>11-25</u>	<u>2</u>
<u>26-100</u>	<u>4</u>
<u>101-250</u>	<u>12</u>

250+	25
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iii. Bicycle Parking. The minimum parking standard may be reduced by one parking space for every four non-required bicycle parking spaces. This reduction may be increased to one parking space for every three non-required bicycle parking spaces when spaces are covered by a roof or awning.

iv. Walkable Amenities. If the site is proximal to a multi-use trail, the applicant may present support for a requested reduction, and the Planning Commission may approve the reduction if it finds the request to be sufficient justified.

C. Reserve Parking. Reductions from the required parking minimum may be granted when adequate reserve area is provided for future parking, provided that the following conditions are met:

A.i. The number of off-street parking spaces required for the use or uses must be more than ten (10).

B.ii. The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted on the plan is adequate to meet the requirements under paragraph 13. of this subsection. The plan shall indicate the reserve area laid out so that all dimensional requirements as to spaces, aisles, and other applicable requirements of this chapter can be met. The reserve area shall not be used for water retention, for required open spaces, or as the location for replacement trees or other deciduous or evergreen trees required by this chapter. The landscape plan submitted for the site shall include a plan for the reserve area.

C.iii. The planning commission has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this chapter.

D.iv. The property owner shall execute an agreement prepared by the city attorney requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the planning commission, at its sole discretion has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the register of deeds.

E.v. A permit for change of occupancy shall not be issued until the planning department has reevaluated the need for parking by the new occupant relative to the number of spaces required by this chapter.

D. Shared Parking. Reductions from the required parking minimum may be granted when there is a collective parking arrangement. The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more non-residential buildings or non-residential principal uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:

- i. If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or
- ii. If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional following methodologies established by the Urban Land Institute's publication, Shared Parking, shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to concurrence approval by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.
- iii. For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas.

12.-13. [No change]

14. Bicycle Parking.

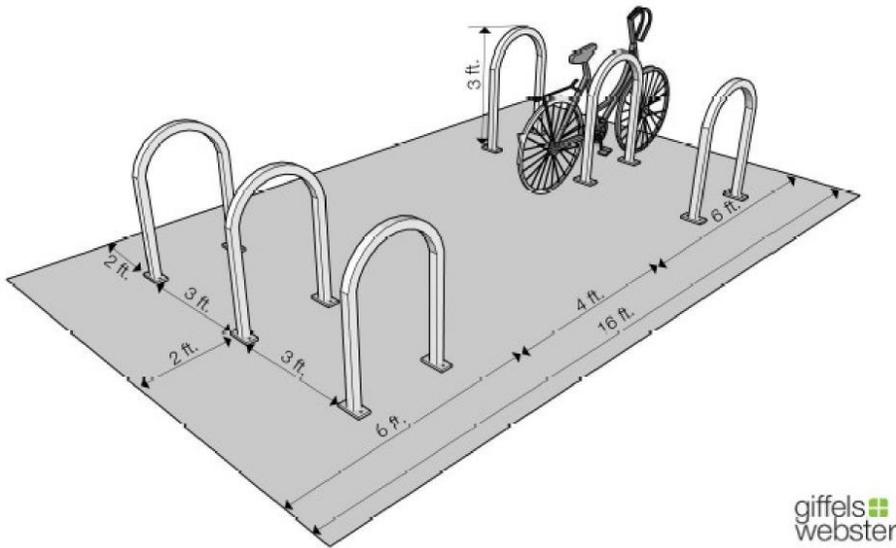
A. Intent. As the City works to create a well-connected community, expand its pathway system, and provide more opportunities for non-motorized transportation, it is important that new development accommodates bicyclists.

B. Bicycle parking facilities general requirements. At the time of erection of any new principal building or new parking lot, the enlargement of any principal building by ten percent (10%) or more of the existing gross floor area, or the enlargement of any automobile parking lot by ten percent (10%) or more of the number of existing parking spaces, a bicycle parking facility shall be required in accordance with the following requirements:

- i. Provide a minimum of two (2) bicycle parking spaces. Auto wash uses and single-family and two-family uses are exempt from this requirement. A use that requires bicycle parking and has more than forty (40) off-street vehicle parking spaces, shall provide one (1) additional bicycle parking space for each twenty (20) vehicle parking spaces.

- ii. Off-street bicycle parking facilities may be located in any yard subject to meeting the parking setback requirements of this ordinance. Site plan approval may allow bicycle parking facilities in the required front yard parking setback when the location is between a public bicycle route and the principal building.
- iii. Bicycle parking facilities shall be located on the parcel that the bicycle parking serves.
- iv. Bicycle parking spaces may be located indoors or covered with a freestanding canopy or shelter, or a shelter attached to a building.
- v. Bicycle parking facilities located outdoors shall be clearly visible and easily accessible to people approaching the primary entrance to the use providing the bicycle parking.
- vi. Minimum required bicycle parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere.
- vii. Bicycle parking facility layout, location, and design standards. Bicycle parking area(s) shall be laid out, constructed, and maintained in accordance with the following standards and regulations:
 - i. Bicycle parking spaces shall be paved and adjacent to a bicycle rack of the inverted “U” design or a similar design approved by the approving body, that is solid, cannot be easily removed with common tools, provides at least two (2) contact points for a bicycle, is at least three (3) feet in height, and permits the locking of a bicycle through the frame and one (1) wheel with a standard U-Lock or cable in an upright position. The rack shall be securely anchored in concrete or asphalt. Alternative installations and designs may be considered if the proposed rack design functions similar to the inverted “U” design.
 - ii. The minimum layout standards are shown in Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities below.

Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities



- iii. Bicycle parking facilities shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of six (6) feet.
- iv. Bicycle parking facilities shall be separated from automobile parking spaces and access aisles by a raised curb, landscape area, sidewalk, or other method that complies with all City ordinances when located in or near off-street parking areas.

Section 7 of Ordinance. Repealer.

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

Section 8 of Ordinance. Savings.

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

Section 9 of Ordinance. Severability.

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

Section 10 of Ordinance. Effective Date.

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

Section 11 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the ____ day of _____, 2025, and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the ____ day of _____, 2025, the original of which is on file in my office.

CARLY LINDAHL, City Clerk
City of Farmington Hills

- **Artisan Manufacturing:** Small-scale businesses producing artisan goods or specialty foods for direct consumer sales (e.g., leather, glass, wood, textiles, ceramics).

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

- **Live-Work Units:** Mixed-use spaces allowing residents to live above their business, supporting artisan manufacturing, retail, personal services, childcare, and office use.
- **Revised Intent of OS-4 Office Research District**
 - The amendment expands the district’s purpose beyond office buildings, incorporating mixed-use developments with residential and commercial components.
 - The amended ordinance encourages walkability, public spaces, and public art to enhance the district’s appeal and support the tax base.
- **Permitted Uses Expanded**
 - The amendment allows attached single-family and multi-family residential uses, including office-to-residential conversions to adapt to market demand.
 - The amendment includes live-work units, along with select commercial uses from the B districts.
 - Hours of manufacturing operations and stand-alone parking structures were also included as considerations.
 - The terminology regarding office use such as “stenography office” and “clerical services” is outdated. A broader definition of “professional office” was proposed to encompass various modern business activities, such as podcast studios and creative workspaces.
 - Banks, credit unions, and savings & loans with drive-throughs would be permitted as a special land use. A financial institution located within a “professional office” space without a drive-through would be permitted as a matter of right.
- **Reduced setbacks aim to bring buildings closer to the street, improving urban design and pedestrian accessibility:**
 - 12 Mile setback reduced from 50 feet to 30 feet.
 - Thoroughfare setbacks reduced to 15 feet.
 - Local street setbacks set at 0 to 10 feet, encouraging street-facing storefronts.
- **Building height adjustments included:**
 - Base height increased from 50 to 65 feet.
 - Additional height allowances in key areas:
 - 80 feet permitted within 400 feet of I-696 and for properties where the ground elevation is below 850 feet.
 - 20’ height bonuses (up to a maximum of 100 feet) available if developers dedicate 15% of the lot to public space, such as a park or plaza.

Discussion:

Discussion focused on how these changes might impact residential neighborhoods. While developers and investors are actively seeking opportunities for increased height and density to

make projects financially viable, there is a balance between increased density and maintaining a community-friendly atmosphere. While 100-foot buildings could attract large-scale investments, some commissioners questioned whether such heights were necessary to achieve successful mixed-use development. Current zoning allows for 100-foot buildings near I-275, and no developments have taken advantage of this. However, allowing for 100-foot buildings allows for future opportunity.

Regarding architectural standards and materials

The concern was raised that developers sometimes showed renderings with high quality materials, but when the development was finished, those high quality materials had given way to cheaper materials, particularly in multi-family projects. It was also important to maintain high architectural standards for parking structures, which are often visually unappealing. Electric vehicle requirements should be incorporated into parking structure standards to accommodate future demand.

City Planner Perdonik said that a text amendment addressing architectural standards will be brought to the Planning Commission soon.

Other considerations

- While bus stops fall under SMART's jurisdiction, the City should incorporate discussion of bus stop infrastructure into planning efforts.
- Commissioners discussed the role of public art in planning efforts.
- One bicycle space per 15 parking spots in large parking structures seemed excessive.

DRAFT Parking Standard Amendments

The proposed amendments to the parking ordinance addressed four key areas:

1. Reducing parking requirements for multifamily and office uses to better reflect actual demand and simplify enforcement:
 - The proposal removes tiered parking requirements for medical and professional offices in favor of a single standard of one space per 300 square feet.
 - Chiropractic offices would no longer be categorized separately from medical offices.
 - Multifamily parking requirements would shift from a bedroom-based calculation to a dwelling unit per acre standard, aligning with industry norms.
 - New standards differentiate between units with and without garages, setting requirements at two spaces per unit with a garage and 1.5 spaces per unit without an individual garage or driveway.
2. Establishing parking maximums to prevent excessive parking areas and encourage better site utilization.
 - The proposal caps parking at 120 percent of the minimum requirement, with any excess requiring Planning Commission approval based on documented demand.
 - Excess parking approvals would be handled through site plan review rather than a special approval process.

3. Providing flexibility in parking regulations to accommodate unique site conditions and administrative approvals where appropriate.
 - The amendment introduces flexibility for parking reductions based on site conditions and documented need.
 - Shared parking provisions and deferred parking, or land banked parking, remain available options but still require designated land to remain undeveloped for potential future parking. Deferred parking can limit development opportunities, as property owners must leave space available indefinitely.
 - A new “Deviations from Required Parking” section introduces demand-based, proximity-based, and shared parking adjustments.
 - **Demand-based parking adjustments** – Applicants can demonstrate lower parking needs through a study, referencing the Institute of Transportation Engineers (ITE) parking manual, the ULI Shared Parking Guide, or independent research. Considerations include foot traffic, transit availability, and unique operational needs.
 - **Proximity-based reductions** – Applicants can demonstrate that their property is located in the GR-1 District (automatic reduction of 50%), near car-sharing or carpool spaces, bicycle parking, or is close to a multi-use trail (is walkable). Commissioner Mantey suggested explicitly recognizing proximity to institutions like OCC and Michigan School of Psychology as a basis for parking reductions.
 - **Cross-jurisdictional parking agreements** – Commissioners debated whether parking spaces outside Farmington Hills could be counted toward requirements. City Attorney Schultz indicated that voluntary agreements between property owners could provide a solution, though cross-jurisdictional requirements would need legal review.
4. Bicycle Parking Standards and Incentives
 - Developments providing additional bicycle parking beyond the minimum requirement would be eligible for parking reductions.
 - A standard reduction allows one vehicle parking space for every four additional non-required bicycle spaces, with a greater reduction for covered bicycle parking.
 - Commissioner Mantey supported incorporating artistic bicycle racks into the standards and ensuring flexibility in design. Planning Consultant Upfal clarified that the ordinance allows for alternative bicycle rack designs as long as they meet the functional requirements of an inverted U-rack.

Discussion

There will be increasing need for covered parking in multifamily developments due to EV use. New multifamily projects could be required to install conduit for future EV charging, ensuring readiness without requiring immediate installation. The City already follows this practice at some municipal sites.

Next Steps

- City Planner Perdonik stated that the next step involves making revisions based on the study session discussion and bringing the text amendment back in ordinance form.
- Commissioner Countegan questioned how much revision should occur before sending the proposal to a public hearing. He suggested that rather than refining the language extensively among the Commission, it would be more efficient to receive public feedback earlier in the process.
- City Attorney Schultz explained that typically, the proposed changes would return for one more meeting before being formatted as an ordinance for a public hearing.
- Economic Development Director Brockway noted that responses from the market study survey could provide additional insights into how the public might react to the proposed changes.

Commissioners generally agreed that the main policy changes—introducing mixed-use development in the 12 Mile corridor, reducing parking requirements, and allowing greater building height—were clear. Commissioner Countegan stressed that specific details, such as a proposed 100-foot height limit, should be reviewed with public input as soon as possible.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

None

ADJOURNMENT

MOTION by Ware, support by Stimson, to adjourn the meeting.

Motion passed by voice vote.

The meeting was adjourned at 7:57pm

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

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

CALL MEETING TO ORDER

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

ROLL CALL

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

Commissioners Absent: None

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

APPROVAL OF THE AGENDA

**MOTION by Brickner, support by Varga, to approve the agenda as published.
Motion passed unanimously by voice vote.**

C. ZONING TEXT AMENDMENT 3, 2024

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements

ACTION REQUESTED: Set for public hearing

SECTIONS: 34-2.2 and 34-3.1.24

MOTION by Ware, support by Aspinall, that draft Zoning Text Amendment 3, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

D.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

Commissioner Mantey expressed his feeling that the Boys Republic site was potentially a spot for a nice park in an area of the City where parks are needed and raised the possibility of the City negotiating to acquire the land north of the river.

ADJOURNMENT

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DRAFT

Chair Trafelet adjourned the meeting at 9:23pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
APRIL 17, 2025, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet

Commissioners Absent: Varga, Stimson, Ware

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. ZONING TEXT AMENDMENT 3, 2024

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements

ACTION REQUESTED: Recommendation to City Council

SECTIONS: 34-2.2, 34-3.1.22, 34-3.5.2, 34-3.9, 34-4.61, and 34-5.2

Planning Consultant Tangari introduced Zoning Text Amendment 3, 2024, which includes two primary components:

1. Revisions to the OS-4 Office Research District Standards

The proposed changes are intended to implement the goals of the City's Master Plan by transitioning the OS-4 district from a single-use, large-scale office model to a more flexible, mixed-use area. Amendments would revise permitted and special land uses, as well as height, area, and bulk requirements. These changes would promote development that creates a sense of place and increased activity within the corridor located between 12 Mile Road and I-696. OS-4 zoning is concentrated almost entirely in this corridor, with very limited application elsewhere in the City.

2. Updates to Off-Street Parking Requirements

Several current parking standards are outdated and result in excessive impervious surfaces. The amendments would reduce required parking for certain uses to better reflect actual demand. The amendment introduces standards for bicycle parking, which is currently unaddressed in the zoning ordinance.

New provisions are proposed for electric vehicle (EV) readiness in residential developments, specifically:

- Developers of new multifamily projects will be required to install underground conduit to accommodate future EV charging stations.
- The intent is not to mandate installation of chargers immediately but to ensure infrastructure is in place for future retrofits without extensive construction.

Public Hearing

Chair Trafelet opened the meeting to public comment. As no public indicated they wished to speak, Chair Trafelet closed public comment and brought the matter back to the Commission.

MOTION by Brickner, support by Countegan, to recommend to City Council that draft Zoning Text Amendment 3, 2024, be approved.

Motion discussion:

- Commissioner Mantey pointed out that the version of the proposed zoning text amendment distributed by mail had since been revised, and the updated version had been provided this evening. He further commented that while the amendment represents progress with respect to updated parking standards, additional reductions could still be made.
- Commissioner Countegan added that the proposed amendment aligns with the recently approved Master Plan. The revisions supported redevelopment efforts along 12 Mile Road and serve as a useful planning tool to enhance flexibility in land use.

Roll call vote:

Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet

Nays – None

Motion passed 6-0.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

None

ADJOURNMENT

MOTION by Grant, support by Countegan, to adjourn the meeting.

Motion passed unanimously by voice vote.

Motion passed unanimously by voice vote.

The meeting was adjourned at 8:13pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
MAY 12, 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 and Rich

Councilmembers Absent: Bridges

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

DISCUSSION ON ZONING TEXT AMENDMENT 3, 2025 INCLUDING REVISIONS TO OS-4 OFFICE RESEARCH DISTRICT AND OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND OFFICE USES

Planning Consultant Jill Bahm (Giffels Webster) introduced two zoning amendments resulting from master plan implementation efforts: modifications to the OS-4 district and updates to parking standards. These amendments are intended to utilize existing ordinance frameworks to begin implementing master plan strategies.

Background and Overview:

Planning and Community Development Director Kettler-Schmult explained that these amendments implement the master plan by addressing current conditions in the city's office use environment, particularly along the 12 Mile and Orchard Lake Road corridors. Large office properties developed decades ago face redevelopment difficulties under current ordinance requirements, but the vision from years ago no longer aligns with the city's future direction. Property owners in the affected areas have expressed strong interest in the proposed amendments, as they seek assurance about the city's long-term vision for these corridors.

The amendments include both OS-4 district modifications and parking standards updates, which are interconnected since changes to allowable uses require corresponding parking requirement adjustments. Current parking standards were established in the mid-to-late 1980s.

OS-4 District Amendments:

The OS-4 district encompasses strategically located areas adjacent to highways, originally designed for office use. The proposed changes include:

- Diversified uses beyond office buildings: multifamily residential, office-to-residential conversions (specifically called out), live-work units, other commercial uses, and artisan manufacturing accessible to the public in retail format.
- Height increases: from 50 to 65 feet generally, and up to 80 feet within 400 feet of the I-696 right-of-way.
- Height bonus option: up to 100 feet if 15% of the site is dedicated to accessible public space/park.

- Building setback modifications: maintaining 50-foot setback from 12 Mile Road, with reduced setbacks for internal streets on large parcels.

Visual Impact Analysis:

Staff provided graphic materials showing 12 Mile Road building height impacts from different perspectives. Due to topography, increased building heights would be most visible from I-696 rather than 12 Mile Road. The graphics included cross-sections showing 50-foot, 65-foot, 80-foot, and 100-foot building examples, plus perspective views from various vantage points.

Council Discussion:

Councilmember Knol supported the general concept of converting empty office buildings to mixed-use including residential, but expressed concerns about ensuring quality conversions. She emphasized that office-to-residential conversions must be done thoughtfully to avoid buildings that look inappropriately placed (“plopped down on existing sites”). Knol also questioned whether seven-story buildings fit Farmington Hills' suburban character. She requested renderings showing how individual tall buildings

would look among shorter buildings and examples of successful office-to-residential conversions in similar suburban areas.

Councilmember Aldred understood the need for increased height and supported freeway-adjacent placement, but had reservations about 100-foot heights. He did not believe 15% park space dedication was sufficient compensation for the additional height bonus to 100 feet.

Councilmember Bruce expressed concern about visibility from residential areas across the freeway, as well as potential light impacts on homes backing up to I-696 in neighborhoods like Trillium and Oxford Estates. Tall buildings should not negatively impact nearby residential areas.

Councilmember Boleware supported the recommendations, viewing the ordinance amendments as a catalyst for transforming areas that are currently “nothing but parking lots and asphalt.” She saw potential for mixed-use development to generate demand for restaurants and amenities the city lacks. Boleware also noted that due to topography and tree coverage, light impacts across the freeway would likely be minimal.

Councilmember Dwyer agreed with other members' concerns about aesthetic considerations and spoke of the need to proceed carefully and slowly.

Staff Input:

City Manager Mekjian said that the proposed text amendment represents low-hanging fruit for master plan implementation. The 12 Mile Road corridor contains obsolete office space zoned in the 1970s and 1980s that no longer meets modern work patterns. He emphasized the need to make decisions for the next generation, removing barriers in order to attract redevelopment by national and international companies.

Economic Development Director Brockway reported on the ongoing corridor market study findings:

- Significant interest from property owners in office-to-residential conversions and mixed-use development.
- Current residential demand is 8 units per acre (double pre-pandemic levels).
- Recognition that large floor-plate buildings like Arboretum wouldn't easily be converted, but other buildings could accommodate residential or alternative uses such as artisan manufacturing.
- Property owners are conducting their own feasibility studies, many with deep market knowledge, having owned the properties for 40+ years.

- Steel construction requirements above four stories represent significant investment thresholds.
- Most interested developers look to 4-7 story buildings with mixed-use for better return on investment.

Examples and Comparisons:

Planning Consultant Bahm presented local examples of recent developments:

- Apex (Orchard Lake Road): New construction apartments in West Bloomfield, set back significantly from road
- Town Court apartments and townhomes: West Bloomfield development featuring donut-wrapped design similar to planned Emerson development
- Birmingham Pointe: Five-story mixed use development, 70 dwelling units per acre, described as "spectacular" though taller than surrounding buildings
- Office conversion in Southfield: Former County Services building converted with two additional new buildings and central park

Mayor Rich emphasized that the draft amendments fulfill commitments made in the master plan, which was approved a year ago. The amendments had been studied and refined by the Planning Commission over multiple meetings. She noted the I-275 corridor precedent where the city approved certain development options that remain available but unused. The goal of the ordinance changes is to help eliminate "seas of asphalt" along 12 Mile Road and bring buildings closer to the road to support restaurant and retail development.

Next Steps:

The discussion will continue at future meetings, including at the joint meeting with the Planning Commission in July.

ADJOURNMENT

The Study Session meeting was adjourned at 7:15pm.

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
JUNE 9, 2025 – 6:00PM

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

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 Brockway, Kettler-Schmult, Schnackel and Skrobola, and City Attorney Joppich

DISCUSSION ON ZONING TEXT AMENDMENT 3, 2025 INCLUDING REVISIONS TO OS-4 OFFICE RESEARCH DISTRICT AND OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND OFFICE USES

City Manager Mekjian introduced this item, explaining that the City is entering a new era where redevelopment, rather than greenfield development, will be the primary focus. The text amendment is intended to support redevelopment by updating zoning regulations in the OS-4 district, making it more attractive to developers. The Council had previously reviewed this amendment and was familiar with its general scope.

Director of Planning and Community Development Charmaine Kettler-Schmult provided an overview of the top five goals of the proposed text amendment:

- Promote innovative redevelopment and reuse of large office structures, particularly along the 12 Mile corridor
- Introduce new and expanded use categories, including mixed uses
- Offer incentives for public space creation in exchange for increased building height
- Update off-street parking standards for offices and multi-family residential developments
- Respond to current patterns of hybrid work and underutilized large parking lots

Planning Consultant Jill Bahm, Giffels Webster, explained that the zoning text amendment grew out of the recently updated Master Plan. The Plan encourages flexible, mixed-use development and highlights a shift from single-use zoning (residential, office, or commercial) to multifunctional districts. The 12 Mile corridor is currently heavily office-oriented, and there is a need to adapt regulations in response to market changes, including the decline of single-use office demand. The vision for the area also includes improving connections to The Hawk, the library, providing public facilities for pedestrians and bicyclists, and improving safety for all modes of travel along 12 Mile Road.

Planning Consultant Bahm discussed phased redevelopment strategies as envisioned in the Master Plan:

- Phase 1: Add small-scale commercial buildings
- Phase 2: Introduce residential uses alongside commercial with increased tree planting
- Phase 3: Include public and quasi-public spaces with increased tree planting and landscaping

The end result will be a combination of all components—commercial, residential, public space, and landscaping.

Planning Consultant Bahm emphasized the need for realistic, incremental development and stressed that the new zoning regulations will accommodate transitional growth; the expectation was not for immediate large-scale redevelopment.

Key highlights of the OS-4 district amendment include:

- Allowance for mixed-use buildings and innovative reuse of office structures, including live-work units, artisan manufacturing and small-scale, hand-crafted fabrication, commercial uses within mixed-use buildings, retail businesses, banks, veterinary clinics, etc.
- Increased building height (from 50 to 65 feet, or up to 80 feet within 400 feet of the I-696 right-of-way)
- Height bonus of 20 feet when 15% of the lot is allocated for public open space and includes at least one public art installation
- Elimination of maximum lot coverage limits
- Improve stormwater management
- Maintenance of a 50% front yard open space requirement
- Modernization of parking requirements and promotion of shared or reduced parking strategies, including decked parking
- Coordination with pending non-residential design standards regulating façade materials, scale, and window placement
- The ordinance will encourage restaurants, but all drive-throughs will require special land use approval, as they will be limited due to not being pedestrian oriented.

Planning Consultant Bahm presented visual references to illustrate the proposed building heights and design compatibility. She explained that the height bonuses tied to proximity to the I-696 right-of-way would not apply to OS-4 zoned areas along Haggerty. A visual comparison showed the Mercedes building at 55 feet, with potential new construction reaching up to 100 feet still fitting within the character of the corridor.

She presented examples of similar developments:

- Zen City Center, Troy: 100 feet tall, 8 stories, mixed-use including 286 residential units
- Apex, West Bloomfield: 5 stories, 60 feet tall, 212 units, set back from Orchard Lake Road
- Town Court, West Bloomfield: 4 stories, 55 feet tall, 192 units
- Birmingham Pointe: 4 stories, 75 feet tall, adjacent to historic neighborhoods with bulk of height set back
- Forum Flats in Troy and The Perennial in Corktown: 3 to 7 stories, with newer residential and mixed-use infill

Planning Consultant Bahm also referenced case studies from Alexandria, Virginia, and Durham, North Carolina, where communities successfully shifted from single-use zoning to vibrant mixed-use redevelopment through zoning modernization and transportation network reprioritization.

A public hearing on new design standards is scheduled for the next Planning Commission meeting, after which design standards will come before City Council.

Council discussion

- The ordinance needs to clarify that stand alone restaurants are encouraged under the right circumstances; these should be listed with other primary uses.
- Self-storage is not a permitted use under the current or proposed ordinance.
- Newer residential buildings have taller ceiling heights, especially when the first floor is used for commercial purposes. This contributes to overall building height but aligns with modern design standards.
- Council expressed support for the presentation, noting that the proposed uses and flexibility within the OS-4 district presented a vision for a vibrant, mixed-use community that could accommodate single-family attached housing, salons, credit unions, restaurants, and entertainment uses. Council emphasized the need for the City to remain competitive and aggressive in attracting redevelopment.
- Councilmember Bridges questioned whether a 100-foot building near I-696 was truly appropriate given the lack of nearby structures of similar height. Planning Consultant Bahm acknowledged the concern but reiterated that the proposed bonus height would apply only to parcels adjacent to I-696, where there would be minimal impact on residential areas. She suggested that visibility from the freeway could actually attract interest.
- Councilmember Bridges also inquired about improved connectivity to nearby public facilities such as the library and HAWK community center. Bahm explained that enhancing sidewalk networks and pedestrian crossings would support this goal and contribute to calming traffic by adding road friction.
- Councilmember Bridges asked whether there had been preliminary interest from property owners. Director Kettler-Schmult confirmed that three property owners along the corridor had expressed strong interest in redeveloping under the proposed guidelines and had already engaged in preliminary discussions with staff.
- Council Member Knol supported the mixed-use vision but expressed concern about permitting 100-foot buildings along 12 Mile Road. She explained that the context—surrounded by one- and two-story buildings—would make such structures stand out dramatically, especially to nearby residential neighborhoods. She advocated for a transitional approach, recommending a gradual increase in allowable building height over time. She suggested that the City start with 80- or 85-foot limits and consider amending the ordinance to allow 100 feet only after other taller structures had been developed in the area to provide context. Incremental increases would give the City time to evaluate market conditions and public sentiment.
- Council Member Knol also emphasized the importance of quality design in any office-to-residential conversions. She stressed that the exterior must reflect a residential appearance and include amenities such as pools, trails, or courts to attract residents. Without such considerations, projects could devolve into low-quality apartment conversions that lack appeal.
- Council Member Knol also distinguished between downtown environments and suburban corridors like 12 Mile Road, arguing that taller buildings may be more appropriate in denser downtown settings but not near lower-density residential areas.
- Council Member Boleware thought that the topography along 696 may reduce the visual impact of taller buildings. Bonus height structures would be limited to properties near 696, which sit lower in elevation. She also noted that appearances can be deceptive; some developments that look unappealing to her still command high rents.

- Council Member Aldred proposed capping the height at 85 feet as a possible compromise, allowing for 65 feet plus a 20-foot bonus. The 15% public space requirement might not be enough to justify a 100-foot building and suggested more public benefit might be necessary to warrant maximum height.
- Council Member Aldred also highlighted the importance of preserving green space between Drake and Halsted, where there is a stretch of undeveloped woodland along 12 Mile. He encouraged a balanced approach where redevelopment targets parking lots while protecting wooded areas, noting that preserving tree cover aligns with resident values as expressed during branding feedback sessions.
- Council Member Bruce expressed overall support for the mixed-use approach, citing examples from other cities. He supported efforts to reduce visual starkness and revitalize the corridor, while also echoing concerns about isolated tall buildings. He encouraged a thoughtful approach to massing and transitional building heights; visual harmony would help avoid jarring contrasts.
- Mayor Pro Tem Dwyer expressed strong support for the text amendment, which was something he felt had been needed for many years. He encouraged Council not to become overly focused on the 100-foot height figure, suggesting that a better understanding of visual impacts would help eliminate concerns.
- Council Member Bridges supported the proposed hybrid approach, allowing 100-foot buildings near I-696 where elevation is lower, but restricting such heights closer to 12 Mile Road.
- Mayor Rich echoed the urgency to move forward and commended the Planning Commission for its work. She requested renderings to help assess the visual impact of tall buildings from nearby homes. She thought starting with an 85-foot cap might restrict developer interest and limit staff as they promoted development opportunities.
- Planning Consultant Bahm clarified that the ordinance allows buildings up to 100 feet only within 400 feet of the I-696 right-of-way. A tall building set back behind lower scale outlots would not dominate the view from 12 Mile Road.
- Director Kettler-Schmult confirmed that the 20-foot bonus height is contingent on providing public space on the developer's property. The space must meet specific requirements, including public access and minimum square footage as a percentage of the total lot area.
- Council Member Knol was concerned about requiring general public access to corporate properties, noting that companies with R&D or sensitive operations may not welcome public presence on their sites.
- Economic Development Director Brockway described parallels to Troy's Big Beaver redevelopment, noting that process took 15 years and followed a similar planning and zoning approach. She shared that property owners along the 12 Mile corridor are enthusiastic about redeveloping surface parking and underutilized outlots. Four- to six-story buildings are most financially viable in the current market but including 100-foot options helps position the City for future opportunities and long-range growth. The 100-foot provision allows the City to remain competitive as the market evolves over the next 15 to 20 years. As redevelopment progresses, demand for taller structures and parking decks may grow, reinforcing the benefit of zoning flexibility.
- Planning Consultant Bahm emphasized that Farmington Hills is built out, so future growth must come vertically rather than horizontally.
- City Manager Mekjian noted that although 100 feet may sound tall, it is only a quarter the height of Southfield's Town Center.
- Council Member Knol remained concerned that a 100-foot height is too tall for this area.

Mayor Rich noted that the proposed zoning text amendments would return to Council in July. She asked that visual renderings showing the perspective of nearby neighborhoods in relation to potential 100-foot buildings be presented at that time.

DISCUSSION ON THE OAKLAND COUNTY PARKS AGREEMENT

Special Services Director Schnackel and Deputy Director Farmer were present for this discussion, as was Oakland County Parks Director Ward. Others present included Oakland County Parks Operations Manager Dunleavy and Oakland County Parks Planner Folland, as well as Farmington Hills staff including Park Supervisor Heyer, Nature Center Supervisor Smith, and Steve Simpson, who serves on both the Planning and Parks and Recreation Commissions.

Director Schnackel explained that tonight's conversation was to introduce an Interlocal Partnership Agreement between the County of Oakland and the City of Farmington Hills, made possible by the Oakland County Parks Millage that passed in 2024 and ongoing conversations between the City and the County.

Director Schnackel emphasized the significance of Heritage Park as a regional destination, noting that the park received 750,000 visitors in 2024, approximately 60% of whom were non-residents. She outlined a proposed interlocal agreement between Farmington Hills and Oakland County that would formalize a shared operational model for the majority of Heritage Park, excluding the Longacre House and the area encompassing the playground and splash pad, which the City is separately pursuing grant funding to improve.

Oakland County's initial contribution would be a \$4 million investment, along with a projected annual contribution of \$500,000 to \$1 million to assist with ongoing operations. The City currently spends approximately \$1.8 million annually to operate Heritage Park and generates about \$500,000 in revenue from shelter rentals, Nature Center programming, and archery programs. The partnership with Oakland County would enable capital projects funded by the County, freeing up City parks millage funds for other projects, such as scoreboards, new playgrounds, or cricket fields.

Director Schnackel described the potential for leveraging Oakland County's equipment, purchasing power, and marketing reach to enhance operations and services. Specific areas of collaboration would include shared governance, communications, building and grounds maintenance, program operations, ecological management, and improved park safety, particularly within the ranger program. A 30-year partnership agreement is proposed, with Council review targeted for July 2025 and public engagement to take place throughout the second half of the year.

Council discussion

In response to a question from Mayor Pro Tem Dwyer, staff confirmed that the full \$4 million investment would be provided by Oakland County upon finalization of the agreement. Mayor Pro Tem Dwyer requested clarification on the nature of the partnership beyond the financial contribution.

Oakland County Director Ward described the County's strategic use of partnerships to improve park equity and access, emphasizing that the strategy provides a win-win structure by allowing the County to invest in exemplary existing parks rather than acquiring new land.

Oakland County Director Ward acknowledged Heritage Park's status as a regional destination, praised the reputation of the Nature Center, and stated that the park could serve as the County's flagship hub in southern Oakland County. He noted this would be the first agreement enacted since the approval of the recent millage, affirming the County's commitment to allocating those funds back to communities. The goal is for the public to experience a seamless transition and see service improvements without disruption.

Mayor Pro Tem Dwyer expressed concern about resident access, noting that 60% of park users were already non-residents. This park belonged to Farmington Hills residents, and he did not want them "shut out." Director Schnackel clarified that this pattern of non-resident use already exists and has not led to disadvantaging residents.

Deputy Director Farmer added that the agreement would encourage coordination to effectively divide tasks like mowing and programming, creating efficiency and clear cost-sharing practices.

Council Member Aldred stated strong support for the partnership in general but requested clarification on the nature of the \$4 million investment. Oakland County Director Ward explained that the funds would be provided as a lump sum to the City following a staff-led transition process, and the City would determine how to allocate the money.

Council Member Aldred also raised concerns about financial equity, estimating that Farmington Hills residents would contribute over \$47 million through the increased millage over 30 years, adjusted for inflation. He noted this estimate greatly exceeds the County's initial investment and requested reassurance that the return would be proportionate. Oakland County Director Ward responded that the County would fund at least half of ongoing park operations and pay the City for staff services related to the County's responsibilities, freeing up City funds. He acknowledged that while a full return to each city cannot be guaranteed, the agreement strives to provide a strong and equitable investment.

Council Member Knol expressed overall support for the partnership with Oakland County but raised concerns regarding control and governance. She questioned whether the County would have final decision-making authority over features like the Spicer House, the sledding hill, and event scheduling, and whether existing plans—such as converting the Spicer House into a museum—would be honored. She also inquired whether covenant restrictions from the original land donors had been reviewed for compliance. Additionally, Knol asked about the rationale for excluding the splash pad and playground areas from the partnership arrangement.

Director Schnackel assured Council that the City Attorney and County legal teams are reviewing deed covenants and DNR grant conditions. She emphasized that operational decisions would remain collaborative and continue to be presented to the Planning Commission and City Council for approval. She clarified that the City intends to maintain control over key programming and site decisions, ensuring continued community input.

Oakland County Director Ward added that the formal agreement will include mutual approval of both the park operations plan and capital improvement plan. Regarding the playground and splash pad exclusion, Director Ward explained the intention was to preserve distinct experiences, with the County focused on natural areas and the City continuing to manage active recreation zones.

Deputy Director Farmer described examples of program collaboration, including shared concert series and enhancements to summer camp programming through County resources. He affirmed that all program registrations, shelter rentals, and contacts would continue to go through the City, to maintain a streamlined experience for residents.

Council Member Bridges asked for further clarification on the \$4 million initial investment. Oakland County Director Ward reiterated this would be a direct cash payment to the City, not in-kind services. He also noted that staffing details, including the presence of County employees in uniform at the park, will be resolved during the transition period. Director Ward acknowledged that the estimated 30-year investment range (\$19–\$34 million) reflects variability in annual contributions between \$500,000 and \$1 million.

Mayor Rich responded that a \$19 million County investment was a non-starter. The investment needed to be on the higher end to be attractive to the City.

Oakland County Director Ward confirmed that the agreement allows either party to exit in the future, with reimbursement for depreciated investments if applicable. The goal, however, is a sustained, long-term partnership that appears seamless to the public.

In response to a question from Council Member Bridges, Director Schnackel emphasized that the immediate financial support from Oakland County would accelerate improvements like trail repairs, signage upgrades, and potentially the expansion of the Nature Center, which is currently undersized. These enhancements might otherwise be delayed for years due to limited City resources.

Council Member Bridges recalled earlier discussions at the Council goal session regarding using excess fund balance to invest in parks, including Heritage Park. He questioned how this new \$4 million investment aligns with those prior plans.

City Manager Mekjian emphasized that the proposed \$4 million investment from Oakland County aligns with Council's prior goal session discussions to increase funding for park improvements. He explained that the funding will reduce the City's reliance on general fund subsidies for the Special Services Department.

Director Schnackel clarified that while the funds are not yet fully earmarked, they are expected to stay within Special Services and provide broad operational and capital support.

Council Member Bridges sought confirmation that the \$4 million would not be diverted to general fund usage and would remain within Special Services. Staff explained that the department is already subsidized by approximately \$4 million annually from the general fund, so the County's contribution will help offset that expense. They also confirmed the existing parks millage generates approximately \$2.1 million per year.

Council Member Boleware voiced her support for the partnership and suggested using saved funds to invest in inclusive amenities such as adult playground equipment. She raised concerns about possible name changes to the park and asked whether renaming it "Heritage Oaks" was required. Oakland County Director Ward acknowledged the symbolic importance of the name and stated that "Heritage Oaks" would likely refer only to the nature and preserve portion of the park.

Mayor Rich urged the County to consider investments in accessible restroom facilities. Oakland County Director Ward stated that initial capital improvements should reflect Council priorities.

Council discussed the upcoming review process. Staff clarified that the intergovernmental agreement will be presented for a study session in July. If Council is satisfied, the agreement may be approved that same night during the regular meeting. If more discussion is needed, the item can be removed from the agenda.

City Attorney Joppich emphasized that while the agreement will outline key terms, it includes a transition period through December 31 or six months (whichever is later) to finalize implementation details. Council retains the ability to withdraw during the transition period.

INCENTIVE DISCUSSION FOR CORRIDOR IMPROVEMENT

Director of Economic Development Brockway and Ryan Haguchi of AKT Peerless presented an overview of economic development incentives currently relevant to redevelopment projects, with a focus on the Brownfield Tax Increment Financing Act (Act 381) and Public Act 210, the Commercial Rehabilitation Act.

- **Brownfield Tax Increment Financing (Act 381) – Key Provisions**
 - A Brownfield site may be defined as contaminated, functionally obsolete, blighted, adjacent to a qualifying parcel, or a historic resource.
 - Recent changes to the Act allow both core and non-core communities, such as Farmington Hills, to access expanded benefits. These include infrastructure improvements and site preparation costs for housing projects, such as water main upgrades, road modifications, or public right-of-way enhancements.
 - Residential housing at 120% Area Median Income (AMI) or below is now eligible, including housing components in mixed-use redevelopment.
- **Housing TIF Subsidies**
 - The updated Act permits developers to recover losses incurred by offering below-market-rate rents. For example, if the market will not support the high rental rates tied to the AMI ceiling, developers may claim the difference between actual and potential rental income as a reimbursable cost.
 - A studio apartment in Oakland County has a capped rate of approximately \$2,478/month at 120% AMI. If a developer can only charge \$1,500, the \$978 monthly difference may be claimed as an eligible expense under a Brownfield TIF.
 - To remain eligible, developments must meet long-term affordability criteria. Non-compliance invalidates the subsidy.
- **Application to 12 Mile Corridor**
 - Many properties along 12 Mile Road have potential for redevelopment using these tools. Mixed-use developments that include residential components and new infrastructure would qualify.
 - The updated statute enables office-to-residential conversions while maintaining commercial uses, thus supporting the zoning amendment goals for the OS-4 district.
- **Commercial Rehabilitation Act (PA 210)**
 - PA 210 provides tax abatement for commercial properties that have operated within the last 15 years and are being renovated for continued commercial use. Eligible improvements include interior and exterior renovations, asbestos removal, partial demolition, and reconstruction of parking areas.

- The primary benefit is the freezing of a property’s taxable value for up to 10 years, as approved by Council. For example, a tax liability of \$5 per square foot could remain unchanged for a decade if approved.
- Relevance to Farmington Hills
Director Brockway emphasized that many parcels along 12 Mile Road are likely to require infrastructure upgrades to support redevelopment, making them suitable for these incentives. The tools would be especially effective for mixed-use developments, which combine housing with office or retail. There is the possibility for developers to combine (or “stack”) Brownfield TIF with PA 210. An existing example includes the Emerson development on Northwestern Highway, which has an established PA 210 district.

The city is currently seeing interest from developers considering housing-based Brownfield TIF proposals. These incentive tools can help the city remain competitive with neighboring municipalities and encourage developers to undertake costly retrofitting and infrastructure upgrades. Post-construction infrastructure could benefit future users as well.

Mayor Rich thanked staff for the informative overview and asked Councilmembers to direct follow-up questions through City Manager Mekjian.

ADJOURNMENT

The Study Session meeting was adjourned at 7:23pm.

Respectfully submitted,

Carly Lindahl, City Clerk



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: July 14, 2025

DEPT: Planning and Community Development

RE: Planned Unit Development ("PUD") Plan 1, 2025, Townes at Woodcreek (Multiple-Family Housing)

ADMINISTRATIVE SUMMARY

Applicant: Steven Schafer

Owner: Mike H. Yousif

Sidwell: 22-23-12-376-035

Zoning: RA-1A One Family Residential District

Master Plan: Flex Residential

Location: 29150 Twelve Mile Road; north side of Twelve Mile Road, approximately 0.25 miles east of Middlebelt Road

Description:

The subject application proposes to construct twenty-four (24) units of two (2)-story attached townhouses across six (6) buildings that include four (4) units each on a 4.55-acre vacant site. Each unit includes a two (2)-car garage. Vehicular access is proposed via a street that ends in a t-turnaround with gated emergency access at the west property line. The site has a small amount of wetland and surface water in the northeastern corner, and it is heavily wooded.

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

PROCEDURAL HISTORY

- October 17, 2024 - Planning Commission qualifies PUD (8-0)
- April 17, 2025 - Planning Commission set for public hearing (6-0)
- May 15, 2025 - Planning Commission public hearing/recommendation to City Council (9-0)



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

ZONING DEVIATIONS

Permit

- attachment of dwelling units where it is not permitted;
- density of 112 rooms where the RA-1A One Family Residential District maximum density is the maximum density permitted; and
- 37.5 percent lot coverage where 35 percent is the maximum coverage permitted.

POSSIBLE COUNCIL ACTIONS

Suggested Resolution for conditional APPROVAL:

Resolve that the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025), submitted by Steven Schafer, is approved, subject to the following conditions:

- (1) Any conditions and requirements of the Planning Commission's May 15, 2025, motion recommending approval of the PUD plan and Giffels Webster's most recent review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;*
- (2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;*
- (3) [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 DENIAL:

Resolve that the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025) submitted by Steven Schafer, 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.]



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

ATTACHMENTS

- PUD Plan 1, 2025, application materials
- Giffels Webster's review dated June 11, 2025
- Engineering review dated June 10, 2025
- Fire review dated June 9, 2025
- October 17, 2024, Planning Commission regular meeting minutes
- April 17, 2025, Planning Commission regular meeting minutes
- May 15, 2025, Planning Commission regular/public hearing meeting minutes

Prepared by: Erik Perdonik, AICP, City Planner

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

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

Owner / Developer

Schafer Development
31400 Northwestern Highway, Suite H
Farmington Hills, MI 48334

Contact:
Steve Schafer
Tel. (248) 613-6262
Email: steve@schafer-dev.com

Landscape Architect

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

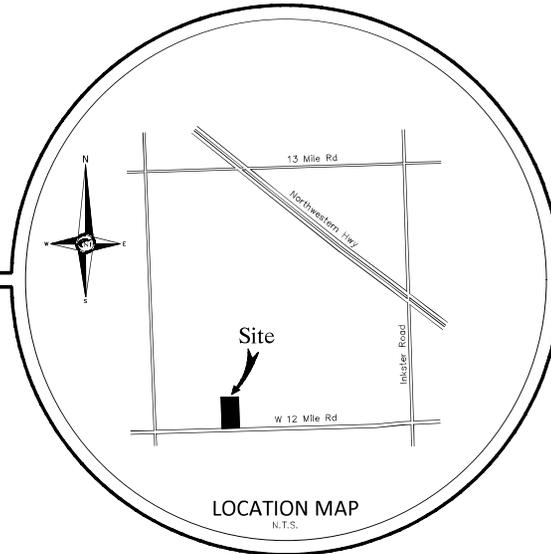
Contact: George Ostrowski, PLA, LEED AP
Tel: (248) 332-7931

Civil Engineer

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: Patrick Williams, P.E.
Tel: (248) 332-7931

City of Farmington Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Schafer Development



LEGAL DESCRIPTION

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

Part of Lot 4, Supervisor's Plat No. 9, according to the plat thereof recorded in Liber 54 of Plats, page 32, Oakland County Records, described as follows:
Beginning at a point distant North 89 degrees 13 minutes 20 seconds East 1403.01 feet and North 00 degrees 12 minutes 22 seconds East 33.00 feet from the Southwest corner of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan; thence North 00 degrees 12 minutes 22 seconds East 692.95 feet; thence North 89 degrees 13 minutes 20 seconds East 285.95 feet; thence South 00 degrees 12 minutes 22 seconds West 692.95 feet; thence South 89 degrees 13 minutes 20 seconds West 285.95 feet to the Point of Beginning.

ADDRESS: 29150 Twelve Mile Road
PIN: 23-12-376-035

SHEET INDEX

SP-0	Cover Sheet
1 of 3	Boundary / Topographic / Tree Survey
2 of 3	Boundary / Topographic / Tree Survey
3 of 3	Boundary / Topographic / Tree Survey
SP-1	Demolition Plan
SP-2	General Site Plan
SP-3	Paving & Grading Plan
SP-4	Utility Plan
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Landscape Notes & Details

REVISIONS:	
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADDED EMERGENCY VEHICLE ACCESS DRIVE
04-16-25	ADDED OPEN SPACE CALC. REVISE TREE LIST
05-27-25	REVISED LANDSCAPE PLAN TO ADD ACCESS DRIVE

Project Name

29150 W 12 Mile Road Farmington Hills, MI 48334



N & F JOB #O399



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



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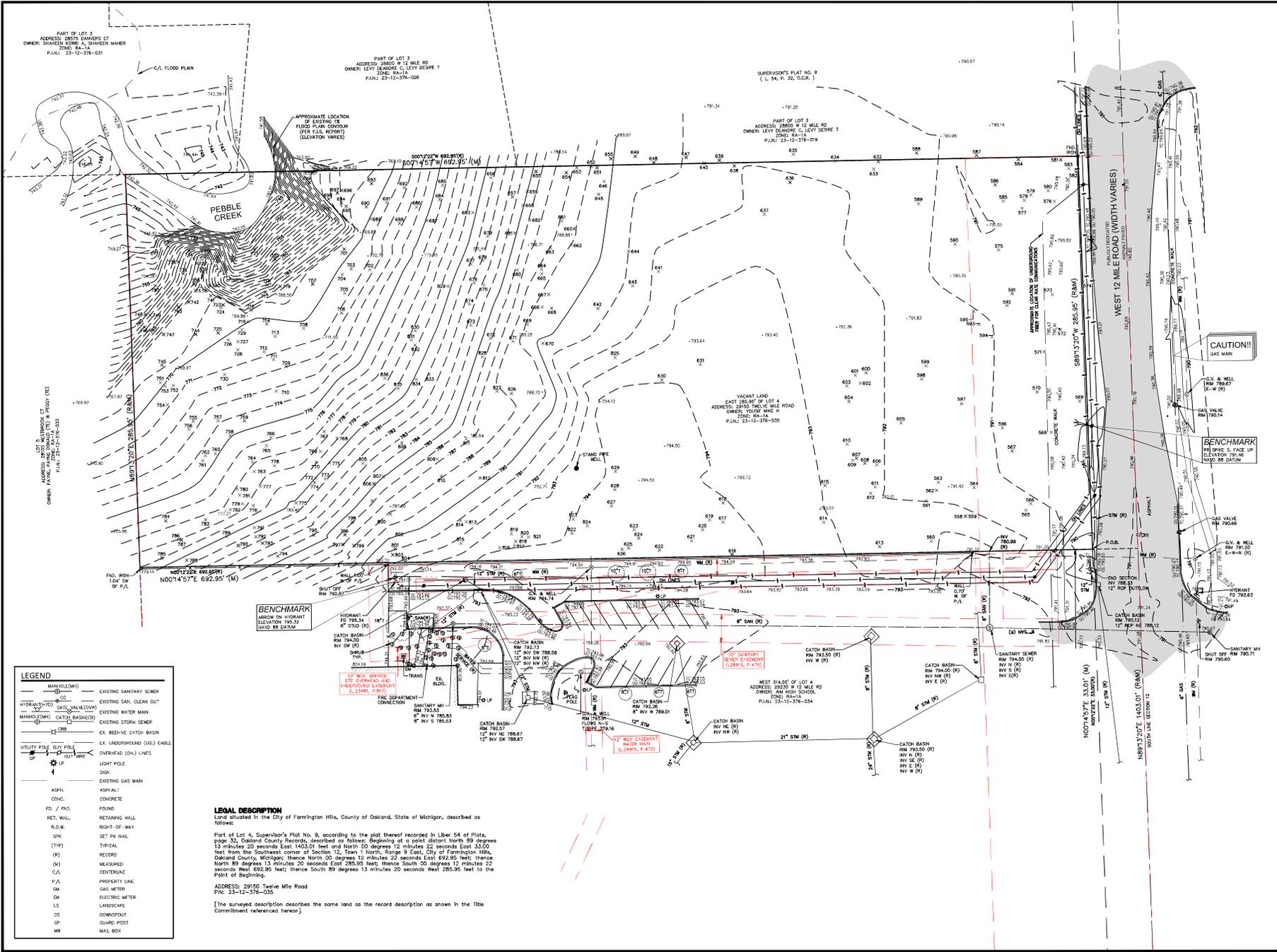
DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR FINAL REVIEW
06-09-25	ADD EMERGENCY VEHICLE ACCESS
06-09-25	ADD OTHER STREET CLOSURE DETAILS
01-27-25	REVISE PLAN FOR ADEQ ACCESS ERODE

DRAWN BY:
C. Tamplin
DESIGNED BY:
M. Kurriss
APPROVED BY:
P. Williams

DATE:
10-23-2024

SCALE: 1" = 30'

N/E PROJ NO. SHEET NO.
O399 1 of 3





CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS



29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
MRS Yousif
4780 Dow Ridge Road
Orchard Lake MI, 48324

PROJECT LOCATION
Part of the SW 1/4
of Section 12
T11N, R10E
City of Farmington,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



DATE ISSUED/REVISED
02-28-2024 SUBMIT FOR PERMITS REVIEW
02-28-2024 ADD AMERICAN ELM ACCESS
02-28-2024 ADD OTHER SPECIES TO TREE LIST
02-27-21 REVISE PERMITS TO ADD ACCESS DETAIL

DRAWN BY:
O. Tamplin

DESIGNED BY:
M. Kurtyba

APPROVED BY:
P. Williams

DATE
10-23-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.

0399 2 of 3

Tree Inventory List

Job Number: Q399
Job Location: 29150 W 12 Mile Road
Date: 12/5/2024
Performed By: A. Simon

Condition Description Notes:
"Good" - no observed structural defects
"Fair" - minor structural defects, marginal form, some insect activity noted
"Poor" - major structural defects, poor form, insect infested

*Structural defects may include decayed wood, cracks, root problems, weak branch unions, cankers, poor tree architecture, dead/dying branches due to various causes.

Tag #	Status	Landmark	Exempt	Off-site	Area (sq. ft)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
355	remove	no	no	no	13	12.4, 11.8	Quercus velutina	black oak	fair	co-dominant trunks	
359	remove	no	no	no	9	9	Quercus alba	white oak	fair	co-dominant trunks	
360	remove	no	no	no	14.9	6.3	Quercus alba	white oak	good		
361	remove	no	no	no	7.1		Ulmus americana	American elm	fair	heavy vine	
362	remove	no	no	no	8.6	4	Acer rubrum	red maple	good		
363	remove	no	no	no	12.4		Quercus alba	white oak	good	heavy vine	
364	remove	no	yes	no	9.9	5.8	Acer negundo	boxelder	poor	5.8' trunk broke off	heavy vine
365	remove	no	no	no	7.6		Ulmus americana	American elm	fair	heavy vine	
366	remove	no	no	no	8.3		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
367	remove	no	no	no	6		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
368	remove	no	yes	no	10.1	9.4	Acer negundo	boxelder	poor	broken or dead limbs	heavy vine
369	remove	no	no	no	8.5		Acer negundo	boxelder	fair	co-dominant trunks	pruned for OH lines
370	remove	no	no	no	7.4	4.8	Acer negundo	boxelder	fair	co-dominant trunks	
371	remove	no	no	no	12.5		Celtis occidentalis	northern hackberry	good	heavy vine	
372	remove	no	no	no	14.2		Acer saccharum	sugar maple	poor	pruned for OH lines	
373	remove	no	yes	no	7		Acer negundo	boxelder	poor	main trunk dead	
374	remove	no	no	no	7.2		Ulmus americana	American elm	poor	pruned for OH lines	
375	remove	yes	no	no	9.4	6.9	Malus sp.	crabapple sp.	poor	co-dominant trunks	split at union w/ c/vine
376	remove	yes	no	no	25.3		Robinia pseudoacacia	black locust	good		
377	remove	no	no	no	18.9		Robinia pseudoacacia	black locust	good		
378	remove	no	no	no	11.9		Acer negundo	boxelder	fair	30 degree lean	
379	remove	no	no	no	6.7		Acer negundo	boxelder	fair	twisted or bent trunk	
380	remove	no	no	no	14.1		Robinia pseudoacacia	black locust	good		
381	save	no	no	no	15.9		Robinia pseudoacacia	black locust	good	28.6'	
382	remove	no	no	no	23.5		Robinia pseudoacacia	black locust	good		
383	remove	no	no	no	6.1		Acer saccharum	sugar maple	fair	topped for OH lines	
384	save	no	no	no	7		Robinia pseudoacacia	black locust	fair	asymmetric crown	
385	remove	no	no	no	15.9		Robinia pseudoacacia	black locust	good		
386	save	no	no	no	6.7		Robinia pseudoacacia	black locust	good		
387	save	no	yes	no	28.8		Robinia pseudoacacia	black locust	good		
388	save	yes	yes	yes	29.8		Pinus strobus	white pine	good	28.6'	
389	remove	no	no	no	9.8		Robinia pseudoacacia	black locust	poor		
390	remove	yes	no	no	12.9	6.7	Malus sp.	crabapple sp.	poor	several dead trunks	
391	remove	no	no	no	14		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
392	remove	no	no	no	9.9		Acer negundo	boxelder	fair	main trunk dead	heavy vine
393	remove	no	no	no	10		Celtis occidentalis	northern hackberry	fair	twisted or bent trunk	heavy vine
394	remove	no	no	no	13.3		Fraxinus americana	black cherry	fair	heavy vine	
395	remove	no	yes	no	12		Acer negundo	boxelder	poor	main trunk dead	
396	remove	no	no	no	12.5		Ulmus americana	American elm	fair	heavy vine	
397	remove	no	no	no	12.6		Morus alba	white mulberry	fair	heavy vine	
398	remove	no	no	no	23		Morus alba	white mulberry	fair	several broken or dead limbs	heavy vine
399	remove	no	no	no	18.5		Acer saccharum	sugar maple	fair	asymmetric crown	heavy vine
400	remove	no	no	no	15.9		Robinia pseudoacacia	black locust	good		
401	remove	no	yes	no	6.5		Acer negundo	boxelder	poor	40 degree bent	heavy vine
402	remove	yes	no	no	7		Acer negundo	boxelder	poor	main trunk dead	
403	remove	no	no	no	8.2		Acer negundo	boxelder	poor	twisted or bent trunk	40 degree lean
404	remove	no	yes	no	11.4	11	Malus sp.	crabapple sp.	poor	11' trunk dead	
405	remove	no	no	no	10		Acer negundo	boxelder	fair	cavity in base of trunk	heavy vine
406	remove	no	yes	no	7.3		Acer negundo	boxelder	poor	prostrate trunk	heavy vine
407	remove	no	no	no	13.8		Quercus velutina	black oak	fair	asymmetric crown	heavy vine
408	remove	no	no	no	10.8		Fraxinus americana	black cherry	fair	asymmetric crown	heavy vine
409	remove	no	no	no	13.2		Fraxinus americana	black cherry	fair	asymmetric crown	heavy vine
410	remove	no	no	no	8.7		Acer negundo	boxelder	fair	asymmetric crown	heavy vine
411	remove	no	no	no	8		Quercus velutina	black oak	fair	asymmetric crown	
412	remove	yes	no	no	14.2		Quercus velutina	black oak	good		
413	remove	no	no	no	12.1		Fraxinus americana	black cherry	fair	heavy vine	
414	remove	no	no	no	6		Fraxinus americana	black cherry	fair	heavy vine	
415	remove	no	no	no	8	4.3	Acer negundo	boxelder	fair	twisted or bent trunk	heavy vine
416	save	no	no	no	8.2		Quercus velutina	black oak	good		
417	remove	no	no	no	9.2		Quercus palustris	pin oak	good		
418	remove	no	no	no	11.2		Ulmus americana	American elm	fair	asymmetric crown	
419	remove	yes	no	no	22.3		Ficoides junipers	Colorado spruce	good	50.7'	
420	remove	no	no	no	19		Ulmus americana	American elm	good		
421	remove	no	no	no	12.2		Quercus rubra	red oak	fair	asymmetric crown	
422	remove	no	no	no	9.3		Fraxinus americana	black cherry	fair	heavy vine	
423	remove	yes	no	no	22.6		Ficoides junipers	Colorado spruce	good	20.9'	
424	remove	no	no	no	7.4		Pinus strobus	Scott's pine	fair	asymmetric crown	lean
425	remove	no	no	no	6.8		Quercus velutina	black oak	good		
426	remove	no	no	no	19.4		Quercus velutina	black oak	good		
427	remove	no	no	no	17.1		Ficoides junipers	Colorado spruce	good	20.6'	
428	remove	yes	no	no	18.3		Ficoides junipers	Colorado spruce	good	20.7'	
429	remove	no	no	no	28.4		Ficoides junipers	Colorado spruce	good	29.8'	
430	remove	yes	no	no	25.4		Ficoides junipers	Colorado spruce	good	20.1'	
431	remove	no	no	no	20.6		Ulmus americana	American elm	good	heavy vine	
432	save	no	no	no	14.2		Fraxinus americana	black cherry	good		
433	remove	no	yes	no	13.2		Acer negundo	boxelder	poor	main trunk dead	90 degree bend
434	remove	no	yes	no	15.8		Acer negundo	boxelder	poor	main trunk broke off	
435	save	yes	yes	yes	19.5		Acer negundo	boxelder	good		
436	save	no	no	no	10.3	8.1	Malus sp.	crabapple sp.	poor	10.3' trunk dead	
437	remove	no	no	no	7.2		Malus sp.	crabapple sp.	fair	several broken or dead limbs	
438	save	no	no	no	11.8	10.1	Acer negundo	boxelder	fair	co-dominant trunks	70 degree bend
439	save	yes	yes	yes	24.5		Pinus strobus	white pine	good	28.2'	
440	save	no	no	no	8.3		Ulmus americana	American elm	fair	asymmetric crown	
441	remove	yes	yes	no	14	13	Malus sp.	crabapple sp.	poor	co-dominant trunks	rotted out
442	remove	yes	no	no	24.6		Ficoides junipers	Colorado spruce	good		
443	remove	yes	no	no	17		Ficoides junipers	Colorado spruce	good	20.2'	
444	remove	no	no	no	18.9		Ficoides junipers	Colorado spruce	good	20.3'	
445	remove	no	no	no	7.5		Morus alba	white mulberry	fair	asymmetric crown	
446	remove	no	no	no	6.5		Rhus typhina	cinnamon buckthorn	good		
447	save	no	yes	no	6.2		Ficoides junipers	Colorado spruce	good	needle drop	
448	save	no	yes	no	7.5	7	Acer negundo	boxelder	fair	co-dominant trunks	asymmetric crown
449	save	no	yes	no	14.5	12.4	Acer negundo	boxelder	fair	co-dominant trunks	asymmetric crown
450	save	yes	yes	yes	24.2		Ulmus americana	Siberian elm	fair	elm leaf beetle	28.90'

Tag #	Status	Landmark	Exempt	Off-site	Area (sq. ft)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
451	save	no	no	no	10.5		Fraxinus americana	black cherry	fair	twisted or bent trunk	
452	save	no	no	no	11.5		Acer negundo	boxelder	poor	crowns broke off	60 degree bend
453	save	no	no	no	1		Morus alba	white mulberry	fair	twisted or bent trunk	
454	save	no	no	no	7.1		Fraxinus americana	black cherry	fair	twisted or bent trunk	heavy vine
455	save	no	no	no	14		Morus alba	white mulberry	good	heavy vine	
456	remove	no	no	no	14.6		Thuja occidentalis	northern white cedar	good		
457	remove	no	no	no	6.1		Fraxinus americana	white oak	fair	twisted or bent trunk	heavy vine
458	remove	no	no	no	15.2	5.5	Malus sp.	crabapple sp.	fair	several broken or dead limbs	heavy vine
459	remove	no	no	no	7.5		Fraxinus americana	black cherry	fair	twisted or bent trunk	heavy vine
460	remove	no	no	no	7.9		Fraxinus americana	black cherry	good	heavy vine	
461	remove	no	no	no	14		Thuja occidentalis	northern white cedar	good		
462	remove	no	no	no	8.5		Acer negundo	boxelder	fair	co-dominant trunks	45 degree lean
463	remove	no	no	no	6.5		Acer negundo	boxelder	fair		
464	remove	no	no	no	10.4		Fraxinus americana	black cherry	fair	twisted or bent trunk	heavy vine
465	remove	no	no	no	14.5		Thuja occidentalis	northern white cedar	good		
466	remove	no	no	no	12.1		Thuja occidentalis	northern white cedar	good		
467	remove	no	no	no	11.7		Acer negundo	boxelder	fair	40 degree lean	
468	remove	no	no	no	9.4		Ulmus americana	American elm	good	twisted or bent trunk	
469	remove	no	no	no	6.5		Acer negundo	boxelder	fair	twisted or bent trunk	
470	remove	no	no	no	15		Acer negundo	boxelder	good		
471	remove	no	no	no	10.4		Fraxinus americana	white oak	good		
472	remove	no	no	no	6.7		Fraxinus americana	white oak	good	30 percent bark loss	
473	remove	no	no	no	8.3		Fraxinus americana	white oak	good		
474	remove	yes	no	no	25.2		Ficoides junipers	Norway spruce	good	heavy vine	2085
475	remove	no	no	no	11.3		Thuja occidentalis	northern white cedar	good	twisted or bent trunk	
476	remove	no	no	no	15.4		Thuja occidentalis	northern white cedar	good		
477	remove	no	no	no	13.8		Acer negundo	boxelder	good	20 degree lean	
478	remove	no	no	no	8.7		Acer negundo	boxelder	fair	twisted or bent trunk	
479	remove	no	no	no	6.4		Acer negundo	boxelder	fair	45 degree lean	
480	remove	no	no	no	15.3		Acer negundo	boxelder	fair	45 degree lean	
481	remove	no	no	no	9		Acer negundo	boxelder	fair	50 degree lean	heavy vine
482	remove	no	no	no	1.6		Acer negundo	boxelder	fair	50 degree lean	heavy vine
483	remove	no	no	no	12.6		Fraxinus americana	white oak	good		
484	remove	no	no	no	16.1		Coryaglabar	pagoda hickory	good	heavy vine	
485	remove	no	no	no	11.1		Qu				

Tree Inventory List

Job Number: 0399
 Job Location: 29150 W. 12 Mile Road
 Date: 12/3/2024
 Performed By: A. Simon

Condition Description Notes:

- "Good" - no observed structural defects"
- "Fair" - minor structural defects, marginal form, some insect activity noted"
- "Poor" - major structural defects, poor form, insect infested"

*Structural defects may include decayed wood, cracks, root problems, weak branch unions, cankers, poor tree architecture, dead/failed branches due to various causes.

Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
74	save	no	no	no	14	14, 13	Illa americana	basewood	ldr	co-dominant trunks	
76	save	no	no	no	12	8.5	Illa americana	basewood	pnor	12" trunk broke off	
76	save	no	no	no	8.3		Carya glabra	pinurl hickory	gnod		
77	save	no	no	no	7		Faxinus americana	white oak	gnod	on rooting gully	
78	save	no	no	no	7.2		Illa americana	basewood	gnod		
78	save	no	no	no	16.1		Carya ovata	shagbark hickory	gnod	on rooting gully	
79	save	no	no	no	6.6		Fagus grandifolia	American beech	gnod		
79	save	no	no	no	6.2		Carya glabra	pinurl hickory	gnod		
79	save	no	no	no	12		Illa americana	basewood	gnod		
79	save	no	no	no	10.1		Quercus rubra	red oak	gnod	20 degree lean	
79	save	no	no	no	9		Illa americana	basewood	gnod		
79	save	no	no	no	12.1		Illa americana	basewood	gnod		
79	save	no	no	no	14.1		Illa americana	basewood	gnod	2141	
79	save	no	no	no	11.1		Acer rubrum	red maple	gnod		
79	save	no	no	no	22.1		Illa americana	basewood	ldr	asymmetric crown	lean
79	save	yes	yes	no	20		Acer nigricans	boxelder	pnor	several broken or dead limbs	lean
79	save	no	no	no	14		Illa americana	basewood	gnod		
79	save	no	no	no	9.3		Illa americana	basewood	gnod		
79	save	no	no	no	12.1		Illa americana	basewood	gnod		
79	save	no	no	no	7.4		Illa americana	basewood	gnod		
79	save	no	no	no	8.5		Illa americana	basewood	gnod		
79	save	no	no	no	6.6		Illa americana	basewood	ldr	trunk cavity	
79	save	no	no	no	16.1		Illa americana	basewood	ldr	trunk cavity	
79	save	no	no	no	17.1		Prunus serotina	black cherry	gnod	co-dominant trunks	
79	save	no	no	no	11.5		Illa americana	basewood	ldr	asymmetric crown	
79	save	no	no	no	15		Illa americana	basewood	gnod	2092	
79	save	no	no	no	8.7		Prunus serotina	black cherry	ldr	asymmetric crown	heavy vine
79	save	no	no	no	17		Illa americana	basewood	gnod		
79	save	no	no	no	7.4		Illa americana	basewood	gnod		
79	save	no	no	no	8.3		Prunus serotina	black cherry	ldr	twisted arbut trunk	asymmetric crown
79	save	no	no	no	14.1	3	Illa americana	basewood	ldr	twisted arbut trunk	
79	save	no	yes	no	11.7		Celtis occidentalis	northern hackberry	pnor	bert by windfall	
79	save	no	no	no	9.7		Faxinus americana	white oak	gnod		
79	save	no	no	no	8.7	6	Illa americana	basewood	ldr	co-dominant trunks	
79	save	no	no	no	9		Illa americana	basewood	ldr	twisted arbut trunk	
79	save	no	no	no	7.8		Illa americana	basewood	ldr	twisted arbut trunk	
79	save	no	no	no	13.1		Illa americana	basewood	ldr	twisted arbut trunk	
79	save	no	no	no	6		Illa americana	basewood	ldr	twisted arbut trunk	
79	save	no	no	no	8.3		Prunus serotina	black cherry	gnod		
79	save	yes	no	no	24.1	20.7	Ulmus americana	American elm	gnod		
79	save	yes	no	no	7		Ulmus americana	American elm	gnod		
79	save	yes	no	no	7.8		Acer nigricans	boxelder	ldr	40 degree lean	
79	save	yes	no	no	9.4		Ulmus americana	American elm	ldr	twisted arbut trunk	
79	save	yes	no	no	7.1		Prunus serotina	black cherry	ldr	twisted arbut trunk	heavy vine
79	save	yes	no	no	7.3		Acer nigricans	boxelder	ldr	several broken or dead limbs	30 degree bond
79	save	no	no	no	23		Illa americana	basewood	ldr	several broken or dead limbs	
79	save	yes	no	no	28.4		Carya glabra	pinurl hickory	gnod		
79	save	no	no	no	6.7		Carya glabra	pinurl hickory	ldr	asymmetric crown	
79	save	no	no	no	11.1		Prunus serotina	black cherry	ldr	asymmetric crown	
79	save	no	no	no	6.4		Acer glabrum	white rubberry	ldr	30 degree lean	weeping from union
79	save	no	no	no	7.7		Ulmus americana	American elm	gnod		
79	save	no	no	no	13.1		Ulmus americana	American elm	ldr	twisted arbut trunk	heavy vine
79	save	yes	no	no	21		Quercus rubra	red oak	gnod		
79	save	no	no	no	11.1	7, 6, 4	Quercus rubra	red oak	ldr	co-dominant trunks	twisted or bent trunks
79	save	no	no	no	7.1		Prunus serotina	black cherry	ldr	30 degree lean	heavy vine
79	save	no	no	no	11.1		Prunus serotina	black cherry	ldr	twisted arbut trunk	
80	save	yes	no	no	27.7		Picea abies	Norway spruce	gnod	2071	
80	save	yes	no	no	24.1		Picea pungens	Colorado spruce	gnod	2073	
80	save	no	no	no	8		Prunus serotina	black cherry	ldr	twisted arbut trunk	
80	save	no	no	no	8.5		Quercus rubra	red oak	ldr	asymmetric crown	
80	save	no	no	no	6.6		Quercus rubra	red oak	gnod		
80	save	no	no	no	8.8		Ulmus americana	American elm	ldr	twisted arbut trunk	
80	save	no	no	no	10.1		Prunus serotina	black cherry	gnod		
80	save	no	no	no	9.7		Illa americana	basewood	ldr	twisted arbut trunk	30 degree lean
80	save	no	no	no	9.2		Quercus rubra	red oak	gnod	heavy vine	
80	save	yes	no	no	20.7		Picea abies	Norway spruce	gnod	heavy vine	2066
81	remove	no	no	no	6.7		Prunus serotina	black cherry	gnod		
81	remove	no	yes	no	15.1	10	Illa americana	no them white rotator	pnor	multiple dead trunks	
82	remove	yes	no	no	19.1	19.2, 11	Acer saccharum	sugar maple	ldr	co-dominant trunks	heavy vine
82	remove	yes	no	no	22.1		Picea pungens	Colorado spruce	gnod		
84	remove	no	no	no	7.5		Prunus serotina	black cherry	ldr	twisted arbut trunk	
85	remove	no	no	no	8.2		Acer negundo	boxelder	ldr	twisted arbut trunk	45 degree lean
86	remove	no	no	no	16.5		Acer nigricans	boxelder	ldr	twisted arbut trunk	45 degree lean
87	remove	no	no	no	8		Prunus cerasus	sour cherry	ldr	asymmetric crown	
88	remove	no	no	no	6.3		Prunus serotina	black cherry	ldr	twisted arbut trunk	
89	remove	no	no	no	8.8		Prunus serotina	black cherry	gnod		
89	remove	no	no	no	6.7	4	Prunus serotina	black cherry	ldr	twisted arbut trunk	
89	remove	yes	yes	no	22	15.4, 8	Acer nigricans	boxelder	pnor	27" trunk end	
89	remove	yes	no	no	32.1		Picea canadensis	Norway spruce	ldr	heavy vine	2011
89	remove	no	no	no	7.5		Illa americana	basewood	ldr	asymmetric crown	
89	remove	no	no	no	17.3		Acer glabrum	white rubberry	ldr	asymmetric crown	
89	remove	no	no	no	7.3	7, 6.5, 3	Ilex cuspilata	Japanese yew	gnod		
89	remove	yes	no	no	30.7	10	Acer saccharum	sugar maple	gnod	heavy vine	
89	remove	yes	no	no	19.1		Picea pungens	Colorado spruce	gnod	heavy vine	
89	remove	yes	no	no	23.1		Picea pungens	Colorado spruce	gnod	heavy vine	
89	remove	no	yes	no	8.2	8	Acer nigricans	boxelder	pnor	co-dominant trunks	large crack in ft
89	remove	no	no	no	15		Populus deltoides	eastern cottonwood	ldr	heavy vine	
89	remove	no	no	no	8.5		Populus deltoides	eastern cottonwood	ldr	heavy vine	
89	remove	no	no	no	15.4		Populus deltoides	eastern cottonwood	ldr	heavy vine	
89	remove	no	yes	no	9	8.1	Acer negundo	boxelder	ldr	9" trunk dead	heavy vine
89	remove	no	no	no	13.1		Populus deltoides	eastern cottonwood	ldr	heavy vine	
89	remove	no	no	no	18.1		Faxinus americana	white oak	ldr	heavy vine	
89	remove	no	no	no	11.1		Acer saccharum	sugar maple	ldr	heavy vine	
89	remove	no	no	no	15		Rubus sp.	black locust	gnod	2873	



CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS



PROJECT
 29150 W 12 Mile Road
 Farmington, MI 48334

CLIENT
 Mike Youself
 4780 Dow Ridge Road
 Orchard Lake MI, 48324

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T1N, R9E,
 City of Farmington,
 Oakland County, Michigan

SHEET
 Boundary / Topographic /
 Tree Survey



DATE ISSUED/REVISED
 01-28-25 304411 FOR THE FRAS REVISE
 06-09-25 ADD EMERGENCY CONTACT ACCESS
 06-09-25 ADD OTHER SPECTRUM CAC AND TREE LIST
 01-27-25 REVISE PLAN TO ADD ACCESS DRIVE

DRAWN BY:
 C. Tumbull

DESIGNED BY:
 M. Kirtley

APPROVED BY:
 P. Williams

DATE:
 1/23-2024

SCALE: 1" = 30'

OPEN SPACE CALCULATION
 BUILDING FOOTPRINTS AND CONCRETE WALKWAYS = 52,710 SFT
 ROADWAY (UP TO 60' R.O.W. LINE) = 18,119 SFT
 TOTAL = 70,829 SFT
 SITE AREA (UP TO 60' R.O.W. LINE) = 190,397 SFT = 4.3709 ACRES
 OPEN SPACE % = (190,397 - 70,829) / 190,397 = 62.8%



Location Map
A-15

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



PROJECT
 29150 W 12 Mile Road
 Farmington, MI 48334

CLIENT
 Mike Younis
 4780 Dow Ridge Road
 Orchard Lake MI, 48324

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T 1 N, R 10 E,
 City of Farmington,
 Oakland County, Michigan

SHEET
 General Site Plan



DATE ISSUED/REVISED
 02-28-25 30MMI FOR MEASUREMENT
 08-08-25 ADD EMERGENCY ACCESS
 04-08-25 ADD OTHER SPACE CALC AND PRELIM
 07-19-25 07-19-25
 05-27-25 REVISE PLAN TO ADD ACCESS DRIVE

DRAWN BY:
 M. Flinn

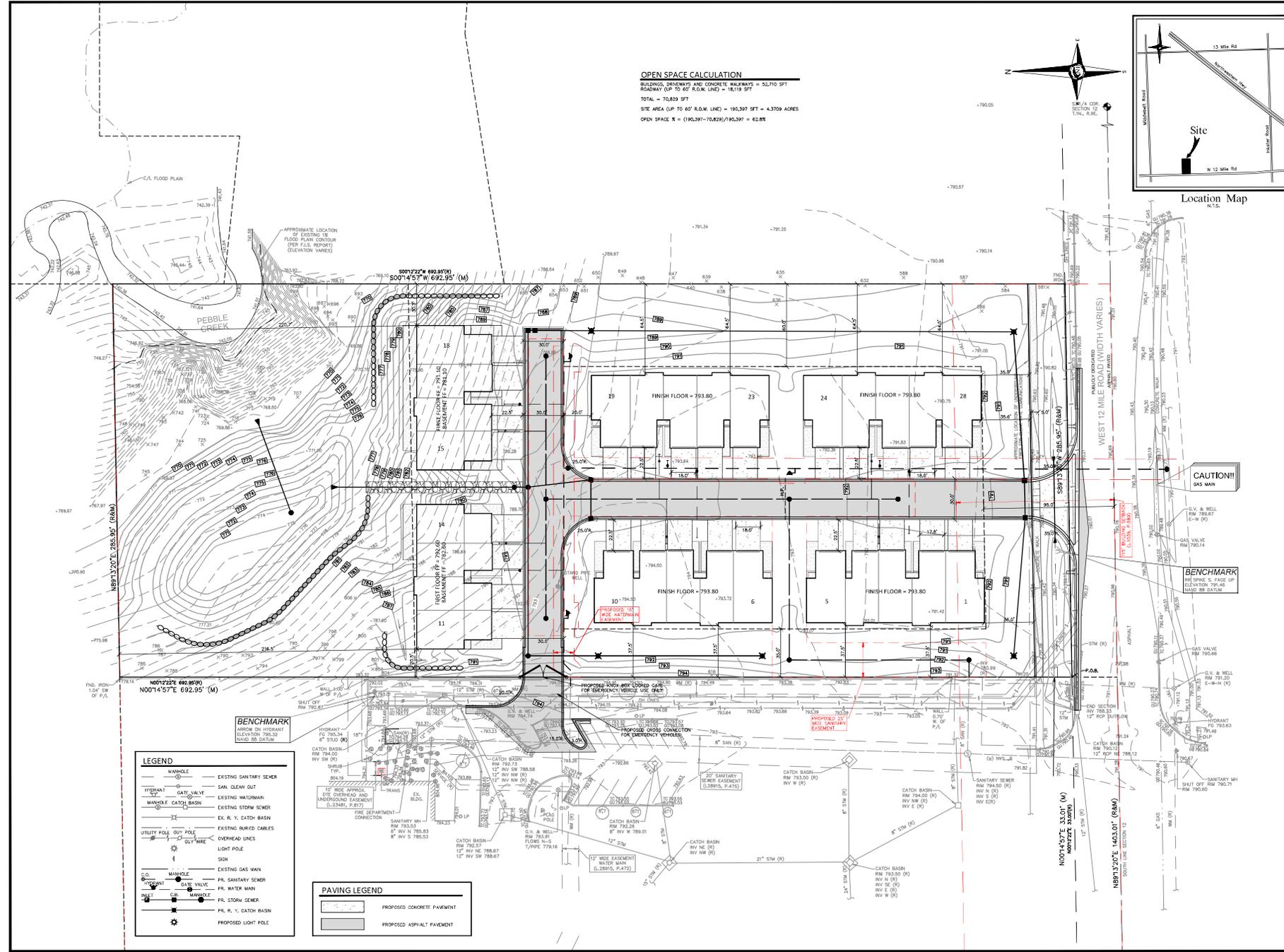
DESIGNED BY:
 M. Kirtibus

APPROVED BY:
 P. Williams

DATE:
 10-23-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
 O399 SP-2

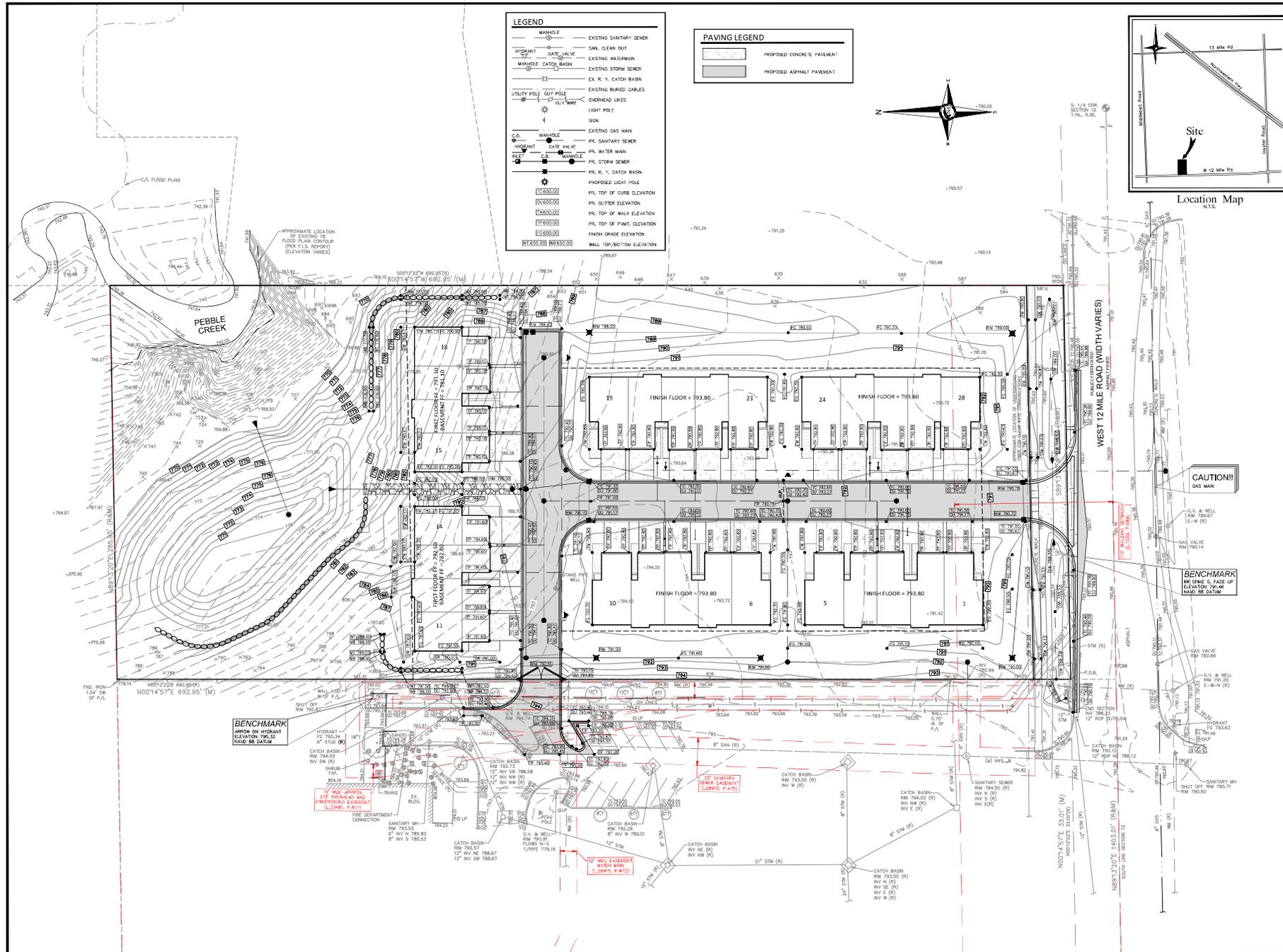


LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

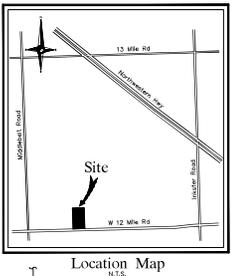


LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
HYDRANT	EXISTING WATERMAN
MANHOLE CATCH BASIN	EXISTING STORM SEWER
UTILITY POLE	EX. R. Y. CATCH BASIN
UTILITY POLE	EXISTING BURIED CABLES
UTILITY POLE	OVERHEAD LINES
UTILITY POLE	LIGHT POLE
UTILITY POLE	SIGN
C.O.	EXISTING GAS MAIN
HYDRANT	PR. SANITARY SEWER
HYDRANT	PR. WATER MAIN
HYDRANT	PR. STORM SEWER
HYDRANT	PR. R. Y. CATCH BASIN
HYDRANT	PROPOSED LIGHT POLE
HYDRANT	PR. TOP OF CURB ELEVATION
HYDRANT	PR. OUTER ELEVATION
HYDRANT	PR. TOP OF WALK ELEVATION
HYDRANT	PR. TOP OF FINISH ELEVATION
HYDRANT	FINISH GRADE ELEVATION
HYDRANT	WALL TOP ELEVATION

PAVING LEGEND

[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT PAVEMENT



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PROJECT LOCATION
 29150 W 12 Mile Road
 Farmington, MI 48334

CLIENT
 Mike Younis
 4780 Dow Ridge Road
 Orchard Lake MI, 48324

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T.1N., R.10E.
 City of Farmington,
 Oakland County, Michigan

SHEET
 Paving & Grading Plan



DATE	ISSUED/REVISED
06-28-25	06-28-25 SUBMIT FOR PERM REVIEW
06-08-25	ADD EMERGENCY VEHICLE ACCESS
06-05-25	ADD OTHER STREET CLOSURE PERMITS
05-27-25	REVISE PLAN TO ADD ACCESS DRIVE

DRAWN BY:
 M. NASHIM

DESIGNED BY:
 M. KIRDMAS

APPROVED BY:
 P. WILLIAMS

DATE:
 11-23-2024

SCALE: 1" = 30'

90 15 0 15 30 45

NFE JOB NO. **0399** SHEET NO. **SP-3**



GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE BRANCHES OF PROTECTED TREES ARE REMOVED BY THE CONTRACTOR.
2. ALL UNDERGROUND UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
3. PROTECTED TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROTECTED TREES.
4. ALL TREE PROTECTION SHALL BE INSTALLED WITHIN THE PROTECTION PERIOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PROTECTED TREES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PROTECTED TREES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PROTECTED TREES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES REMOVED DURING THE CONSTRUCTION PERIOD.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PROTECTED TREES.



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-3032
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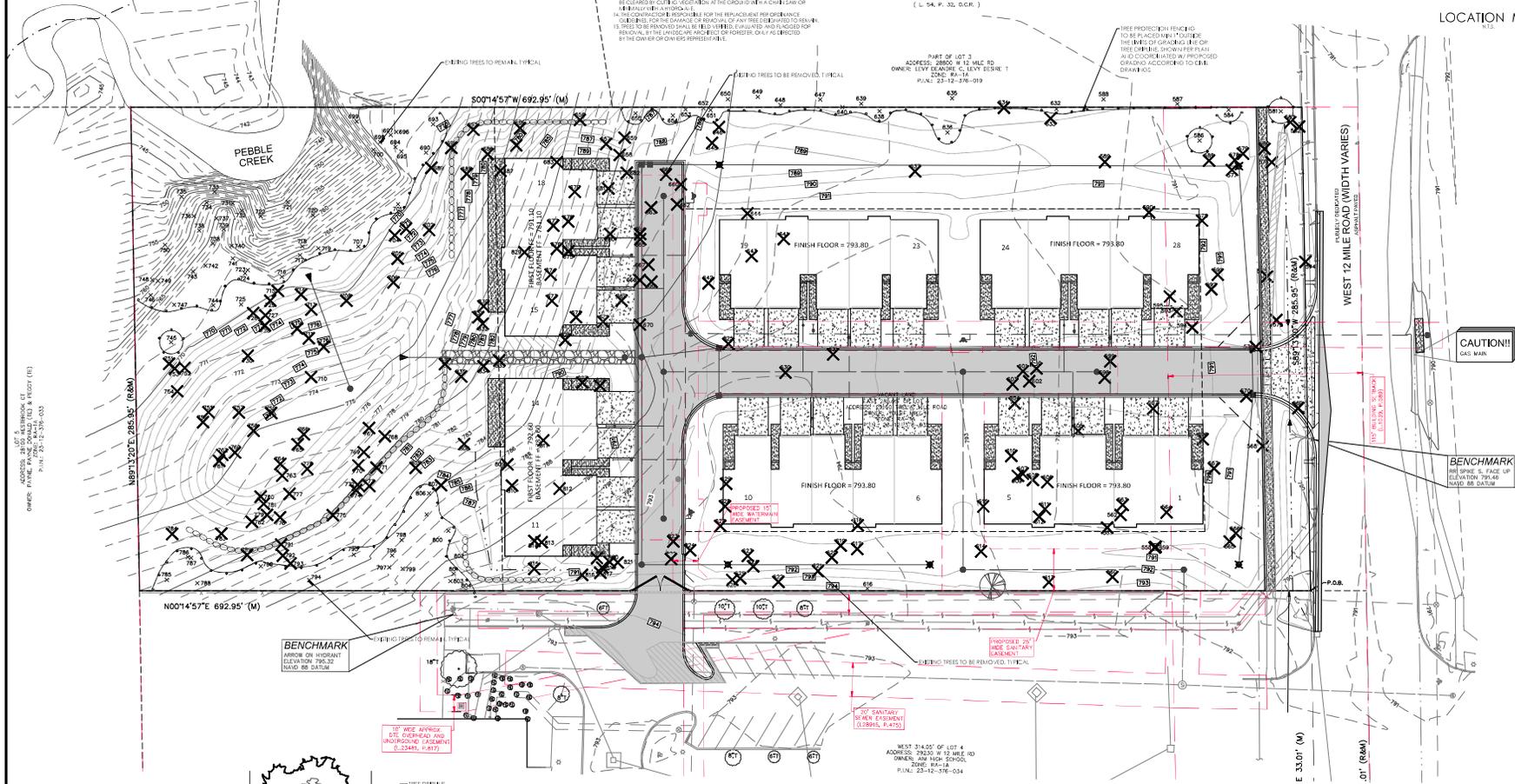
PART OF LOT 3
 ADDRESS: 2910 SHARON CT
 OWNER: SHARON A. SHARON MAHER
 ZONE: R-1A
 PLAN: 23-12-376-031

PART OF LOT 3
 ADDRESS: 2905 W 12 MILE RD
 OWNER: LEVY BEARDRE, C. LEVY DESIRE T
 ZONE: R-1A
 PLAN: 23-12-376-032

SUPERVISOR'S PLAT NO. 9
 (L-24-P-30, BOOK 3)

PART OF LOT 3
 ADDRESS: 2905 W 12 MILE RD
 OWNER: LEVY BEARDRE, C. LEVY DESIRE T
 ZONE: R-1A
 PLAN: 23-12-376-019

TREE PROTECTION FENCING
 TO BE INSTALLED WITHIN
 THE LIMITS OF GRADING LINE OF
 TREE PROTECTION. FENCING SHALL
 BE COORDINATED WITH PROPOSED
 GRADING ACCORDING TO C.E.M.
 DRAWINGS.

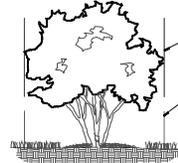


CAUTION!!
 GAS MAIN

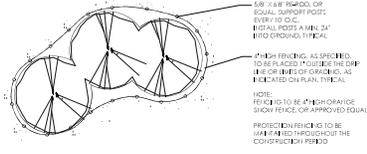
BENCHMARK
 IRON SPIRE, S. FACE UP
 ELEVATION: 795.32
 NAD 83 DATUM

BENCHMARK
 IRON SPIRE ON HYDRANT
 ELEVATION: 795.32
 NAD 83 DATUM

10' TREE PROTECTION
 DETAIL-SECTION
 (L-2348, P.417)



TREE PROTECTION DETAIL-SECTION



TREE PROTECTION DETAIL-PLAN

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVIVED	200
TOTAL DIRTED TREES	20
TOTAL REMOVED DUE TO CONSTRUCTION	25
TOTAL TREES TO REMAIN	155
TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED	196
TOTAL LANDSCAPE TREES TO BE REMOVED	19 (432.6)
TOTAL NUMBER OF TREES TO REMAIN	82
TOTAL LANDSCAPE REPLACEMENT TREES (4432' x 20% = 1081')	109 TREES (13' CAL)
TOTAL REGULATED REPLACEMENT TREES REQUIRED	109 TREES
TOTAL REPLACEMENT TREES	109 TREES
TOTAL REPLACEMENT TREES PROVIDED	114 TREES
TOTAL REPLACEMENT TREES FROM TREE FUND	5 TREES

LEGEND:

- ⊗ TREES TO BE REMOVED
- ⊙ TREES TO REMAIN
- TREE PROTECTION FENCING

SCALE



PROJECT
 29150 W 12 Mile Road
 Farmington, MI 48334

CLIENT
 Mike Yousif
 4780 Dow Ridge Road
 Orchard Lake MI , 48324

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T.1N., R.9E.
 City of Farmington,
 Oakland County, Michigan

SHEET
 Tree Preservation Plan



REVISIONS

2024.02.27 REVISED PER CITY REVIEW

DRAWN BY:
 G. Ostrowski

DESIGNED BY:
 G. Ostrowski

APPROVED BY:
 G. Ostrowski

DATE:
 01/21/2025

SCALE: 1" = 30'

NFE JOB NO. 0399 SHEET NO. L1



PROJECT
 29150 W 12 Mile Road
 Farmington Hills, MI 48334

CLIENT
 Mike Yousif
 4780 Dow Ridge Road
 Orchard Lake MI 1, 48324

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T.1N., R.9E.
 City of Farmington Hills,
 Oakland County, Michigan

SHEET
 Landscape Plan



REVISIONS

NO.	DATE	DESCRIPTION
01	02/20/22	ISSUED FOR PERMITS

DRAWN BY:
 G. Ostrowski

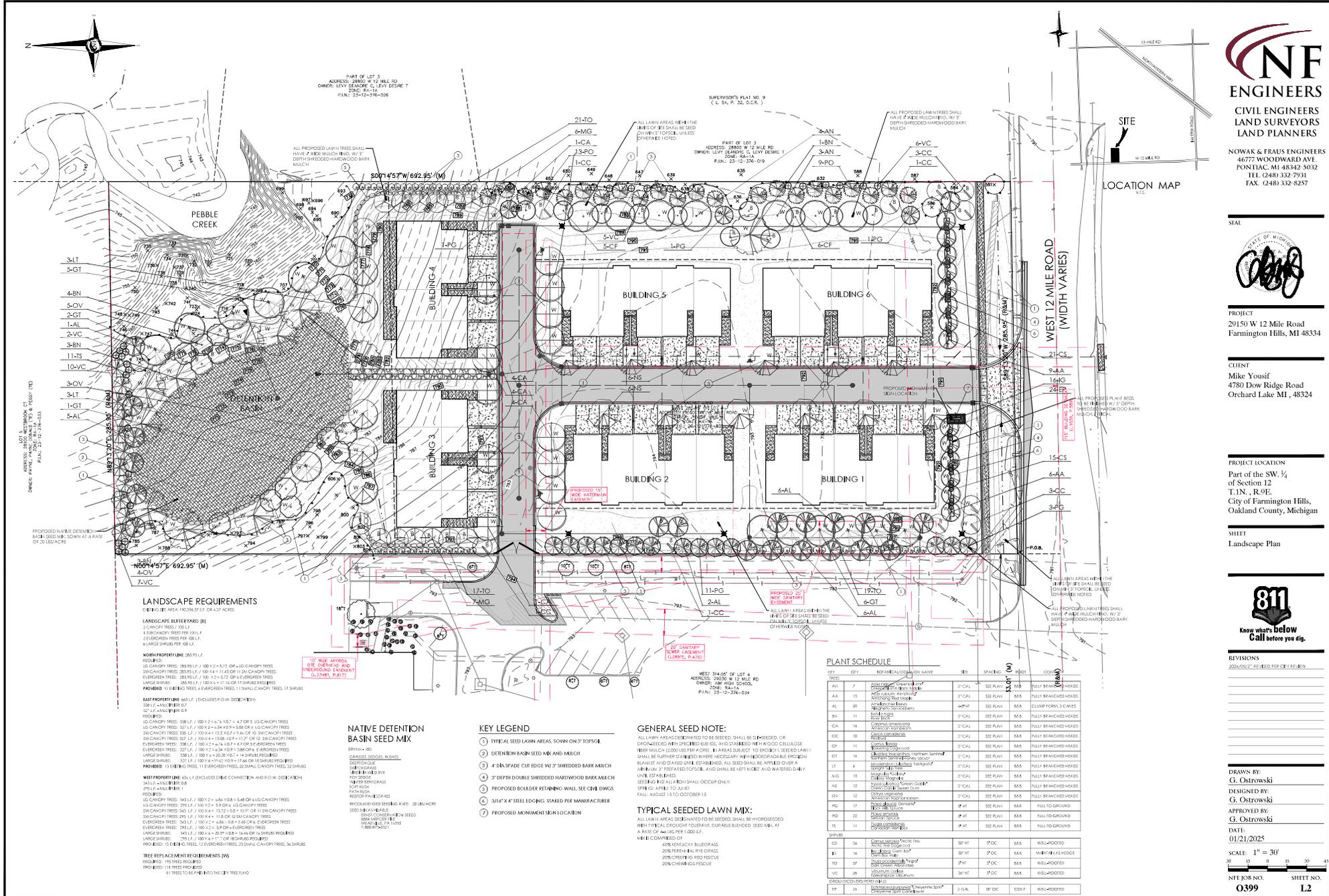
DESIGNED BY:
 G. Ostrowski

APPROVED BY:
 G. Ostrowski

DATE:
 01/21/2025

SCALE: 1" = 30'

NFE JOB NO. **0399** SHEET NO. **L2**



LANDSCAPE REQUIREMENTS

DETENTION BASIN AREA: 19,376.57 SF, OR 0.37 ACRES
 LANDSCAPE BUFFER YARD (BY)
 4.0 CANOPY TREES PER 100 LF
 2.0 BRANCHING TREES PER 100 LF
 1.0 LARGE SHRUB PER 100 LF

NORTH PROPERTY LINE (265.95' L.F.)

REQUIRED:
 10 CANOPY TREES: 200 LF L.F. / 100 X 2 = 4.0
 2.0 BRANCHING TREES: 200 LF L.F. / 100 X 2 = 4.0
 1.0 LARGE SHRUB PER 100 LF

TREE REPLACEMENT REQUIREMENTS (DQ)

REQUIRED: 115 TREES REQUIRED
 PROPOSED: 114 TREES PROVIDED

NATIVE DETENTION BASIN SEED MIX

ERINNA-180
 STAGSSE FESCUE BOUTE
 PERMANENT
 PERMANENT
 PERMANENT
 PERMANENT

KEY LEGEND

- 1) TYPICAL SEED LAWN AREAS, SOON ON SITE FORSOB
- 2) DETENTION BASIN SEED MIX AND MULCH
- 3) 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4) 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5) PROPOSED BOLDER RETAINING WALL, SEE CIVIL DWGS
- 6) 3/16" X 4" STEEL EDGING, STAND PER MANUFACTURER
- 7) PROPOSED MONUMENT SKIN LOCATION

GENERAL SEED NOTE:

ALL LAWN AREAS GENERATED TO BE SEED. SHALL BE BROADCAST, OR
 CROWDED WITH SPREADER. ALL AREAS SUBJECT TO EROSION, SEED LAWN
 SHALL BE FURTHER STABILIZED WITH NECESSARY EROSION CONTROL CELLULOSE
 FIBER MULCH (2,000 LBS PER ACRE). IF AREAS SUBJECT TO EROSION, SEED LAWN
 SHALL BE FURTHER STABILIZED WITH NECESSARY EROSION CONTROL CELLULOSE
 FIBER MULCH AND STABILIZED WITH NECESSARY EROSION CONTROL CELLULOSE
 FIBER MULCH. 3" PREPARED TOPSOIL, AND SHALL BE LEFT UNDELETED AND WATERED DAILY
 UNTIL ESTABLISHED.
 SEEDING IN ALL AREAS SHALL OCCUR ONLY:
 SPRING: APRIL TO JUNE
 FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS TO BE SEED SHALL BE HYDRATED
 WITH TYPICAL DROUGHT TOLERANT, DUAL-BLENDED SEED MIX AT
 A RATE OF 4.0 LBS PER 1,000 SF.
 MIX COMPOSES OF:
 40% KENTUCKY BLUEGRASS
 20% PERENNIAL BLUEGRASS
 20% CHEROKEE RED FESCUE
 20% CHEVINGS FESCUE

PLANT SCHEDULE

SYM	QTY	DESCRIPTION	SPACING	DEPTH (ft)	ROOT (ft)	COV. (ft)
AA	7	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AL	20	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AM	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AN	14	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AO	10	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AP	14	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AQ	18	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AR	12	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AS	12	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AT	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AV	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AW	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AX	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AY	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
AZ	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BA	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BB	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BC	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BD	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BE	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BF	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BG	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BH	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BI	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BJ	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
BK	11	2.0" CALYPTROGLOBA	3'ICAL	SEE PLAN	60"	FULLY BRANCHED HOOPS
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Date: May 28, 2025

To: City of Farmington Hills, Planning Office

From: Schafer Development, LLC

CC: Townes at Woodcreek– Changes to Site Plan Submittal

Schafer Development is submitting REVISED Site Plan Submittal including:

- Sixteen (16) 11" x 17" copies of the Site Plan Submittal
- Eight (8) 24" x 36" copies of the Site Plan Submittal
- Electronic files sent via email to the Planning Office

Changes to Site Plan Submittal

- **Secondary Access to AIM High School:** All plan sheets updated to include a secondary fire and life safety access route, secured via a Knox box-controlled gate.
- **Tree Calculations:** Plan sheets updated to include revised tree inventory and replacement requirements.

Responses to Giffels Webster Review Letter

- The attached May 15 Planning Commission Presentation and Revised Site Plan Submittal address all outstanding comments from the following review letters:
- **Giffels Webster Review Letter – Dated October 10, 2024**
 - **Slide 16 – Developer Responses to:**
 - **(2) Density** – Refer to Presentation
 - **(4) Dimensional Standards (RA-1A District)** – Refer to Presentation
 - **(6) Circulation** – Refer to Presentation
 - **(8) Waste Management** – Refer to Presentation
 - **Slide 17 – Developer Responses to:**
 - **(9) Lighting** – Refer to Presentation
 - **(11) Elevations and Floor Plans** – Refer to Presentation
 - **(12) Landscaping and Screening** – Refer to Presentation
 - *We propose utilizing the 10' maintenance path adjacent to the stormwater basin as a pedestrian pathway and seating overlook amenity for direct views to the Pebble Creek.*
 - **(13) Tree Removal**
 - *Tree removal calculations have been updated in the Site Plan Submittal.*
- **Engineering Review Letter – Dated March 26, 2025**
 - **Slide 18 – Developer Responses to:**
 - **(6) Permanent Road Stub to Eastern Neighbor** – Refer to Presentation
 - **(10) Fencing Around the Stormwater Basin** – Refer to Presentation
 - **(14) Right-of-Way Dedication** – Refer to Presentation

Regards,

The Schafer Development Team

June 11, 2025

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

PUD Review

Case: PUD 1, 2025
Site: 29150 Mile (Parcel ID 22-23-376-035)
Applicant: Schafer Development, LLC
Plan Date: 5/27/2025
Zoning: RA-1A One Family Residential District (33,000 square feet)

We have completed a review of the application for PUD and site 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.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned RA-1A, which has a minimum lot size of 33,000 square feet.
2. **Existing site.** The site is 4.55 acres and vacant. The site has a small amount of wetland and surface water in the northeastern corner, and is heavily wooded.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1A	Single family homes
East	RA-1A	Single family home
South	RA-2	Single family home & church
West	RA-1A	Private school

4. **Site configuration and access.** The site is proposed to be accessed from a single road to 12 Mile Rd.

Project Summary

The applicant proposes 24 units of two-story attached townhouses in six buildings which include four unit each. All units have two-car garages. The access street is a t-shaped road stubbed to the west side property line and toward the east side property line.

PUD Qualification

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures.

The Planning Commission qualified this site for a PUD at its regular meeting on October 17, 2024, with the following motion:

MOTION by Brickner, support by Countegan, to make a preliminary finding that PUD 3, 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 (1) of the objectives as outlined Section 34-3.20.2.E.i. thru viii., and that it be made clear to the applicant that final granting of the PUD plan and agreement requires approval by City Council, after recommendation by the Planning Commission.

1. **The proposed plan preliminarily meets the following qualification standard(s) of Section 34-3-20.2.E.i through viii.:**
 - i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
 - ii. **To accept dedication or set aside open space areas in perpetuity.**
 - iii. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**
 - iv. **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.

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-1A 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. Rezoning to RC-1 may not be appropriate for this site due to inconsistencies with the Future Land Use Map in the Master Plan. The site is master planned for single-family development in the 2024 Master Plan at a low density, consistent with the RA-1A and RA-1B districts.
- 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 units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1A zoning (28 versus 6). The PC may consider whether a traffic study is necessary to project demand from a larger development than typically permitted in this location.
- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city. The applicant has provided responses to four 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 northern portion of the side is reserved as open space and a

- detention basin, and that this design was chosen to separate the units from single family development to the north.*
- 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 cites permanent buffers along the northern and eastern property lines.
 - iv. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**
The applicant proposes that the development would provide a transition between single-family housing and the school use to the west.
 - 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.**
The applicant primarily cites the dedication of a large area in the north of the site as open space.
 - vi. To promote the goals and objectives of the Master Plan for Land Use.
 - vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
 - viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

Though only one objective must be met by the plan, the applicant's narrative addresses objectives i, iii, iv, and v.

- 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 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.

**The plan does not include non-residential buildings.

Site Plan Review:

- 1. Summary of Proposed Use.** The applicant has submitted a site plan. The plan proposes 28 units in six buildings, four of which include five units, and two of which include four units. All units have two-car garages. Access to the site is from 12 Mile Road via a t-shaped road that stubs toward the east and west property lines (a potential connection west is shown on the plans as well).
- 2. Density.** The parcel is 198,198 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 28 units, likely with 12 three-bedroom units and 16 two-bedroom units (based on the configuration of the buildings and applicant’s representation that the corner units would be larger), for a total of 94 rooms, based on the standard above. The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	104 rooms
RC-2	1,400	141 rooms
RC-3	1,050	188 rooms

The proposed density is consistent with the RC-1 district. Under RA-1A zoning, the maximum number of units available is 6. If all units were built with three bedrooms, the number of rooms would be 112, in line with the RC-2 district. Floor plans have not been provided, so **the unit mix cannot be verified**. The applicant has noted that end units are three bedrooms, while interior units are two bedrooms with an optional third bedroom.

- 3. Master Plan.** The master plan’s Future Land Use map designates this site as Single Family, low density, which is consistent with the RA-1A district. It is not part of a Special Planning Area.
- 4. Dimensional Standards of the RA-1A district (34-3.1.4.E).**

Standard	RA-1 Requirement	Proposed
Lot Size	33,000 sq ft	4.55 acres
Lot width	140 ft	286 ft
Lot coverage	35%	37.5%
Front setback	50 ft	62.5 ft
Rear setback	35 ft	220.7 ft
Side setback (east)	15 ft	64.5 ft
Side setback (west)	15 ft	37.5 ft
Building height	Max. 30 ft	Not specified on plan**

**Applicant noted as compliant at May, 2025, PC meeting.

- 5. Parking.** The applicant has proposed parking consistent with the requirements for 2-bedroom and 3-bedroom multi-family units.

Standard	Required Parking	Proposed
Two BR Unit Three BR Unit	2 spaces/unit 2.5 spaces/unit	Each proposed townhouse unit includes a two-car garage and 22’ driveway strip, or space for four vehicles

6. **Circulation.** A public sidewalk is shown along 12 Mile Road, but **there are no sidewalks within the development.**
7. **Open Space.** The plan does not specifically identify any area as open space, though there are areas of significant topography that are marked as outside the limits of development.
8. **Waste Management.** Collective waste management is not proposed; curbside waste pickup is proposed, *which should be addressed with a note on the plans.*
9. **Lighting.** Lighting information was not provided. The applicant’s presentation in May, 2025 indicated that lighting would be provided by residential light fixtures mounted on each unit; *this should be addressed with a note on the plans.*
10. **Rooftop Screening.** Rooftop units are not proposed; ground-mounted equipment will need to be screened.
11. **Elevations and Floor Plans.** **Elevations and floor plans were not provided; they will be required at site plan approval.**
12. **Landscaping (34-5.14) and Screening (34-5.14).** An area designated as recreation/open space should be provided as a part of the schematic landscape plan required at final PUD determination. **No such area is identified.**

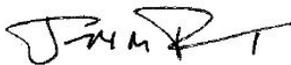
Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect The spacing and root type of all proposed trees.			<i>Compliant</i>
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	<i>Compliant</i>
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	<i>Compliant</i>
• Large Shrubs	30 in. height	10 ft.	5 ft.	<i>N/A</i>
• Small Shrubs	24 in. width	4 ft.	4 ft.	<i>N/A</i>
• Large Deciduous	3 in. caliper	30 ft.	-	<i>Compliant</i>
• Small deciduous trees	2 in. caliper	15 ft.	-	<i>Compliant</i>
• Hedge shrubs	24 in. height	3 ft.	3 ft.	<i>N/A</i>
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			<i>This plan does not have a parking lot, which this standard is generally applied to.</i>
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			<i>No parking lot proposed.</i>

Buffer area from RA District (34-5.14.6) ¹	Required along east, west, and north property lines; <ul style="list-style-type: none"> • 665 feet on east property line = 11 large deciduous, 22 small deciduous, 32 large shrubs, 11 evergreens (each property line) • 636 feet on west property line = 12 large deciduous, 21 small deciduous, 34 large shrubs, 12 evergreens (each property line) • 286 feet on north property line = 6 large deciduous, 11 small deciduous, 17 large shrubs, 6 evergreen 	<ul style="list-style-type: none"> • <i>East: 13 large deciduous (preserved), 22 small deciduous, 32 large shrubs, 11 evergreens</i> • <i>West: 13 large deciduous (preserved), 23 small deciduous, 36 large shrubs, 12 evergreen</i> • <i>North: 10 large deciduous (preserved), 11 small deciduous, 17 large shrubs, 6 evergreens</i>
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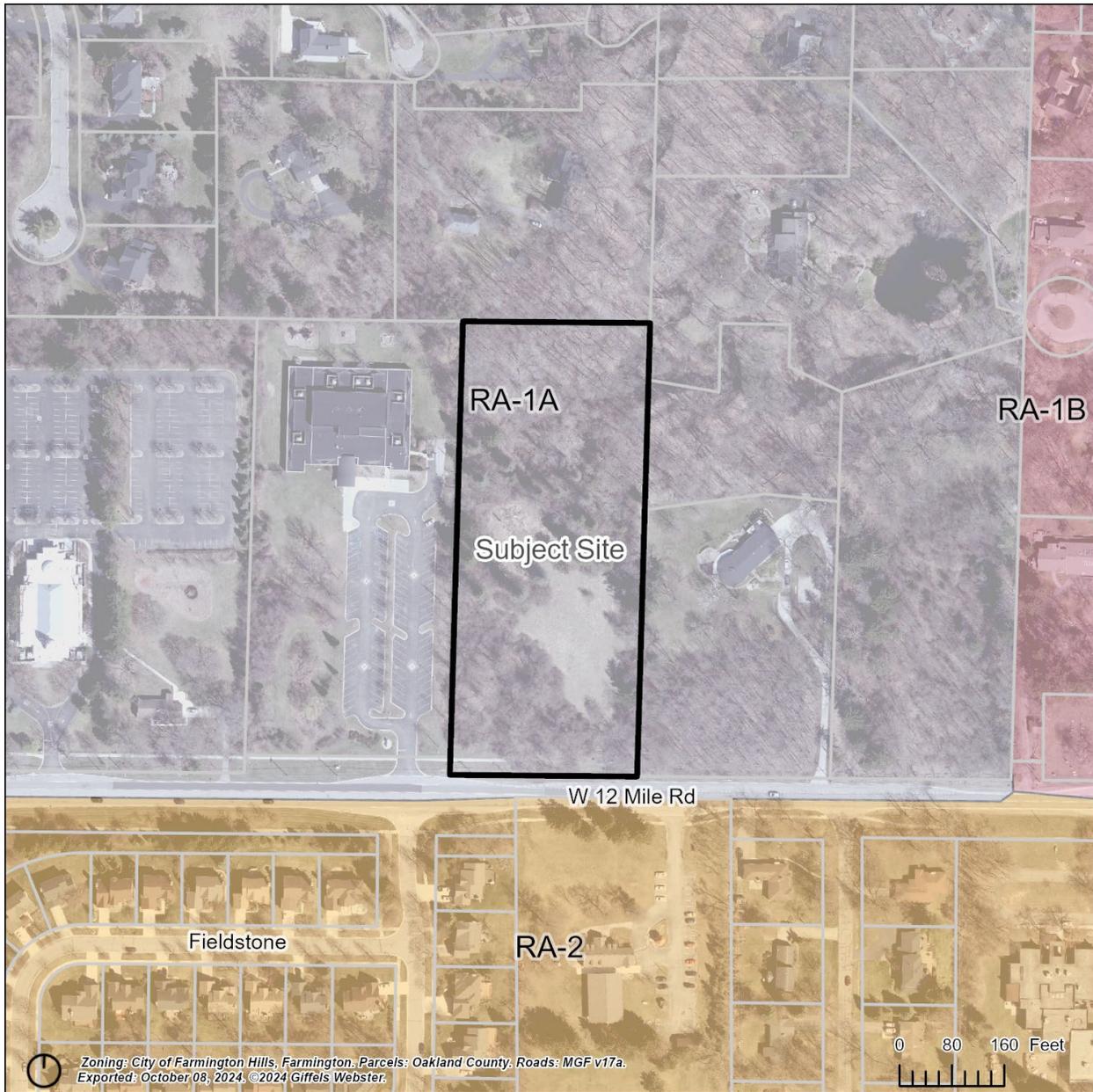
1. The overall provided screening is generally dense, and appears to be compliant with ordinance standards.
 2. The applicant notes that the ten-foot maintenance path for the stormwater basin will also be used as an access path to a seating area overlooking Pebble Creek.
13. **Tree Removal (34-5.18).** A tree survey was provided. Sheet L1 notes 159 regulated trees removed (requiring 159 replacements), and 19 landmark trees with a total dbh of 432.6 inches removed (requiring 36 replacements). The applicant proposes to plant 114 replacement trees and pay into the tree fund for the remaining 81. When comparing the number of required buffer trees to the total number of trees proposed on the site, it appears that 118 trees can be counted as replacements, which would equate to 77 trees paid into the fund. Again, these numbers require verification.
14. **Relief Sought from Ordinance Standards**
- a. Permit attached single-family at max density of 112 rooms.
 - b. 37.5% lot coverage in lieu of required 35%.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
 Principal Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map



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

INTEROFFICE CORRESPONDENCE

DATE: June 10, 2025
TO: Erik Perdonik City Planner
FROM: James Cubera, City Engineer 
SUBJECT: Revised PUD #1-2025 AKA Townes of Woodcreek
29150 Twelve Mile Road
22-23-12-376-035
PJ #12-25-72

This office has performed a preliminary review of the above referenced REVISED PUD plan as well as the developer's correspondence response both submitted to the Planning Department on May 28, 2025. We have also looked at their PowerPoint presentation dated May 15, 2025. The plan is very similar to the plan submitted for PUD Qualification on August 29, 2024, and the plan submitted on March 7, 2025. Our comments remain as called out in our memo to you dated March 26, 2025, with the following notations:

1. The 8" sanitary sewer stub must be provided to the east property line to accommodate basement service for the upstream service area. This stub needs to be identified.
2. The 8" watermain stub must be provided to the east property line. This stub needs to be identified.
3. The plan identifies a dead-end private road extending northward thru the site and teeing off in both the east and west direction at the north end of the site. This is not recommended. A design with a cul-de-sac with a 50' turning radius is strongly suggested at the northerly terminus.
4. The previously requested traffic study needs to be provided.
5. We recommend a private stub road extension to the east at the halfway point to ultimately accommodate 28800 Twelve Mile Road should that property be considered for future development. This should be shown as part of the plan under consideration to be built as part of this project. Easements can be worked out during construction review, but the stub extension should extend to the east property line at this time.

6. Detention, restriction and storm water were previously addressed. The details on sheet SP-4 will be reviewed during construction review.

7. The fencing requirement to accommodate the wall and the pond as well as the overall grading at the east end of the site will need to meet City standards and can be addressed during construction review when more detailed plans are provided. Additionally, the outlet discharge system must be extended to the creek with a non-erodible design. This may necessitate an EGLE permit. Also, the 8' wide access path for maintenance must be clearly labelled as right now it appears to look like an overflow channel.



INTEROFFICE CORRESPONDENCE

DATE: June 9, 2025
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Revised PUD 1-2025 (29150 Twelve Mile)

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

1. The proponent shall consider a 50' turning radius cul-de-sac at the dead-end and/or cross access/emergency access to an adjoining parcel.
2. Additional detail of the future cross-connection shall be provided in order to adhere to Chapter 12 Section 12-11(1); Generally, dead-end drives longer than one-hundred (100) feet shall not be allowed.
3. Any street obstructions shall be approved by Engineering and the Fire Department.
4. If the cross-access easement is approved, gate shall comply with the International Fire Code and Engineering requirements.
 - a. The Fire Department and City shall not be responsible for any damage to the gate.

Jason Baloga, Fire Marshal

**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.

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%.
- The proposed layout with two T-shaped stubs on either property line will be discussed further with engineering and Fire, who had shared concerns about this layout. The proposed Knox Box emergency access via the AIM Academy may alleviate those concerns. In any event, the applicant will coordinate with the Fire Marshal to develop a plan that does not require emergency vehicles to back up or turn around.
- The Road Commission for Oakland County is planning on expanding 12 Mile Road in this area with a dedicated left-turn access to Middlebelt Road. Schafer Development will collaborate with the Road Commission to align the development's ingress/egress with the planned road expansion.
- The height of the buildings will be approximately 27'; the height limit in the RA-1A District is 30'. Renderings showed elevation examples. The larger units will permit a 3rd bedroom. The smaller 24' units will provide 2 bedrooms and a den, which could be converted to a 3rd bedroom.

In response to comments, Mr. Schafer confirmed that discussions were ongoing with the Fire Marshal about ensuring safe access with either Knox Box access or a secondary open entrance from AIM high school. A cul-de-sac design for the eastern end will be considered if the T-shaped roadway is deemed insufficient.

Planning Consultant report

Referencing the October 10, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background for this request for PUD qualification. Highlights from the review letter included:

- The project proposes 28 attached townhomes with two-car garages in eight buildings. All units have 2-car garages.
- The T-shaped roadway will stub to both the east and west property lines for future access. As noted, Engineering and Fire have expressed concerns with this design. If the project is qualified for a PUD, discussions should be held with these departments prior to submitting a final site plan.

PUD Qualification criteria

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on criteria and procedures in the ordinance. Pages 2-4 of the review memorandum address the criteria relative to this proposal. Per Section 34-3.20.2.E., the Planned Unit Development must meet, as a minimum, one of the 8 objectives listed. The applicant has provided information regarding 4 of the objectives, including:

- 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 northern portion of the site is reserved as open space and a detention basin, and that this design was chosen to separate the units from single family development to the north.

- iii. To accept dedication or set aside open space areas in perpetuity.

The applicant cites permanent buffers along the northern and eastern property lines.

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

The applicant proposes that the development would provide a transition between single-family housing and the school use to the west.

- 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.

The applicant primarily cites the dedication of a large area in the north of the site as open space.

Planning Consultant Tangari said that the PUD did not appear to be requested solely as a means of increasing density or as a substitute for a variance request. The applicant is seeking an increase in density, but the proposed use is not generally permitted in the underlying district, so the request is not simply to increase density.

Regarding the conceptual plan:

As presented, the plan appeared to be in line with the RC-1 district. The Master Plan designates the area as single family low density. No deviations from the dimensional standards of the RA-1A district are being requested. Parking requirements are being met. Lot coverage will be provided during final site plan review.

Relief sought from ordinance standards

The only relief sought from ordinance standards is to permit attached single family residences at RC-1 density.

Commission questions and discussion

- Commissioner Mantey was hesitant to accept using townhomes as a buffer for school locations, noting that often schools were located adjacent to residential neighborhoods with no buffer, and he did not want to set a precedent that there should be one. He would support the project based on the preservation of open space, as noted in criteria ii, iii, and v.
- Commissioner Stimson asked how many units could be provided under the cluster option. Planning Consultant Tangari said that the site could accommodate 8 or 9 units under a cluster option.

MOTION by Brickner, support by Countegan, to make a preliminary finding that PUD 3, 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 (1) of the objectives as outlined Section 34-3.20.2.E.i. thru viii., and that it be made clear to the applicant that final granting of the PUD plan and agreement requires approval by City Council, after recommendation by the Planning Commission.

1. **The proposed plan preliminarily meets the following qualification standard(s) of Section 34-3-20-2.E.i through viii.:**
 - 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.**
 - iii. **To accept dedication or set aside open space areas in perpetuity.**
 - iv. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**
 - v. **To 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.**

Motion passed unanimously by voice vote.

D.

ADJOURNMENT

Motion by Ware, support by Varga, to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting was adjourned at 10:16pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
APRIL 17, 2025, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet

Commissioners Absent: Varga, Stimson, Ware

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

B. PLANNED UNIT DEVELOPMENT PLAN 1, 2025

LOCATION: 29150 Twelve Mile Road
PARCEL I.D.: 22-23-12-376-035
PROPOSAL: Construction of multiple-family dwellings units within RA-1A One Family Residential District
ACTION REQUESTED: Set for public hearing
APPLICANT: Steven Schafer
OWNER: Mike H. Yousif

Referencing his April 1, 2025 memorandum, Planning Consultant Tangari gave the review and background for this request to set Planned Unit Development (PUD) Plan 1, 2025 for public hearing.

The project was qualified for a PUD on October 17, 2024. The applicants are seeking a final determination, which decision can be made after the public hearing is held.

The applicant proposes 28 units of two-story attached townhouses in eight buildings, four of which include four units, and two of which include two units. All units have two-car garages. The access street is a t-shaped road stubbed to both side property lines; Engineering and Fire have expressed concerns about the concept design, and if this site is qualified for a PUD, discussions should be held with these departments prior to submitting a final site plan.

The proposed density is consistent with the RC-1 district. Under RA-1A zoning, the maximum number of units available is 6. If all units were built with three bedrooms, the number of rooms would be 112, in line with the RC-2 district. The applicants are not seeking concurrent site plan approval, and floor plans have not been provided, so the unit mix cannot be verified.

A public sidewalk is shown along 12 Mile Road but there are no sidewalks within the development. Council favors sidewalks, and this should be discussed at the Planning Commission level.

In response to a question from Commissioner Brickner, Planning Consultant Tangari said that there were a couple of landlocked lots in the area to the north. Presently those lots were under common ownership.

MOTION by Aspinall, support by Grant, that PUD Plan 1, 2025, dated March 7, 2025, submitted by Steven Schafer, bet set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion discussion:

Commissioner Mantey pointed out that construction is prohibited within the floodway, which was shown on p. 11 of the staff report. The applicant was including this land the portion of the land that they were saying would be preserved. However, in terms of PUD benefit, preserved land was land that would otherwise be considered for development. He requested that staff provide an approximate calculation of the size of the preserved area that was being considered a benefit under this PUD proposal.

Applicant comments:

Aaron Schafer, applicant, provided the following information:

- **Clarification on Adjacent Property Ownership**

The property immediately east of the subject parcel is under the same ownership as the northern adjoining lot.

- **Open Space and Environmental Considerations**

The development will provide approximately 62.8% open space, which creates a substantial buffer along the northern property line, adjacent to the declining grade and Pebble Creek. In coordination with the Engineering Division, the Schafers intend to further investigate long-standing erosion issues along Pebble Creek. Although design specifics are not yet determined, they plan to implement a permanent erosion control solution—potentially a wall or similar structure—after receiving approval and moving forward to City Council.

- **Density and Unit Composition**

The project consists of 28 townhouse units:

- End units are 28 feet wide and include three bedrooms as a standard.
- Interior units are 24 feet wide and offer two bedrooms and two bathrooms with a flex space that may serve as an office or den. Buyers may opt to convert the flex space into a third bedroom for an additional cost.
- Based on national trends for the builder M/I's townhouse product, approximately 50% of buyers select the standard two-bedroom option, while the remaining 50% choose the three-bedroom option. This results in a projected range of 96 to 112 total bedrooms. Under maximum build-out, this project would exceed the RC-1 district density by eight bedrooms but would generally fall below the maximum when balanced across unit types.

- **Building Height**

The proposed building height is 26 feet, 6 inches—below the 30-foot zoning maximum—and consistent with similar recent projects, including Mulberry Park at 13 Mile Road.

- **Circulation and Sidewalks**
Interior sidewalks are not proposed within the site in order to maximize setbacks, particularly along the eastern edge near Mr. Levy's property and the western boundary adjacent to AIM Academy. Given the relatively low density of 28 units, the Schafers did not believe internal sidewalks were necessary. However, sidewalks are proposed along 12 Mile Road, and they are open to further discussion on this issue.
- **Waste management**
Waste collection will be handled through individual curbside service.
- **Lighting**
Lighting will follow the same approach used in the 13 Mile project: photocell-operated, dusk-to-dawn lights mounted above each garage.
- **Architectural Plans and Elevations**
Elevations and floor plans were included in the applicant's presentation and were sent in advance to planning staff. These materials will be forwarded to the City's consultants (Giffels Webster) for inclusion in the next review cycle.
- **Landscaping and Screening**
A 10-foot-wide maintenance path is planned between the two northernmost units abutting Pebble Creek. The Schafers are exploring the potential for incorporating a seating area or pathway with views of the basin and creek. However, the steep 1:6 grade presents ADA accessibility challenges, which may limit implementation.
- **Tree Removal and Updated Plans**
They had responded to comments from the review letter and updated the plans to reflect current tree removal data. Tree locations and preserved open space areas are now clearly identified on the site plan and included in the appendix of the presentation.
- **Access to AIM Academy**
They had refined the design of the emergency connection to AIM Academy. The connection remains consistent with earlier versions and will be gated with a KnoxBox, allowing access only for fire and emergency services. Title research revealed a recorded agreement from 2007—signed by Mr. Yousif, Echo Park (the use prior to AIM Academy), and the City of Farmington Hills—requiring secondary emergency access for both properties. The proposed plan complies with this recorded obligation.

In response to questions from Chair Trafelet, Mr. Schafer noted that, according to the Fire Department's review letter, the presence of a secondary access may eliminate the need for a 50-foot turnaround on site. Plans had already been shared with both Fire and Engineering. He expressed a willingness to continue working with both departments to resolve any remaining issues and indicated that a clear resolution would be presented at the May meeting.

In response to a question about an easement, Mr. Schafer clarified that a recorded easement from 2007 already exists. This document establishes joint access for fire and life safety purposes between the subject property and the adjacent site, formerly known as Echo Park.

Commissioner Mantey expressed support for preserving the natural conditions near Pebble Creek rather than constructing erosion control structures. He emphasized that the site's existing trees and their root systems provide natural erosion protection and recommended that the applicant leave

the area undisturbed. He acknowledged that the buffer area already shows no planned tree removal and that the nearest proposed building is over 100 feet from the creek.

Mr. Schafer confirmed that additional landscaping would be added around the stormwater basin and agreed in concept with Commissioner Mantey's comments.

Roll call vote:

Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet

Nays – None

Motion passed 6-0.

C.

ADJOURNMENT

MOTION by Grant, support by Countegan, to adjourn the meeting.

Motion passed unanimously by voice vote.

Motion passed unanimously by voice vote.

The meeting was adjourned at 8:13pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem

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

CALL MEETING TO ORDER

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

ROLL CALL

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

Commissioners Absent: None

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. PLANNED UNIT DEVELOPMENT PLAN 1, 2025

LOCATION: 29150 Twelve Mile Road
PARCEL I.D.: 22-23-12-376-035
PROPOSAL: Construction of multiple-family dwelling units within RA-1A One Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Steven Schafer
OWNER: Mike H. Yousif

Applicant presentation

Aaron Schafer, Spencer Schafer, and Steven Schafer were present on behalf of this PUD request.

Aaron Schafer introduced the project, noting the intent to build a premier for-sale townhouse community targeting first-time homebuyers, professionals, and active adults. The 4.55-acre site is zoned RA-1A and is situated in a transition location between intense uses to the west and low-density neighborhoods to the east. The plan includes 28 townhome units for a density of 6.15 units per acre; the density aligns with RC-1/RC-2 range depending on bedroom selection.

Neighborhood outreach:

The applicants engaged with neighboring HOAs and residents:

- Wood Creek Civic Association submitted a letter of support, which Mr. Schafer read into the record, and which is included in tonight's packet.

- AIM High School agreed to emergency drive access with a Knox box.
- Mr. Levy (eastern neighbor) requested a deeper setback and evergreen trees, both of which were incorporated in the plans.
- Timbercrest and Greencastle HOAs were introduced to the plan; follow-up is pending

Traffic, Access, and Site Plan Revisions:

The applicant's traffic study indicated no further improvements were needed after recent 12 Mile Road upgrades (a dedicated left turn lane from Inkster to Middlebelt Road). Secondary access to AIM Academy is included for emergency use only. The revised site layout increases the northern setback 57-61 feet, for a total of roughly 217-221 feet, and boosts open space to 62.8%. All building setbacks were increased, with the exception of the eastern building along the frontage road, which decreased to approximately 14-15 feet.

Site Features and Engineering:

Two townhouse layouts are proposed: 24' wide interior units and 28' wide end units. Some rear-facing northern buildings include basements. The building height is 26'6", under ordinance limits.

Additional evergreens and screening plantings have been added, particularly along the eastern property line near the Levy residence. Pebble Creek will be stabilized, with erosion control provided and debris removed. Extensive screening is also planned around the stormwater basin and the Pebble Creek topography. Landscaping along the 12 Mile frontage and near AIM Academy is designed to enhance site aesthetics and neighbor buffering.

In order to preserve open space, no internal sidewalks are planned, although the applicants were open to discussing this further. Lighting will be provided by garage-mounted photocell fixtures that operate from dusk to dawn. Waste collection will be curbside. Room count ranges from 96-112 based on buyer options. Relief for lot coverage (approx. 2%) will be sought through the PUD process.

A 10-foot-wide maintenance path is proposed to access the stormwater basin, which may include bench seating, although the area would not be ADA accessible. An updated tree inventory has been submitted. In response to engineering comments, the applicant proposes a future access easement to the east instead of a permanent road stub. Fencing around the basin remains under review and may be added.

Visuals were presented for both four-plex and five-plex units. Northern units backing to the creek will have three-story elevations due to walk-out basements; units elsewhere will be two stories and slab-on-grade. Renderings also included modern, open-plan interiors and layouts for both four-plex and five-plex models.

The applicants were seeking relief from lot coverage standards, from 35% to 37.2%.

Commission questions and comments

Commissioner Mantey cautioned against excessive clearing of Pebble Creek, warning it could worsen erosion, and recommended allowing the stream to meander naturally unless a thorough evaluation suggests otherwise.

Commissioner Grant questioned why the applicant had not provided feedback from the Timbercrest and Greencastle subdivisions, as they had for Wood Creek and AIM Academy. Mr. Schafer responded that while plans were shared with both HOAs, formal meetings were deferred until after receiving Planning Commission approval. He emphasized their intention to engage those communities further if the project moved forward.

Planning Consultant Review

Planning Consultant Tangari summarized his April 1, 2025 memorandum. He reiterated that the plan is for 28 units on a 4.55-acre parcel. The site is zoned RA-1A, with RA-2 to the south. The Planning Commission had granted PUD qualification at their October 17, 2024 meeting based on criteria of Section 34-3-20.2.E.i, ii, iii, and iv. The applicant has submitted the information necessary for final PUD determination but has not yet submitted for full site plan review.

Planning Consultant Tangari reviewed the potential density range, noting that the projected 96 to 112 rooms would span densities permissible in both RC-1 and RC-2 districts. If room counts remain under 105, the project aligns with RC-1 density; if higher, it falls within RC-2 density. He confirmed that the applicant's open space figure of 62.8% implies a 37.2% lot coverage, slightly exceeding the 35% maximum allowed in RA-1A. As already noted, this minor deviation would require relief as part of the PUD approval.

While the applicant stated internal sidewalks were omitted to preserve setbacks and open space, they should be aware that City Council has required internal sidewalks in PUD developments where they have not been provided.

Planning Consultant Tangari recommended addressing any tree-related relief requests now to avoid future noncompliance.

Public comment

Chair Trafelet opened the meeting to public comment.

Don Payne, Westbrook Road, said he lives directly north of the proposed development. He had no objections to the project itself but requested the installation of a permanent barrier, such as a fence, along the northern property line. His land along the property line has been intentionally left in a natural, undeveloped state, and with the introduction of 28 new units, he wished to avoid potential liability issues associated with residents or children entering his property.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and invited the applicant to speak to Mr. Payne's concern.

Mr. Schafer responded that they would consider the request for a barrier, although they preferred a natural landscaping buffer rather than a fence. He committed to working with Mr. Payne directly to reach a mutually acceptable solution.

Mr. Earls of AIM Academy noted that a wall exists along the western boundary between the school and the project site, and a fence is located along the northern school property line.

MOTION by Brickner, support by Mantey, to RECOMMEND TO CITY COUNCIL that the application for approval of Planned Unit Development Plan 1, 2025, dated March 7, 2025, as revised, 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:

1. **Modifications of Zoning Ordinance requirements as identified in Giffels Webster’s April 1, 2025, review; and**
2. **The following conditions:**
 - A. **All outstanding issues identified in Giffels Webster’s April 1, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
 - B. **All outstanding issues identified in the City Engineer’s March 26, 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 March 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

And with the following further recommendation:

- **Deviation from the 35% maximum lot coverage to allow 37.2% lot coverage be granted.**

Motion discussion:

Commissioner Mantey expressed support for the motion but emphasized that several unresolved elements—such as riprap along the creek, fencing along the northern property line, and fencing around the detention basin—should be resolved in a manner that upholds the PUD’s core purpose of preserving open space and natural features.

Roll call vote:

Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga, Ware

Nays – None

Motion passed 9-0.

B.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

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

ADJOURNMENT

The meeting was adjourned at 9:42 pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary



INTEROFFICE CORRESPONDENCE

DATE: July 14, 2025
TO: City Council
FROM: Theresa Rich, Mayor
SUBJECT: Recommendation for appointment.

I would like to recommend the following appointments at the July 14, 2025 City Council meeting.

Beautification Committee

	Length of Term:	Term ending:
James D Geisling	3 years	February 1, 2028

James will fill the regular vacancy left by Betti Pool. Attached, please find James's resume.

Frank A. Romano	3 years	February 1, 2028
-----------------	---------	------------------

Frank will fill the regular vacancy left by Erica Johnson. Attached, please find Frank's resume.

Barbara Smrtka

From: postmaster@muniweb.com
Sent: Monday, June 16, 2025 3:14 PM
To: DistributionList-CityManagerOffice
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

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

Your Name

James D Geisling

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Beautification Commission

Brief Resume

Born in the city of Farmington in 1961. Lifelong resident of SE Michigan. Moved into our home in the Woodcreek subdivision in 2019. Interested in getting involved

References

TDA Insurance services - owner Sherry Diederich Let me know if you want more

From: postmaster@muniweb.com
To: [DistributionList-CityManagerOffice](#)
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Monday, June 23, 2025 1:24:26 PM

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

Your Name

Frank A. Romano

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Beautification Commission

Brief Resume

I am a new resident to the Hills. I formally lived in Grosse Pointe Park and was a founding member of the Grosse Pointe Park Beautification Commission until I moved to Grosse Pointe Woods and served on the City's Historical Commission until 2024. I believe in serving the Community where I reside.

References

Mrs Pat Deck Grosse Pointe Park Beautification Commission Mr. Gerald Stone Chairman of Keep Michigan Beautiful Foundation



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 07/14/2025

DEPT: SPECIAL SERVICES

RE: CONSIDERATION OF APPROVAL OF A CONTRACT FOR SPONSORSHIP SOLICITATION SERVICES

ADMINISTRATIVE SUMMARY

- Sealed bids were solicited, posted on the MITN e-procurement system and after one postponement due to an amendment to the ITB, publicly opened and read aloud on May 21, 2025, for Sponsorship Solicitation Services. Bid notification was sent to three hundred forty (340) firms (including one hundred thirty (130) firm that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with two (2) responding. We received zero (0) "No-Bids".
- On March 24, 2025, the Farmington Hills City Council Amended and Restated the *Policy Regarding Sponsorship of Events, Naming Rights and Advertising*. The policy provides guidance to City Administration and contractors regarding proposals and requests for both private sponsorship of City events and for City co-sponsorship of, participation in, or assistance with private events or organizations in the community, and to also govern the purchase of naming rights and advertising space in City communications in order to support, coordinate, and manage the process to ensure consistency and uniformity in such matters.
- The City of Farmington Hills is seeking a qualified firm to act as a third-party solicitor of sponsors, partners, and advertisers for the Department of Special Services including facilities, parks, programs, events and activities.
- The Department of Special Services has had success in soliciting in-kind and cash donations over the years. For example, 2024 actual figures totaled \$608,169, which included \$310,790 in cash and \$297,379 in kind. Unfortunately, the Department does not have the staffing resources to continue to solicit in a larger, more strategic way.
- Due to the impactful financial nature of this relationship, staff employed a very thoughtful, thorough, and purposeful process with the intent of contracting a firm that could provide the vast needs that an undertaking of this magnitude requires. Staff reviewed and evaluated both proposals. The group then interviewed both responding firms and is now recommending the City enter into an agreement for the Department of Special Services Sponsorship Solicitation Services to the Superlative Group. While both firms (and sub-consultants) interviewed had some experience and demonstrated knowledge (and passion) in the sponsorship arena, the Superlative Group team has a deeper bench of experts to provide this service. They have performed this exact service for dozens of other communities throughout the state & country. Staff are confident that the Superlative Group is qualified and is the best fit for this service.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Company Name	City State	Proposal Review-80 points possible	Interview 45 points possible	Total Points-100 possible
The Superlative Group	Cleveland, OH	70	44	114
Instigo LLC	St. Petersburg, FL	65	35.5	100.5

RECOMMENDATION

In view of the above, it is recommended that the City Council authorize the City Manager to approve a contract for the Department of Special Services for Sponsorship Solicitation Services to the Superlative Group.

Prepared by: Ellen Schnackel, Director of Special Services
Reviewed by: Michelle Aranowski, Director of Central Services
Bryan Farmer, Deputy Director of Special Services
Approval by: Gary Mekjian, City Manager

FIRM NAME(S)	NARRATIVE EXPERIENCE, SERVICES & SCHEDULE	SALES PLAN	COMPENSATION	INTERVIEW	TOTAL
INSTIGO, LLC	25 Officially incorporated in 2020. POC - Samson Oni. Mission - Tip the scales of success in the favor of the clients they serve by using business insight, packaging & activation strategy and storytelling to achieve unparalleled sponsorship results. Helped to secure \$30 million in annual sponsorship revenue combined for property rights-holders. Sponsorship over 100 brands, including national brands like Audi, McDonalds, Pepsi, etc. Consistently hit the most important prospecting KPIs, which include maintaining a lifetime conversion rate of approximately 25% of leads turned into discovery meetings, 2-way conversations, proposal review, or negotiations. One municipality experience - City of Spearfish, other clients, Professional Bull Riders, Cleveland Cavaliers Schedule: Days 1-14 Valuation Sprint, Days 1-30 Strike-Team-30 launch, ongoing, Story-Driven Proposals, Days 31-120 Negotiation & Close, Ongoing, Activation Prep. Team includes Samson and 2 assistants.	20 Unite sponsorship outreach under 1 professional framework, raise 6 figure revenue in year 1: goal floor \$125K, stretch\$350K, Secure long-term multi-year, partnerships, including name rights, Protect community aesthetics and core values, Diversity partner mix, deliver transparent, data-driven reporting to staff and Council. Sales plan is approximately 6 months.	20 Cash Sponsorship Sales - 18% of gross cash collected (Commission applies only to new dollar) In-kind Donations (assigned fair-market value) 15% of documented in-kind value. (applies to tangible products or services that offset City expenses, verified through vendor invoices or industry rate cards)	35.5	100.5
THE SUPERLATIVE GROUP	35 Founded in 1994, headquartered in Cleveland, OH. Mission - superior customer service has been woven into the fabric of our firm since its inception. As a result, Superlative's culture and core beliefs are rooted in exceeding our clients' expectations. Use impressions-based valuation methodology that employs a real-world values that can be later justified in a sales pitch. Municipality experience - City of Spokane, WA; City of Irvine, CA, City of Woodbury, MN, City of Frisco, TX, Henry Ford Health, Grand Action 2.0+B740 (more are listed in proposal) Schedule: Phase 1 Valuation, 3-4 months, Phase 2 Strategic Sales Campaign Development, 18 months, recommended minimum. Large project team, I did not see a POC.	20 Sales Campaign Development, 18 months, recommended minimum. Week 1-2 Development of sales materials and pipeline development. Weeks 3-4 Initial outreach prospect follow up. Months 2-12 In-Person meetings and site visits, month reporting, negotiate and complete naming rights & sponsorship agreements. Months 13-18, contract draft and re-lining, socializing pending agreements, activation and implementation. Sales plan is approximately 18 months.	15 Option 1 - 35% commission on all sales and 25% on in-kind donations. Option 2 - Phase 1 - \$35,000 project fee, all pre-approved travel reimbursed at cost. Phase 2 - Opt. 1 \$5000/month retainer plus 20% commission on all sales, all pre-approved travel reimbursed at cost. opt 2 \$7,500/month retainer plus 15% commission on all sales. all pre-approved travel reimbursed at cost. Higher % of sales.	44	114



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 7/14/2025

DEPT: PUBLIC SERVICES

RE: Award of Purchase of Roofing Materials and Award of Bid for Fire Station #1 and Fire Station #3 Roof Replacement

ADMINISTRATIVE SUMMARY

- The existing flat roof systems located at Fire Station #1 (35725 Nine Mile Road) and Fire Station #3/Jon Grant Community Center (29260 Grand River Avenue) have had multiple leaks requiring repairs over the past few years.
- Based upon a recent inspection of the roofing systems currently in place (which typically last approximately 15 years), the roofs are at the end of their life cycle and require replacement.
- An Invitation for Bid #PW1925 was publicly advertised and opened on September 9, 2019, by Racine County, Wisconsin to establish a national cooperative contract for roofing supplies, inspection and project management. The awarded contract with Garland/DBS, Inc. was executed with an effective date of October 15, 2019, for a term of five (5) years. This contract is offered to the City as a cooperative bid through OMNIA Partners.
- The City has previously utilized this U.S. Communities contract with Garland/DBS, Inc. for several other roof replacement projects throughout the City, most recently including the Police Department in 2024.
- This project was publicly advertised and competitively bid on the Michigan Inter-Governmental Trade Network (MITN) e-procurement system for the replacement of the Fire Station #1 and Fire Station #3 roofs including labor and the purchase of some ancillary construction materials (not offered by Garland). Sealed bids were opened on June 18, 2025. Notification was sent to four hundred twenty-nine (429) vendors, including one hundred fourth-three (143) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled.
- The project was bid with several alternatives which included repair/restoration and full replacement with various installation methods.

- The roof replacement at Fire Station #1 will consist of removing the existing membrane, installing and fastening a new layer of insulation to the metal decking and installing new membrane.
- The Fire Station #3/Jon Grant Community Center roof replacement will consist of removing the existing membrane, installing an additional layer of insulation on top of the existing insulation, fastening the insulation to the metal decking and installing new membrane.
- A two (2) year workmanship warranty is included as part of the contract award and a thirty (30) year materials warranty is also provided by Garland/DBS, Inc.
- Staff has reviewed the bids and recommends an award of contract to Royal Roofing Company, Inc. and Garland/DBS, Inc. Royal Roofing has successfully completed similar projects for other local municipalities and recently completed the Ice Arena Roof Replacement Project in 2023 and the Police Department Roof Replacement in 2024 for the City.
- Funding for this project is identified in the Capital Improvement - Public Facilities Budget.

RECOMMENDATION

IT IS RESOLVED that the City Council of Farmington Hills authorize the City Manager and City Clerk to execute a contract on behalf of the City to Royal Roofing Company, Inc., and Garland/DBS, Inc., and

IT IS FURTHER RESOLVED the City Council of Farmington Hills authorize the City Manager to issue a purchase order to Royal Roofing Company, Inc. for roof replacement, including ancillary materials, in the amount of \$329,750.00, and

IT IS FURTHER RESOLVED that the City Council of Farmington Hills authorize the City Manager to approve a purchase order with Garland/DBS, Inc. for roofing supplies, inspection, and project management in the amount of \$297,710.01.

IT IS FINALLY RESOLVED that the City Council of Farmington Hills authorize a 10% contingency in an amount not to exceed \$62,746 for unforeseen circumstances.

BID SUMMARY

FIRE STATION #1



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

Contractor	Contractor Bid - Fire Station #1	Materials Supplied by Garland (OMNIA)	Subtotal A
Royal Roofing	\$115,250.00	\$95,095.49	\$210,345.49
Lutz Roofing Company, Inc.	\$157,600.00	\$105,210.94	\$262,810.94
Schreiber Roofing	\$198,500.00	\$101,413.20	\$299,913.20
Schena Roofing	\$299,598.00	\$371,020.44	\$670,618.44
Renova One	No Bid	No Bid	No Bid

FIRE STATION #3

Contractor	Contractor Bid - Fire Station #3	Materials Supplied by Garland (OMNIA)	Subtotal B
Royal Roofing	\$214,500.00	\$202,614.52	\$417,114.52
Lutz Roofing Company, Inc.	\$252,640.00	\$203,059.46	\$455,699.46
Schreiber Roofing	\$448,000.00	\$221,433.13	\$669,433.13
Schena Roofing	No Bid	No Bid	No Bid
Renova One	No Bid	No Bid	No Bid

TOTAL COMBINED - FIRE STATION #1 AND FIRE STATION #3

Contractor	Contractor Bid	Materials Supplied by Garland (Omnia)	Total (A+B)
Royal Roofing	\$329,750.00	\$297,710.01	\$627,460.01
Lutz Roofing Company, Inc.	\$410,240.00	\$308,270.40	\$718,510.40
Schreiber Roofing	\$646,500.00	\$322,846.33	\$969,346.33
Schena Roofing	No Bid	No Bid	No Bid
Renova One	No Bid	No Bid	No Bid

Table Description: Summary of bid results for the Fire Station #1 and Fire Station #3 Roof Replacement Project

Prepared by: Tammy Gushard, P.E., Senior Engineer
 Reviewed by: Jason Olszewski, Deputy Fire Chief
 Reviewed by: Nikki Lumpkin, Purchaser
 Reviewed by: Jacob Rushlow, P.E., Public Services Director
 Approved by: Gary Mekjian, P.E., City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 7/14/2025

DEPT: FIRE DEPARTMENT

RE: AWARD OF PROPOSAL FOR RADIO SIGNAL IMPROVEMENT AT FIRE STATION #2

ADMINISTRATIVE SUMMARY

- Request for proposals were advertised, posted on the MITN e-procurement site, publicly opened and read aloud on June 24, 2025. Proposal notification was sent to seven hundred fifty-six (756) vendors (including one hundred fifty-six (156) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with six (6) responding. We received one (1) "No-Bid" and one (1) incomplete proposal.
- The specifications require vendors to enhance the weak public safety radio signal (Also known as Emergency Responder Radio Coverage) at Fire Station #2 improving radio communications inside this fire station.
- Vendors are responsible for the design and installation of the Bi-Directional amplifier (BDA), including all components, wiring, and acceptance testing at Fire Station #2. The system shall comply with the local fire, building code, Michigan Public Safety Communications Systems standards, and all applicable NFPA Standards.
- Interviews were conducted with two of the vendors: DAS Pro's, Inc and Mobile Communications America, Inc. The Fire Department and Central Services represented the City's interview panel where questions varying in technical and customer service topics were evaluated. Each vendor was scored based upon their response.
- Mobile Communications America, Inc was selected as the best value based on their positive references, project preparation, appropriate staff size and expertise, relevant experience, and a strong record of customer service which will minimize the need for change orders.
- Project includes full 1 year warranty on installation, 36 months on all equipment, and 5-year (Pro Rated) warranty on Battery Backup.
- Funding for this project is provided in the Fire Department's 24-25 Building Maintenance budget which has been rolled over into 25-26 budget year. Final payment is not to be issued until all permits have been approved.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

PROPOSAL RESPONSES

Company Name	City/State	Total Cost for Design and Installation
DAS Pro's Inc.	Hastings, MI	\$24,558.30
Mobile Communications America, Inc.	Spartanburg, SC	\$27,272.00
WZC Networking	Northville, MI	\$31,283.36
Wireless Concepts	Schaumburg, IL	\$31,797.85
Capricorn Diversified Systems	Royal Oak, MI	\$35,250.00
Pierson Wireless Corp.	Charlotte, NC	\$58,561.91

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to award the proposal for the Radio Signal Improvement at Fire Station #2 to Mobile Communications America, Inc in the amount of \$27,272.00 + a 10%, \$2,727.20 contingency for unforeseen circumstances.

###

Prepared by: Jason Baloga, Fire Marshal
Reviewed by: Nikki Lumpkin, Senior Buyer
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: Jason Olszewski, Deputy Fire Chief
Department Approval: Jon Unruh, Fire Chief
Executive Approval: Gary Mekjian, City Manager



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

DATE: 07/14/2025

DEPT: FIRE DEPARTMENT

RE: SERVICE OF ENGINE 33

ADMINISTRATIVE SUMMARY

- The 2010 Fire Truck (Engine 33) is in need of an engine rebuild including an engine block replacement. Through engine oil testing, DPW mechanics identified required engine repair which was verified by Cummings Service Mechanics.
- Cummings Sales and Service, New Hudson MI Branch is the authorized repair location for the Cumming ISL CM2150 diesel engine in need of repair.
- Funding for this project was projected and is available in the Fire Departments Capital Fund.

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the City Manager to issue a purchase order for Diesel Engine rebuild and repair of the fire truck to Cummings Sales and Service New Hudson MI Branch in the amount of \$57,749.05 + \$5,774.90 (10% contingency).

###

Prepared by:	Jason Olszewski, Deputy Fire Chief
Reviewed by:	Joe Bledsoe, Fleet Supervisor
Reviewed by:	Michelle Aranowski, Director of Central Services
Department Approval:	Jon Unruh, Fire Chief
Executive Approval:	Gary Mekjian, City Manager



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

DATE: 7/14/2025

DEPT: Special Services

RE: Consideration of Employment for Sanjeev Majalikar

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 Sanjeev Majalikar.

Name: Sanjeev Majalikar

Position Applied For: Pickleball Instructor

Number of Employees Needed in this Position: 1

Date Position Posted: 10/31/2024 Open Until: Filled

Number of Applicants for this position: 2

Number of Applicants Interviewed: 2

Salary: \$20/hr.

Relationship: Sanjeev Majalikar is the husband of Shruti Majalikar who is employed at Guest Services at The Hawk.

Justification: Sanjeev Majalikar 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 Sanjeev Majalikar, who is related to an employee of the City, Shruti Majalikar, who is a Guest Services Assistant for the Special Services Department.”

Prepared by:

Shelby Wilson, Recreation Specialist

Department Approval:

Ellen Schnackel, Director of Special Services

Executive Approval:

Gary Mekjian, City Manager



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

DATE: 07/14/2025

DEPT: Special Services

RE: Consideration of Employment for Skylar Gilbert

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 Skylar Gilbert.

Name: Skylar Gilbert

Position Applied For: Concessions Attendant

Number of Employees Needed in this Position: 5

Date Position Posted: 6/22/2024 Open Until: Filled

Number of Applicants for this position: 10

Number of Applicants Interviewed: 10

Salary: \$12.48/hr.

Relationship: Skylar is the daughter of Janina Gilbert employed in Human Resources.

Justification: Skylar Gilbert 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 Skylar Gilbert who is related to an employee of the City, Janina Gilbert, in Human Resources.

Prepared by:	James Vayis, Facility Supervisor- The Hawk
Department Approval:	Ellen Schnackel, Director of Special Services
Executive Approval:	Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 07/14/2025

DEPT: Police Department

RE: Consideration of Employment for Felicia Henderson

ADMINISTRATIVE SUMMARY

- The Police Department has followed all City policies and procedures by establishing an eligibility list of qualified candidates. This includes advertising by posting on the City's website, on social media, and on Indeed. A thorough review of applicant credentials, personal interviews, and comprehensive background investigations were conducted. When applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally, the Department has difficulty finding qualified applicants for Dispatcher positions due to specific requirements such as specialized training, certification, and non-traditional work hours (including nights and weekends). The Department has had vacant positions in the Communications Section for over a year.
- Therefore, in view of meeting the established criteria and being the most qualified applicant, the Police Department respectfully requests the City Council's approval of Felicia Henderson.

Name: Felicia Henderson

Position Applied For: Dispatcher

Number of Employees Needed in this Position: 2

Date Position Posted: 4/15/2024

Open Until: Filled

Number of Applicants for this position: 14

Number of Applicants Interviewed: 6 (Candidates were required to take a pre-qualifying test, CritiCall. All candidates who passed received interviews.)

Salary: \$55,563 annually

Relationship: Felicia Henderson is the sister of Barb McDaniels, who is employed at the Police Department as a part-time Crime Prevention Technician.

Justification: Felicia Henderson is the most qualified applicant and is available to begin work immediately. She also received the top Oral Board score among the six candidates interviewed.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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 Felicia Henderson, who is related to an employee of the City, Barb McDaniels, who is employed at the Police Department as a part-time Crime Prevention Technician."

Prepared by:	Lieutenant Michael Connolly
Department Approval:	John Piggott, Chief of Police
Executive Approval:	Gary Mekjian, City Manager



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: July 14, 2025

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the Nissan Cars & Coffee event to be held on Saturday, August 23, 2025

ADMINISTRATIVE SUMMARY

- The City received an application from Gregory Nelson, representing Nissan Technical Center North America, for a Special Event Permit to hold the Nissan Cars & Coffee event on Saturday, August 23, 2025, from 9:00am-12:00pm at Nissan Technical Center North America located at 39001 Sunrise Drive, Farmington Hills.
- This event will be a static car show with active vehicle demonstrations on site. There will be 10x10 tents and food trucks, with food and non-alcoholic beverages provided to all participants. Two portable generators will be used for the food trucks in attendance and an FHFD Ladder truck will be present. A map of the site is included with this report.
- The maximum number of proposed attendees is 600 people.
- The required indemnification agreement was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions and details as verified by the applicant:
 - There will be ample public parking on the property
 - The 10 x 10 tents and two generators will be in the parking lot
 - FHFD Ladder Truck will be staged at the event
 - The area will be free of obstacles that would not hinder emergency response
 - The applicant has not requested any assistance from the police department at this time
 - No parking within 20' of any tent
 - Egress shall be maintained throughout the building
 - Fires lanes shall not be blocked or restricted
 - Cooking/open flame devices shall not be used under tents and shall be at least 20' away
 - Tent shall be properly anchored according to manufacturer's

- recommendation to prevent movement during unexpected winds
- Tents require NFPA 701 flame resistance label affixed to panels/canopy
 - Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically: (Food Truck Safety Sheet provided for reference)
 - Ensure that fuel tanks are filled to the capacity needed for uninterrupted operation for the duration of the event
 - All connections/piping shall be checked for leaks prior to operating
 - Any cooking system which produces grease laden vapors shall be protected by listed fire extinguishing equipment
 - Fire extinguishers shall be installed and maintained according to NFPA 10
 - All applicable permits shall be applied for through the Building Department
 - Proponent must contact Fire Prevention prior to beginning the event to schedule site inspection
 - Event shall comply with minimum Fire Prevention Code requirements
 - Proposed signs shall be placed outside of the right of way

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for Nissan Technical Center North America to hold the Nissan Cars & Coffee event on Saturday, August 23, 2025, from 9:00am-12:00pm at Nissan Technical Center North America located at 39001 Sunrise Drive, subject to the terms and conditions outlined in the City Clerk's report dated July 14, 2025.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

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

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

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

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of **\$1,000,000** is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

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

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

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

Nissan Technical Center North America

APPLICANT' S RESIDENTIAL ADDRESS:

39001 Sunrise Drive, Farmington Hills, MI. 48331

CITY ST ZIP

APPLICANT'S PHONE: Office: greg.nelson@nissan-usa.com Cell: [REDACTED]

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

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

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

39001 Sunrise Drive, Farmington Hills, MI. 48331

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

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

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

Static car show with active vehicle demonstrations on site. Food and non-alcoholic beverages will be provided to all participants. Nissan will partner with our local dealer for vehicle demonstrations and also we would request participation from Farmington Hills FD.

DATE OF THE EVENT: August 23, 2025 TIME OF YOUR EVENT: 0900-1200

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

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

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

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

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

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

PERMANENT STRUCTURES ARE NOT ALLOWED TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: 10x10

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 10x10 tent; Suburban Nissan / Suburban Auto Collection 37901 Grand River Avenue, Farmington Hills, MI 48335

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

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

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

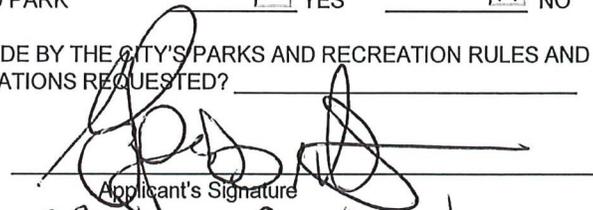
two portable generators for the food trucks in attendance

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

IS THE EVENT FOR PROFIT? NON- PROFIT

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

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



Applicant's Signature

DATE: 13 JUN 2028

Gregory D. Nelson
Printed Name of Applicant

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

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

- Police
- Fire
- Planning/Bld/Zoning
- Engineering

IF APPLICABLE:

- N/A Insurance Certificate (If required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city)
- N/A Tent Certificate of Flame Resistance
- N/A Tent Co. Information (see above)
- N/A Names/Addresses of Corporation
- N/A Neighborhood Signatures (block parties closing a road)
- N/A Carnivals Only (State of MI Certificate)

Cars and Coffee Location – Nissan Technical Center North America

39001 Sunrise Drive, Farmington Hills, MI 48331

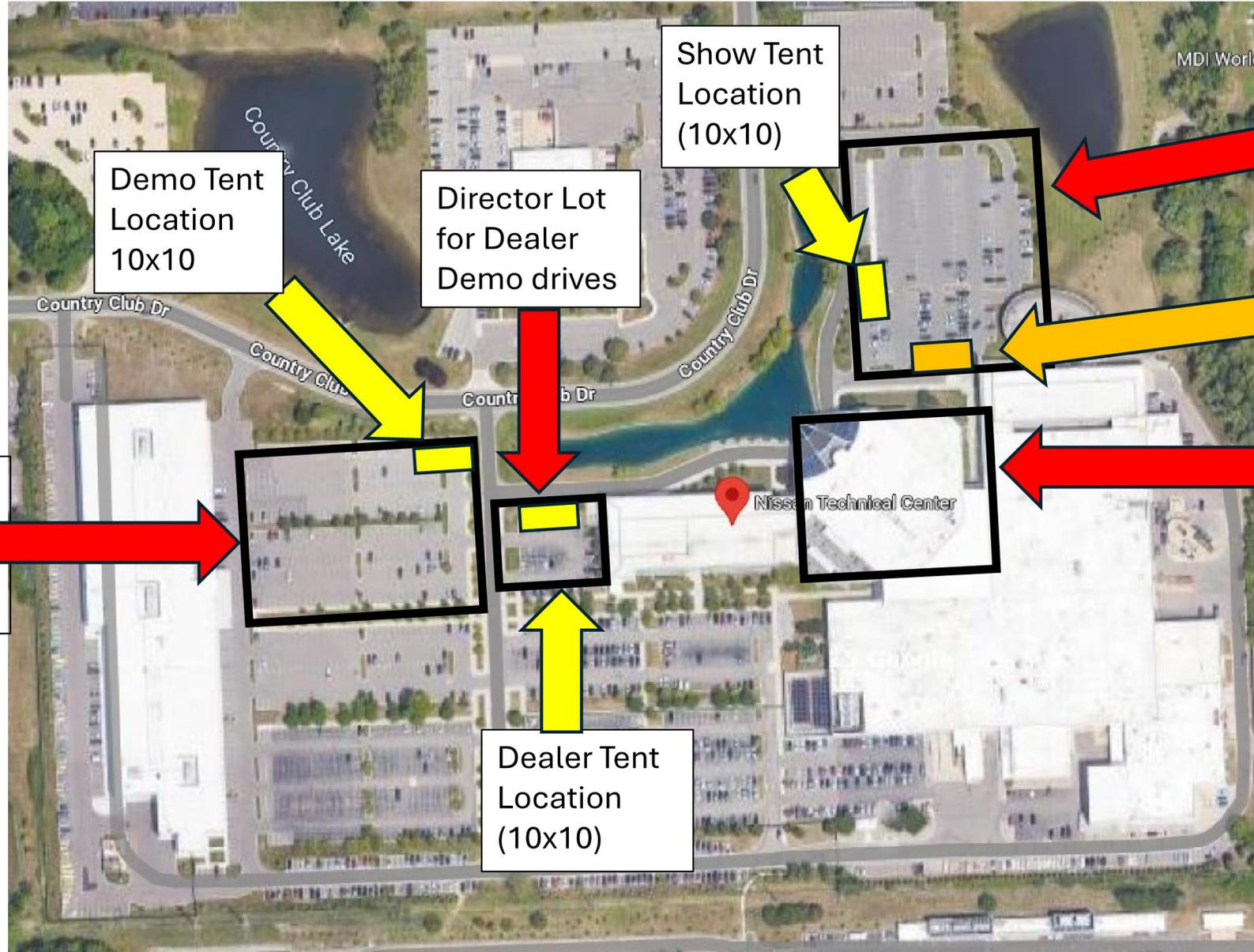


Overall site map – Nissan Technical Center

LEGEND:

Tent location: 

Food location: 



Demo Tent Location
10x10

Director Lot
for Dealer
Demo drives

Show Tent
Location
(10x10)

West Parking
Lot for
technology
demonstration

Dealer Tent
Location
(10x10)

North Parking Lot
for Car Show and
vehicle display

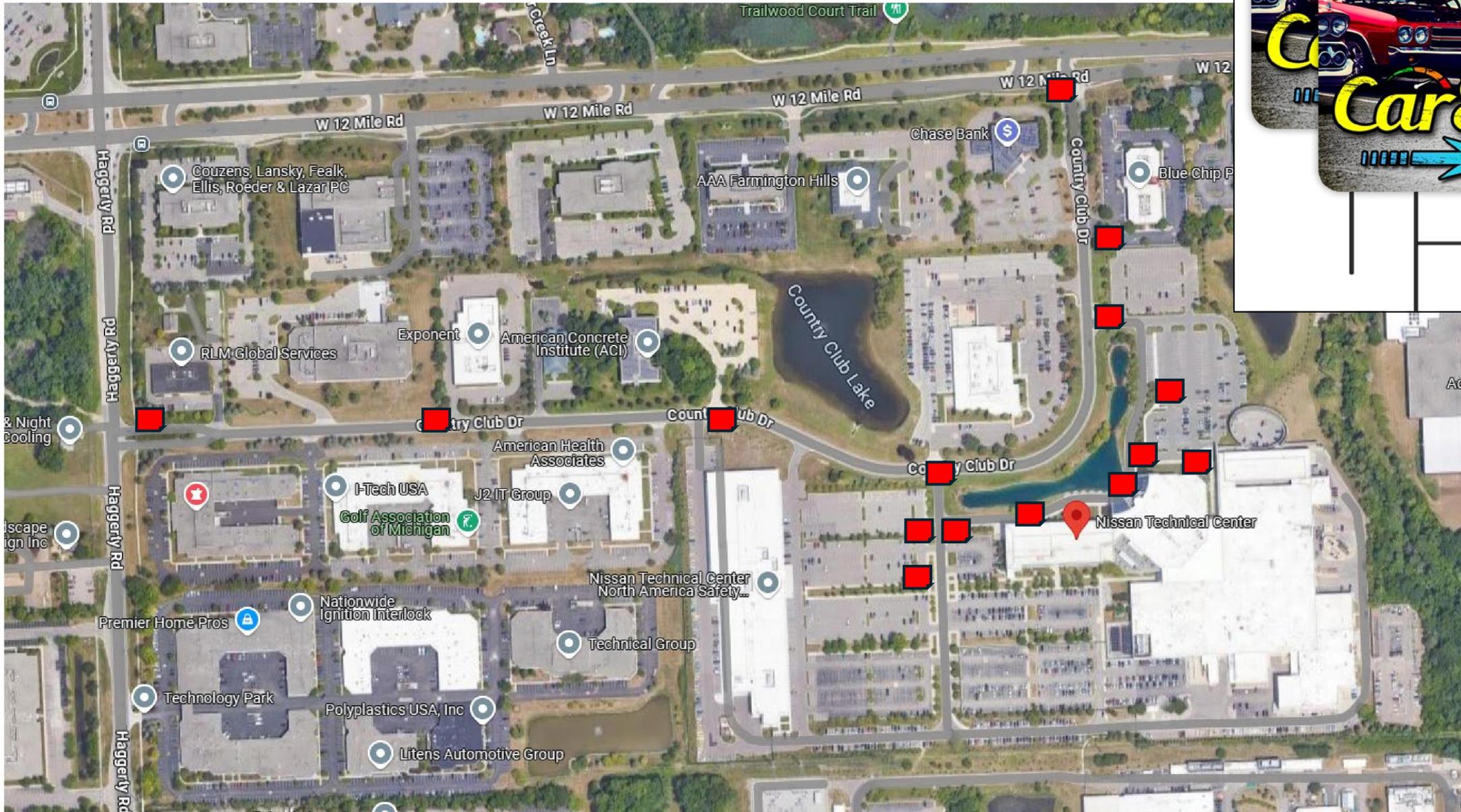
Food Truck (Donuts
& coffee)
Location

Atrium open for:

- Vehicle demonstration
- Merchandise Sales
- Bathroom access

NTCNA Sign locations = 

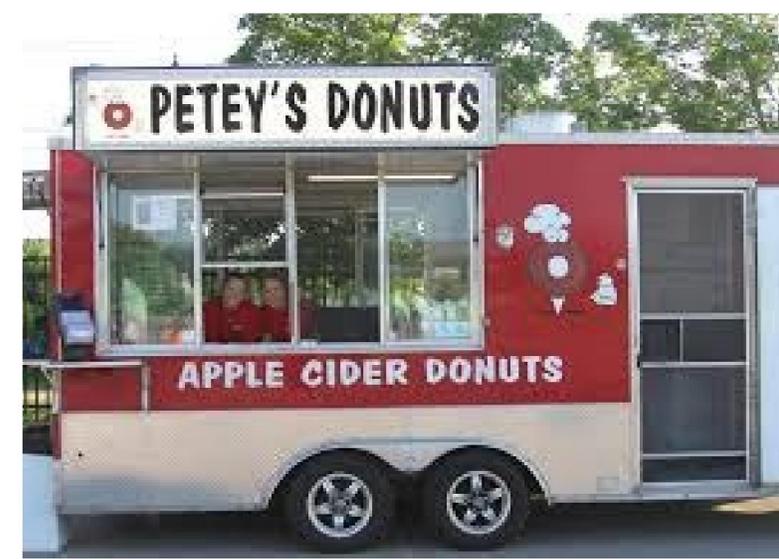
Sign example 



Sign dims:
18x24 w/
Metal
stake

Show Events & Features

- Free Coffee and Donuts! – Petey’s donuts and coffee
- Nissan Motorsports vehicle display – NAT race vehicles
- Farmington Hills Fire Department vehicle display
- Nissan vehicle display – many race and show vehicles
- Examples shown below





CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: July 14, 2025

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the Inauguration of the Brahma Kumaris Spiritual Meditation Center to be held on Saturday, July 19, 2025

ADMINISTRATIVE SUMMARY

- The City received an application from Subbalakshmi Akella, representing Brahma Kumaris, for a Special Event Permit to hold the Inauguration of the Spiritual Meditation Center on Saturday, July 19, 2025, from 8:00am-7:00pm at Brahma Kumaris Reflection Point, located at 23450 Middlebelt Road, Farmington Hills.
- There will be a 20' x 80' tent on the property. A map of the site is included with this report.
- The maximum number of proposed attendees is 150 people.
- The required insurance was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions and details as verified by the applicant:
 - There will be plenty of parking for all attendees and open to the public
 - There will be one (1) 20' x 80'tent at the event
 - The applicant has not requested any assistance from the police department
 - The proposal site shows no obstruction for emergency vehicle access onto the property
 - No parking within 20' of any tent
 - Tents require NFPA 701 Flame Resistance label affixed to panels/canopy
 - Egress from the facility shall not be restricted
 - Fires lanes shall not be blocked or restricted
 - Cooking/open flame devices shall not be used under tents
 - Any electrical equipment is approved by the City Electrical Inspector
 - Proponent must contact Fire Prevention prior to beginning the event to schedule a site inspection



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- Event shall comply with minimum Fire Prevention Code requirements

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the Inauguration of the Brahma Kumaris Spiritual Meditation Center to be held on Saturday, July 19, 2025, from 8:00am-7:00pm at Brahma Kumaris Reflection Point, located at 23450 Middlebelt Road, Farmington Hills, subject to the terms and conditions outlined in the City Clerk's report dated July 14, 2025.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

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

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

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

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of **\$1,000,000** is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

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

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

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

Subbalakshmi Akella / The Brahma Kumaris (BKSO)

APPLICANT'S RESIDENTIAL ADDRESS:

23450 Middlebelt Road, Farmington Hills Michigan 48336
CITY ST ZIP

APPLICANT'S PHONE: Office: 248-987-2687 Cell: [REDACTED]

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

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

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

23450 Middlebelt Road, Farmington Hills, Michigan 48336

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

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

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

Inauguration Event of Spiritual Meditation Center

DATE OF THE EVENT: 07/19/2025 TIME OF YOUR EVENT: 8Am to 7Pm

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

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

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

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 150

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

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

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

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 20' x 80' S and B Party Rental Inc. 9622- Garden street , Livonia , Michigan 48150
Ph no 248-231-5722

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

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

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

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

IS THE EVENT FOR PROFIT? NON- PROFIT

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

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

S. Akella
Applicant's Signature

DATE: 6-12-2025 Subbalakshmi Akella
Printed Name of Applicant

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

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

- Police
- Fire
- Planning/Bldg/Zoning
- Engineering

IF APPLICABLE:

- Insurance Certificate (If required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city)
- Tent Certificate of Flame Resistance
- Tent Co. Information (see above).
- Names/Addresses of Corporation
- Neighborhood Signatures (block parties closing a road)
- Carnivals Only (State of MI Certificate)

Planning & Community Development-Farmington Hills



3/19/2025, 1:26:05 PM

Drain open

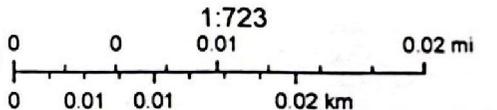


Tax parcels



Stream-river

Ⓢ Tent size: 20' x 30'
on Southeast side
of Property Parking



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

City of Farmington Hills, MI

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



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: July 14, 2025

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for ISKCON Annual Color Festival to be held on Saturday, July 26, 2025

ADMINISTRATIVE SUMMARY

- The City received an application from Naresh Mekala, representing ISKCON Farmington Hills, for a Special Event Permit to hold the Annual Color Festival on Saturday, July 26, 2025, from 5:00pm to 8:30pm at ISKCON Farmington Hills located at 36600 Grand River Avenue.
- This will be an outdoor event which will include (15) 10x10 tents, vendors, food, and live music.
- The maximum number of proposed attendees is 500 people.
- The required indemnification agreement was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions and details as verified by the applicant:
 - There will be several 10x10 tents onsite used for seating and for vendor merchandise
 - The applicant is expecting 500 people to attend the event which will be open to the public
 - All three entrances will be open for emergency vehicles in case the need arises
 - The applicant has not asked for assistance from the police department
 - No parking within 20' of any tent. Further, the west drive shall remain clear from Grand River to Lochdale for emergency vehicles
 - Egress from the facility shall not be restricted
 - Fire lane shall not be blocked or restricted
 - Temporary "NO PARKING FIRE LANE" signs shall be put up along Lochdale and Independence Office Drive on July 26, 2025
 - Cooking/open flame devices shall not be used under tents
 - **Proponent must contact Fire Prevention prior to beginning event to schedule a site inspection**
 - Event shall comply with the minimum Fire Prevention Code requirements

- Signs located north on Grand River must be relocated out of the Right of Way; otherwise, any signs in the Grand River ROW will require an approval and permit from MDOT
- Required electrical permit for Fairs/and Festival safety inspection from the City's electrical inspector; or letter of certification on company letterhead from generator's supplier stating the generator has been inspected by their maintenance people and the GFI plugs have been tested and are fully functioning
- ISKCON Farmington Hills has received permission from Middela LLC to use their two parking lots for visitors

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for ISKCON Farmington Hills to hold the Annual Color Festival on Saturday, July 26, 2025, from 5:00pm to 8:30pm at ISKCON Farmington Hills located at 36600 Grand River Avenue, subject to the terms and conditions outlined in the City Clerk's report dated July 14, 2025.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

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

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

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

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

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

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

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

Naresh Mekala (member) TSKCON Farmington Hills

APPLICANT'S RESIDENTIAL ADDRESS:

[REDACTED]

CITY ST ZIP

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

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other (Board Member)

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

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

36600 Grand River Ave, Farmington Hills, MI 48335

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?
 YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

Annual GOLOR Feste Event on July 26th

DATE OF THE EVENT: July 26th TIME OF YOUR EVENT: 5-8:30 pm

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

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

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

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 400-500

[REDACTED]

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

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

PERMANENT STRUCTURES ARE **NOT ALLOWED** TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND **INCLUDE ON MAP:** 15 Tents (10 X 10)

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: ISKCON Farmington Hills (own tents)

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

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

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

Generator Next to Stage

IS ANY SIGNAGE PROPOSED? YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION. 10 signs 12" x 18"

IS THE EVENT FOR PROFIT? YES NON-PROFIT

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

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

[Signature]
Applicant's Signature

DATE: 06/23/2025 Narash Mekala
Printed Name of Applicant

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

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

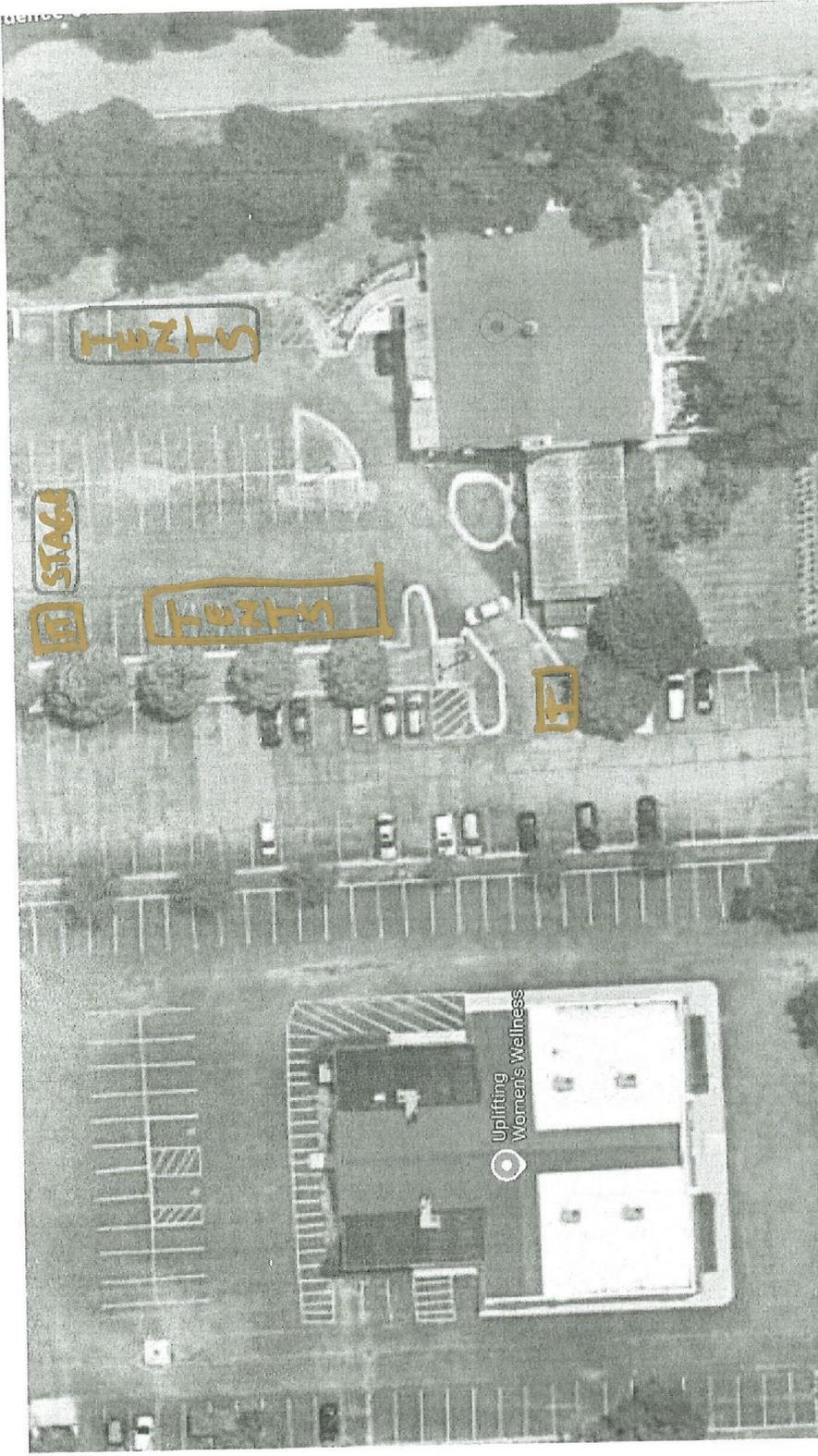
APPROVALS:

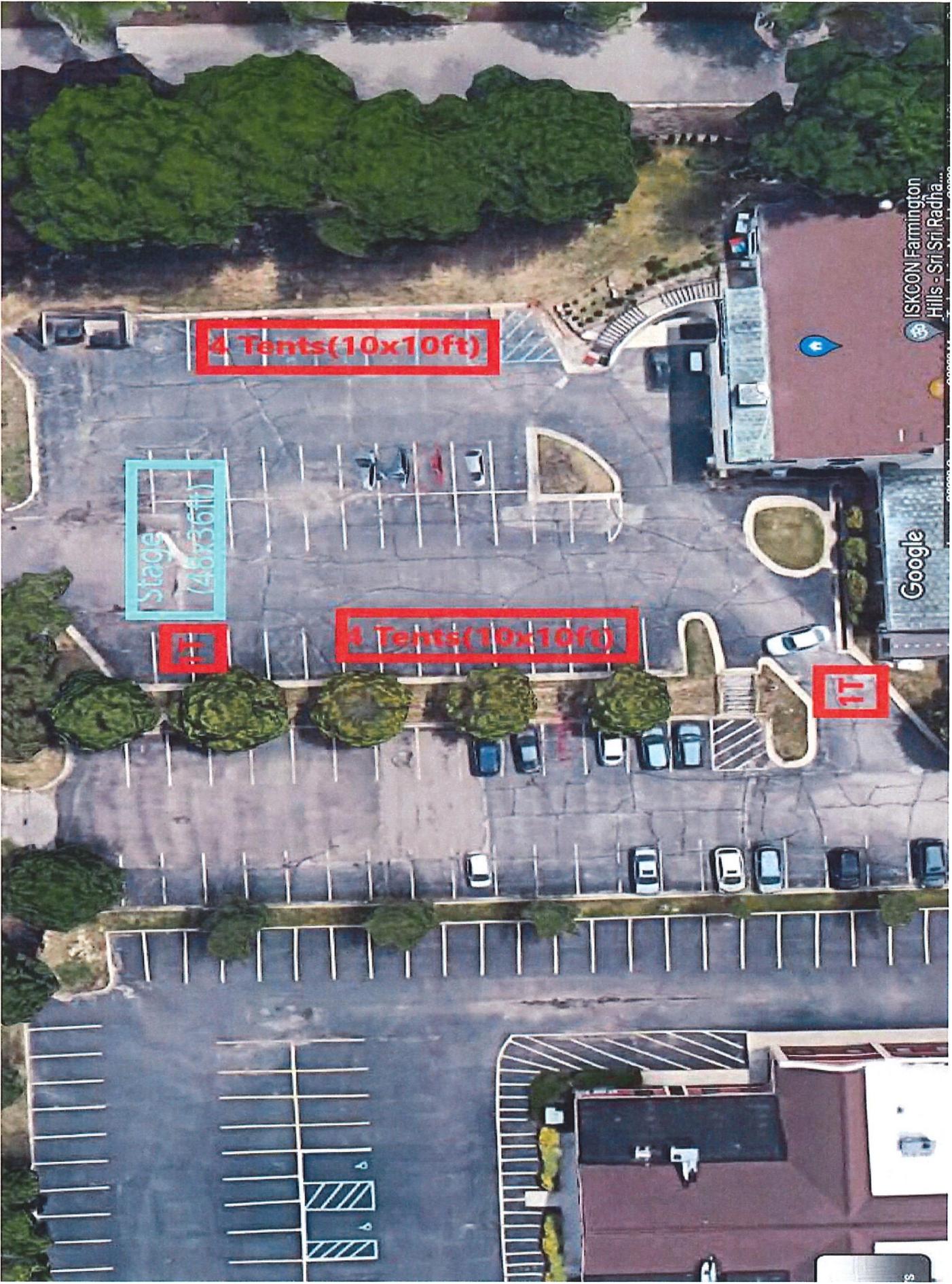
- Police
- Fire
- Planning/Bldg/Zoning
- Engineering

IF APPLICABLE:

- Insurance Certificate (if required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city)
- Tent Certificate of Flame Resistance
- Tent Co. Information (see above)
- Names/Addresses of Corporation
- Neighborhood Signatures (block parties closing a road)
- Carnivals Only (State of MI Certificate)

*Applicant has decided to REMOVE ALL SIGNS, as of 7/9/2025.





ISKCON Farmington Hills - Sri Sri Radha...

Google

4 Tents(10x10ft)

Stage (48x36ft)

TT

1 Tents(10x10ft)

TT

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
JUNE 9, 2025 – 6:00PM

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

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 Brockway, Kettler-Schmult, Schnackel and Skrobola, and City Attorney Joppich

DISCUSSION ON ZONING TEXT AMENDMENT 3, 2025 INCLUDING REVISIONS TO OS-4 OFFICE RESEARCH DISTRICT AND OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND OFFICE USES

City Manager Mekjian introduced this item, explaining that the City is entering a new era where redevelopment, rather than greenfield development, will be the primary focus. The text amendment is intended to support redevelopment by updating zoning regulations in the OS-4 district, making it more attractive to developers. The Council had previously reviewed this amendment and was familiar with its general scope.

Director of Planning and Community Development Charmaine Kettler-Schmult provided an overview of the top five goals of the proposed text amendment:

- Promote innovative redevelopment and reuse of large office structures, particularly along the 12 Mile corridor
- Introduce new and expanded use categories, including mixed uses
- Offer incentives for public space creation in exchange for increased building height
- Update off-street parking standards for offices and multi-family residential developments
- Respond to current patterns of hybrid work and underutilized large parking lots

Planning Consultant Jill Bahm, Giffels Webster, explained that the zoning text amendment grew out of the recently updated Master Plan. The Plan encourages flexible, mixed-use development and highlights a shift from single-use zoning (residential, office, or commercial) to multifunctional districts. The 12 Mile corridor is currently heavily office-oriented, and there is a need to adapt regulations in response to market changes, including the decline of single-use office demand. The vision for the area also includes improving connections to The Hawk, the library, providing public facilities for pedestrians and bicyclists, and improving safety for all modes of travel along 12 Mile Road.

Planning Consultant Bahm discussed phased redevelopment strategies as envisioned in the Master Plan:

- Phase 1: Add small-scale commercial buildings
- Phase 2: Introduce residential uses alongside commercial with increased tree planting
- Phase 3: Include public and quasi-public spaces with increased tree planting and landscaping

The end result will be a combination of all components—commercial, residential, public space, and landscaping.

Planning Consultant Bahm emphasized the need for realistic, incremental development and stressed that the new zoning regulations will accommodate transitional growth; the expectation was not for immediate large-scale redevelopment.

Key highlights of the OS-4 district amendment include:

- Allowance for mixed-use buildings and innovative reuse of office structures, including live-work units, artisan manufacturing and small-scale, hand-crafted fabrication, commercial uses within mixed-use buildings, retail businesses, banks, veterinary clinics, etc.
- Increased building height (from 50 to 65 feet, or up to 80 feet within 400 feet of the I-696 right-of-way)
- Height bonus of 20 feet when 15% of the lot is allocated for public open space and includes at least one public art installation
- Elimination of maximum lot coverage limits
- Improve stormwater management
- Maintenance of a 50% front yard open space requirement
- Modernization of parking requirements and promotion of shared or reduced parking strategies, including decked parking
- Coordination with pending non-residential design standards regulating façade materials, scale, and window placement
- The ordinance will encourage restaurants, but all drive-throughs will require special land use approval, as they will be limited due to not being pedestrian oriented.

Planning Consultant Bahm presented visual references to illustrate the proposed building heights and design compatibility. She explained that the height bonuses tied to proximity to the I-696 right-of-way would not apply to OS-4 zoned areas along Haggerty. A visual comparison showed the Mercedes building at 55 feet, with potential new construction reaching up to 100 feet still fitting within the character of the corridor.

She presented examples of similar developments:

- Zen City Center, Troy: 100 feet tall, 8 stories, mixed-use including 286 residential units
- Apex, West Bloomfield: 5 stories, 60 feet tall, 212 units, set back from Orchard Lake Road
- Town Court, West Bloomfield: 4 stories, 55 feet tall, 192 units
- Birmingham Pointe: 4 stories, 75 feet tall, adjacent to historic neighborhoods with bulk of height set back
- Forum Flats in Troy and The Perennial in Corktown: 3 to 7 stories, with newer residential and mixed-use infill

Planning Consultant Bahm also referenced case studies from Alexandria, Virginia, and Durham, North Carolina, where communities successfully shifted from single-use zoning to vibrant mixed-use redevelopment through zoning modernization and transportation network reprioritization.

A public hearing on new design standards is scheduled for the next Planning Commission meeting, after which design standards will come before City Council.

Council discussion

- The ordinance needs to clarify that stand alone restaurants are encouraged under the right circumstances; these should be listed with other primary uses.
- Self-storage is not a permitted use under the current or proposed ordinance.
- Newer residential buildings have taller ceiling heights, especially when the first floor is used for commercial purposes. This contributes to overall building height but aligns with modern design standards.
- Council expressed support for the presentation, noting that the proposed uses and flexibility within the OS-4 district presented a vision for a vibrant, mixed-use community that could accommodate single-family attached housing, salons, credit unions, restaurants, and entertainment uses. Council emphasized the need for the City to remain competitive and aggressive in attracting redevelopment.
- Councilmember Bridges questioned whether a 100-foot building near I-696 was truly appropriate given the lack of nearby structures of similar height. Planning Consultant Bahm acknowledged the concern but reiterated that the proposed bonus height would apply only to parcels adjacent to I-696, where there would be minimal impact on residential areas. She suggested that visibility from the freeway could actually attract interest.
- Councilmember Bridges also inquired about improved connectivity to nearby public facilities such as the library and HAWK community center. Bahm explained that enhancing sidewalk networks and pedestrian crossings would support this goal and contribute to calming traffic by adding road friction.
- Councilmember Bridges asked whether there had been preliminary interest from property owners. Director Kettler-Schmult confirmed that three property owners along the corridor had expressed strong interest in redeveloping under the proposed guidelines and had already engaged in preliminary discussions with staff.
- Council Member Knol supported the mixed-use vision but expressed concern about permitting 100-foot buildings along 12 Mile Road. She explained that the context—surrounded by one- and two-story buildings—would make such structures stand out dramatically, especially to nearby residential neighborhoods. She advocated for a transitional approach, recommending a gradual increase in allowable building height over time. She suggested that the City start with 80- or 85-foot limits and consider amending the ordinance to allow 100 feet only after other taller structures had been developed in the area to provide context. Incremental increases would give the City time to evaluate market conditions and public sentiment.
- Council Member Knol also emphasized the importance of quality design in any office-to-residential conversions. She stressed that the exterior must reflect a residential appearance and include amenities such as pools, trails, or courts to attract residents. Without such considerations, projects could devolve into low-quality apartment conversions that lack appeal.
- Council Member Knol also distinguished between downtown environments and suburban corridors like 12 Mile Road, arguing that taller buildings may be more appropriate in denser downtown settings but not near lower-density residential areas.
- Council Member Boleware thought that the topography along 696 may reduce the visual impact of taller buildings. Bonus height structures would be limited to properties near 696, which sit lower in elevation. She also noted that appearances can be deceptive; some developments that look unappealing to her still command high rents.

- Council Member Aldred proposed capping the height at 85 feet as a possible compromise, allowing for 65 feet plus a 20-foot bonus. The 15% public space requirement might not be enough to justify a 100-foot building and suggested more public benefit might be necessary to warrant maximum height.
- Council Member Aldred also highlighted the importance of preserving green space between Drake and Halsted, where there is a stretch of undeveloped woodland along 12 Mile. He encouraged a balanced approach where redevelopment targets parking lots while protecting wooded areas, noting that preserving tree cover aligns with resident values as expressed during branding feedback sessions.
- Council Member Bruce expressed overall support for the mixed-use approach, citing examples from other cities. He supported efforts to reduce visual starkness and revitalize the corridor, while also echoing concerns about isolated tall buildings. He encouraged a thoughtful approach to massing and transitional building heights; visual harmony would help avoid jarring contrasts.
- Mayor Pro Tem Dwyer expressed strong support for the text amendment, which was something he felt had been needed for many years. He encouraged Council not to become overly focused on the 100-foot height figure, suggesting that a better understanding of visual impacts would help eliminate concerns.
- Council Member Bridges supported the proposed hybrid approach, allowing 100-foot buildings near I-696 where elevation is lower, but restricting such heights closer to 12 Mile Road.
- Mayor Rich echoed the urgency to move forward and commended the Planning Commission for its work. She requested renderings to help assess the visual impact of tall buildings from nearby homes. She thought starting with an 85-foot cap might restrict developer interest and limit staff as they promoted development opportunities.
- Planning Consultant Bahm clarified that the ordinance allows buildings up to 100 feet only within 400 feet of the I-696 right-of-way. A tall building set back behind lower scale outlots would not dominate the view from 12 Mile Road.
- Director Kettler-Schmult confirmed that the 20-foot bonus height is contingent on providing public space on the developer's property. The space must meet specific requirements, including public access and minimum square footage as a percentage of the total lot area.
- Council Member Knol was concerned about requiring general public access to corporate properties, noting that companies with R&D or sensitive operations may not welcome public presence on their sites.
- Economic Development Director Brockway described parallels to Troy's Big Beaver redevelopment, noting that process took 15 years and followed a similar planning and zoning approach. She shared that property owners along the 12 Mile corridor are enthusiastic about redeveloping surface parking and underutilized outlots. Four- to six-story buildings are most financially viable in the current market but including 100-foot options helps position the City for future opportunities and long-range growth. The 100-foot provision allows the City to remain competitive as the market evolves over the next 15 to 20 years. As redevelopment progresses, demand for taller structures and parking decks may grow, reinforcing the benefit of zoning flexibility.
- Planning Consultant Bahm emphasized that Farmington Hills is built out, so future growth must come vertically rather than horizontally.
- City Manager Mekjian noted that although 100 feet may sound tall, it is only a quarter the height of Southfield's Town Center.
- Council Member Knol remained concerned that a 100-foot height is too tall for this area.

Mayor Rich noted that the proposed zoning text amendments would return to Council in July. She asked that visual renderings showing the perspective of nearby neighborhoods in relation to potential 100-foot buildings be presented at that time.

DISCUSSION ON THE OAKLAND COUNTY PARKS AGREEMENT

Special Services Director Schnackel and Deputy Director Farmer were present for this discussion, as was Oakland County Parks Director Ward. Others present included Oakland County Parks Operations Manager Dunleavy and Oakland County Parks Planner Folland, as well as Farmington Hills staff including Park Supervisor Heyer, Nature Center Supervisor Smith, and Steve Simpson, who serves on both the Planning and Parks and Recreation Commissions.

Director Schnackel explained that tonight's conversation was to introduce an Interlocal Partnership Agreement between the County of Oakland and the City of Farmington Hills, made possible by the Oakland County Parks Millage that passed in 2024 and ongoing conversations between the City and the County.

Director Schnackel emphasized the significance of Heritage Park as a regional destination, noting that the park received 750,000 visitors in 2024, approximately 60% of whom were non-residents. She outlined a proposed interlocal agreement between Farmington Hills and Oakland County that would formalize a shared operational model for the majority of Heritage Park, excluding the Longacre House and the area encompassing the playground and splash pad, which the City is separately pursuing grant funding to improve.

Oakland County's initial contribution would be a \$4 million investment, along with a projected annual contribution of \$500,000 to \$1 million to assist with ongoing operations. The City currently spends approximately \$1.8 million annually to operate Heritage Park and generates about \$500,000 in revenue from shelter rentals, Nature Center programming, and archery programs. The partnership with Oakland County would enable capital projects funded by the County, freeing up City parks millage funds for other projects, such as scoreboards, new playgrounds, or cricket fields.

Director Schnackel described the potential for leveraging Oakland County's equipment, purchasing power, and marketing reach to enhance operations and services. Specific areas of collaboration would include shared governance, communications, building and grounds maintenance, program operations, ecological management, and improved park safety, particularly within the ranger program. A 30-year partnership agreement is proposed, with Council review targeted for July 2025 and public engagement to take place throughout the second half of the year.

Council discussion

In response to a question from Mayor Pro Tem Dwyer, staff confirmed that the full \$4 million investment would be provided by Oakland County upon finalization of the agreement. Mayor Pro Tem Dwyer requested clarification on the nature of the partnership beyond the financial contribution.

Oakland County Director Ward described the County's strategic use of partnerships to improve park equity and access, emphasizing that the strategy provides a win-win structure by allowing the County to invest in exemplary existing parks rather than acquiring new land.

Oakland County Director Ward acknowledged Heritage Park's status as a regional destination, praised the reputation of the Nature Center, and stated that the park could serve as the County's flagship hub in southern Oakland County. He noted this would be the first agreement enacted since the approval of the recent millage, affirming the County's commitment to allocating those funds back to communities. The goal is for the public to experience a seamless transition and see service improvements without disruption.

Mayor Pro Tem Dwyer expressed concern about resident access, noting that 60% of park users were already non-residents. This park belonged to Farmington Hills residents, and he did not want them "shut out." Director Schnackel clarified that this pattern of non-resident use already exists and has not led to disadvantaging residents.

Deputy Director Farmer added that the agreement would encourage coordination to effectively divide tasks like mowing and programming, creating efficiency and clear cost-sharing practices.

Council Member Aldred stated strong support for the partnership in general but requested clarification on the nature of the \$4 million investment. Oakland County Director Ward explained that the funds would be provided as a lump sum to the City following a staff-led transition process, and the City would determine how to allocate the money.

Council Member Aldred also raised concerns about financial equity, estimating that Farmington Hills residents would contribute over \$47 million through the increased millage over 30 years, adjusted for inflation. He noted this estimate greatly exceeds the County's initial investment and requested reassurance that the return would be proportionate. Oakland County Director Ward responded that the County would fund at least half of ongoing park operations and pay the City for staff services related to the County's responsibilities, freeing up City funds. He acknowledged that while a full return to each city cannot be guaranteed, the agreement strives to provide a strong and equitable investment.

Council Member Knol expressed overall support for the partnership with Oakland County but raised concerns regarding control and governance. She questioned whether the County would have final decision-making authority over features like the Spicer House, the sledding hill, and event scheduling, and whether existing plans—such as converting the Spicer House into a museum—would be honored. She also inquired whether covenant restrictions from the original land donors had been reviewed for compliance. Additionally, Knol asked about the rationale for excluding the splash pad and playground areas from the partnership arrangement.

Director Schnackel assured Council that the City Attorney and County legal teams are reviewing deed covenants and DNR grant conditions. She emphasized that operational decisions would remain collaborative and continue to be presented to the Planning Commission and City Council for approval. She clarified that the City intends to maintain control over key programming and site decisions, ensuring continued community input.

Oakland County Director Ward added that the formal agreement will include mutual approval of both the park operations plan and capital improvement plan. Regarding the playground and splash pad exclusion, Director Ward explained the intention was to preserve distinct experiences, with the County focused on natural areas and the City continuing to manage active recreation zones.

Deputy Director Farmer described examples of program collaboration, including shared concert series and enhancements to summer camp programming through County resources. He affirmed that all program registrations, shelter rentals, and contacts would continue to go through the City, to maintain a streamlined experience for residents.

Council Member Bridges asked for further clarification on the \$4 million initial investment. Oakland County Director Ward reiterated this would be a direct cash payment to the City, not in-kind services. He also noted that staffing details, including the presence of County employees in uniform at the park, will be resolved during the transition period. Director Ward acknowledged that the estimated 30-year investment range (\$19–\$34 million) reflects variability in annual contributions between \$500,000 and \$1 million.

Mayor Rich responded that a \$19 million County investment was a non-starter. The investment needed to be on the higher end to be attractive to the City.

Oakland County Director Ward confirmed that the agreement allows either party to exit in the future, with reimbursement for depreciated investments if applicable. The goal, however, is a sustained, long-term partnership that appears seamless to the public.

In response to a question from Council Member Bridges, Director Schnackel emphasized that the immediate financial support from Oakland County would accelerate improvements like trail repairs, signage upgrades, and potentially the expansion of the Nature Center, which is currently undersized. These enhancements might otherwise be delayed for years due to limited City resources.

Council Member Bridges recalled earlier discussions at the Council goal session regarding using excess fund balance to invest in parks, including Heritage Park. He questioned how this new \$4 million investment aligns with those prior plans.

City Manager Mekjian emphasized that the proposed \$4 million investment from Oakland County aligns with Council's prior goal session discussions to increase funding for park improvements. He explained that the funding will reduce the City's reliance on general fund subsidies for the Special Services Department.

Director Schnackel clarified that while the funds are not yet fully earmarked, they are expected to stay within Special Services and provide broad operational and capital support.

Council Member Bridges sought confirmation that the \$4 million would not be diverted to general fund usage and would remain within Special Services. Staff explained that the department is already subsidized by approximately \$4 million annually from the general fund, so the County's contribution will help offset that expense. They also confirmed the existing parks millage generates approximately \$2.1 million per year.

Council Member Boleware voiced her support for the partnership and suggested using saved funds to invest in inclusive amenities such as adult playground equipment. She raised concerns about possible name changes to the park and asked whether renaming it "Heritage Oaks" was required. Oakland County Director Ward acknowledged the symbolic importance of the name and stated that "Heritage Oaks" would likely refer only to the nature and preserve portion of the park.

Mayor Rich urged the County to consider investments in accessible restroom facilities. Oakland County Director Ward stated that initial capital improvements should reflect Council priorities.

Council discussed the upcoming review process. Staff clarified that the intergovernmental agreement will be presented for a study session in July. If Council is satisfied, the agreement may be approved that same night during the regular meeting. If more discussion is needed, the item can be removed from the agenda.

City Attorney Joppich emphasized that while the agreement will outline key terms, it includes a transition period through December 31 or six months (whichever is later) to finalize implementation details. Council retains the ability to withdraw during the transition period.

INCENTIVE DISCUSSION FOR CORRIDOR IMPROVEMENT

Director of Economic Development Brockway and Ryan Haguchi of AKT Peerless presented an overview of economic development incentives currently relevant to redevelopment projects, with a focus on the Brownfield Tax Increment Financing Act (Act 381) and Public Act 210, the Commercial Rehabilitation Act.

- **Brownfield Tax Increment Financing (Act 381) – Key Provisions**
 - A Brownfield site may be defined as contaminated, functionally obsolete, blighted, adjacent to a qualifying parcel, or a historic resource.
 - Recent changes to the Act allow both core and non-core communities, such as Farmington Hills, to access expanded benefits. These include infrastructure improvements and site preparation costs for housing projects, such as water main upgrades, road modifications, or public right-of-way enhancements.
 - Residential housing at 120% Area Median Income (AMI) or below is now eligible, including housing components in mixed-use redevelopment.
- **Housing TIF Subsidies**
 - The updated Act permits developers to recover losses incurred by offering below-market-rate rents. For example, if the market will not support the high rental rates tied to the AMI ceiling, developers may claim the difference between actual and potential rental income as a reimbursable cost.
 - A studio apartment in Oakland County has a capped rate of approximately \$2,478/month at 120% AMI. If a developer can only charge \$1,500, the \$978 monthly difference may be claimed as an eligible expense under a Brownfield TIF.
 - To remain eligible, developments must meet long-term affordability criteria. Non-compliance invalidates the subsidy.
- **Application to 12 Mile Corridor**
 - Many properties along 12 Mile Road have potential for redevelopment using these tools. Mixed-use developments that include residential components and new infrastructure would qualify.
 - The updated statute enables office-to-residential conversions while maintaining commercial uses, thus supporting the zoning amendment goals for the OS-4 district.
- **Commercial Rehabilitation Act (PA 210)**
 - PA 210 provides tax abatement for commercial properties that have operated within the last 15 years and are being renovated for continued commercial use. Eligible improvements include interior and exterior renovations, asbestos removal, partial demolition, and reconstruction of parking areas.

- The primary benefit is the freezing of a property’s taxable value for up to 10 years, as approved by Council. For example, a tax liability of \$5 per square foot could remain unchanged for a decade if approved.
- Relevance to Farmington Hills
Director Brockway emphasized that many parcels along 12 Mile Road are likely to require infrastructure upgrades to support redevelopment, making them suitable for these incentives. The tools would be especially effective for mixed-use developments, which combine housing with office or retail. There is the possibility for developers to combine (or “stack”) Brownfield TIF with PA 210. An existing example includes the Emerson development on Northwestern Highway, which has an established PA 210 district.

The city is currently seeing interest from developers considering housing-based Brownfield TIF proposals. These incentive tools can help the city remain competitive with neighboring municipalities and encourage developers to undertake costly retrofitting and infrastructure upgrades. Post-construction infrastructure could benefit future users as well.

Mayor Rich thanked staff for the informative overview and asked Councilmembers to direct follow-up questions through City Manager Mekjian.

ADJOURNMENT

The Study Session meeting was adjourned at 7:23pm.

Respectfully submitted,

Carly Lindahl, City Clerk

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

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

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

Councilmembers Absent: None

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

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Bobby Turner, President, Busch’s Fresh Food Market; Amanda Hurst, Farmington Hills Busch’s store manager; and Frank Parker, also of Busch’s Fresh Food Market.

Mayor Rich recognized Busch’s Fresh Food Market with a Semi-Centennial Business Award in honor of its 50 years of service to Metro Detroit and 25 years of meaningful presence in Farmington Hills. She praised Busch’s as both a neighborhood grocery store and a strong community partner, highlighting its long-standing support of city events, including “Hay Day”, Farmington Hills “I Do Still”, “Kickoff to Summer”, and many others. The Mayor noted that some community events would not have been possible without Busch’s support and emphasized the company’s broader contributions, such as local food bank donations and efforts to address food insecurity. She thanked Busch’s for helping build a healthier, more connected community and congratulated them on their lasting impact.

Store Manager Hurst highlighted the store’s ongoing efforts to give back, including active participation in Parks and Recreation events—most recently the Camp Out and the upcoming Kickoff to Summer—and ongoing support for CARES through food fundraisers, and biannual milk drives that provide significant contributions to local families and schools. Ms. Hurst expressed pride in the store’s partnership with Visions Unlimited, a program that allows students to gain experience and build skills within the store. Mr. Turner also offered brief comments of appreciation for the Farmington Hills community.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bridges, support by Knol, to approve the agenda with a correction to the date in item 18 to June 21, 2025.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING JUNE 2025 AS GREAT OUTDOORS MONTH

The following proclamation was read by Councilmember Aldred and accepted by Director of Special Services Schnackel.

**PROCLAMATION
Great Outdoors Month
June 2025**

- WHEREAS,** June has been declared Great Outdoors Month, when all Americans are encouraged to spend time outside being active rather than inside being sedentary; and,
- WHEREAS,** going outside is a safe and healthy way to engage with family and friends while enjoying the natural resources and beauty that the City of Farmington Hills has to offer; and,
- WHEREAS,** kids spend an average of ten hours a day in front of screens and outdoor activity is considered by leading health organizations as a remedy for the adverse effects caused by increasing inactivity; and,
- WHEREAS,** it is important to provide safe, close-to-home opportunities for people of all races, incomes, and beliefs to access parks, trails, open spaces, and more for daily physical exercise, mental well-being, socializing with friends and family, relaxing, and enjoying the great outdoors; and,
- WHEREAS,** the City of Farmington Hills Special Services Department is committed to offering outdoor recreational opportunities for individuals of all ages, interests, and abilities; and,
- WHEREAS,** the City takes pride in its programs that bring people together, promote a love of the great outdoors and encourage a sense of stewardship for the environment; and,
- WHEREAS,** there are more than 600 acres of parkland in Farmington Hills, which include the Farmington Hills Nature Center, 90 athletic fields and six miles of hiking trails, with a new nature trail opening this week at The Hawk; and,
- WHEREAS,** the City of Farmington Hills will showcase its recreational programs this week at “Kickoff 2 Summer” on Thursday, June 12 from 5 to 8 p.m. at The Hawk to encourage community members to find recreational activities to enjoy this summer and all year round.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby encourage community members to celebrate our City’s natural resources, including our neighborhood parks and woodlands, during **Great Outdoors Month** and to spend time enjoying the great outdoors by taking part the numerous recreational opportunities in Farmington Hills.

PROCLAMATION RECOGNIZING JUNE 2025 AS MEN’S HEALTH MONTH

The following proclamation was read by Mayor Pro Tem Dwyer and accepted by Charles Poole of Peace of Mind Wellness.

**PROCLAMATION
Men’s Health Month: June 2025
Men’s Health Week: June 9-15, 2025**

- WHEREAS,** Men's Health Month is part of an ongoing international effort to educate men, boys, and their families about receiving regular disease prevention screenings and living healthier lifestyles; and,
- WHEREAS,** nationwide, life expectancy for men averages five years fewer than that of women with men experiencing higher rates of health problems, such as diabetes, obesity, cancer and heart disease; and,
- WHEREAS,** Men's Health Month is a time for the public to recognize the mental and physical health needs of men and boys while encouraging fathers to be role models for their children through preventive health screenings, healthy living and seeking needed help; and,
- WHEREAS,** the growing epidemics of suicide and substance abuse requires special effort to raise awareness of unrecognized and undiagnosed depression and mental stress in boys and men; and,
- WHEREAS,** the centerpiece of Men's Health Month is National Men's Health Week, a special awareness period passed by Congress and signed into law by President Bill Clinton on May 31, 1994, and officially facilitated yearly by the efforts of Men’s Health Network; and,
- WHEREAS,** Farmington Hills residents have convenient access to some of the region’s best health care providers right in their own community.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim June 2025 as **Men’s Health Month** in Farmington Hills and encourage community members to pursue preventive health care practices, such as a healthy lifestyle, regular exercise, and medical check-ups, and to support early detection efforts for themselves and their loved ones.

Charles Poole highlighted his and his daughter Natalie’s work through Peace of Mind Wellness in Farmington Hills, which focuses on compassionate mental health care, particularly for men.

PROCLAMATION RECOGNIZING JUNE 19, 2025 AS JUNETEENTH

The following proclamation was read by Councilmember Boleware and accepted by Dr. Patricia Coleman Burns.

**PROCLAMATION
Juneteenth Celebration
June 19, 2025**

- WHEREAS,** the City of Farmington Hills formally acknowledges Juneteenth as a holiday marking the end of slavery in the United States; and,
- WHEREAS,** the City of Farmington Hills commemorates the word of emancipation finally reaching a group of enslaved Africans in Galveston, Texas on June 19, 1865, more than two and a half years after President Abraham Lincoln issued the Emancipation Proclamation, stating that “all persons held as slaves” within the rebellious states “are, and henceforth shall be free;” and,
- WHEREAS,** following his statement, June 19, also known as Juneteenth, became the emancipation date of those long suffering for freedom; and,
- WHEREAS,** since then, as the oldest known celebration commemorating the end of slavery in America, the tradition of celebrating Juneteenth has remained strong, well into the 21st century, recognizing the triumph of the human spirit over the cruelty of slavery and honoring the strength, endurance, and faith of African American ancestors; and,
- WHEREAS,** on June 17, 2021, President Joseph R. Biden, Jr. signed into law Senate Bill 475 making Juneteenth a federal holiday; and,
- WHEREAS,** Juneteenth is a day of reflection, renewal and pride, as families and community members gather to celebrate the African American experience, and to measure and appreciate the great progress and significant contributions made by African Americans in our society; and,
- WHEREAS,** worldwide celebrations of Juneteenth are designed to acknowledge and honor history while looking toward the future with a renewed commitment to building coalitions, offering support, and working toward peace and liberty for all; and,
- WHEREAS,** the City of Farmington Hills Special Services Department Cultural Arts Division will host a free concert at 7 p.m. on June 19 at The Hawk Theatre for the community to come together in celebration of Juneteenth.

NOW, THEREFORE, BE IT RESOLVED, that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim June 19, 2025, as **Juneteenth** in Farmington Hills. We encourage all community members to attend the City’s free Juneteenth celebration concert and urge the community to celebrate African American history and culture, while continuing to promote liberty for all and a strong sense of belonging in Farmington Hills year-round.

Dr. Coleman Burns thanked the Mayor, City Council, and community partners for fostering an inclusive environment where all residents, including the 18.5% African American population, feel at home.

PROCLAMATION RECOGNIZING JUNE 2025 AS LGBTQ PRIDE MONTH

The following proclamation was read by Councilmember Knol and accepted by Kelly Siegrist, Farmington Community Library Director.

**PROCLAMATION
LGBTQ Pride Month
June 2025**

- WHEREAS,** the struggle for dignity and equality for lesbian, gay, bisexual, transgender, and queer or questioning (LGBTQ) people is reflected in the dedication of advocates and allies who strive for a more inclusive society; and,
- WHEREAS,** June is declared as Pride Month to commemorate the June 1969 Stonewall Uprising in Manhattan targeting LGBTQ patrons and other marginalized people in violation of their civil rights, leading to the Gay Rights Movement; and,
- WHEREAS,** LGBTQ Americans, including our neighbors, coworkers, friends and family members, face discrimination simply for being who they are and there is still work to do to extend the promise of our country to every person; and,
- WHEREAS,** the landmark Supreme Court decision of 2015 guaranteeing marriage equality in all 50 States was a historic victory for LGBTQ Americans, which affirmed that everyone deserves to be treated as equals; and,
- WHEREAS,** in 2015, the City of Farmington Hills enacted a Human Rights Ordinance stating the City's intent that no person be denied equal protection of the laws, nor shall any person be denied the enjoyment of his or her civil or political rights or be discriminated against because of actual or perceived race, color, religion, national origin, sex, age, height, weight, condition of pregnancy, marital status, physical or mental limitation, source of income, family status, sexual orientation or gender identity; and,
- WHEREAS,** the City's Special Services Department Cultural Arts Division hosts inclusive community events each year, in celebration of LGBTQ community members and their contributions to the arts to encourage acceptance in the community; and,

WHEREAS, resources exist in Farmington Hills to support LGBTQ community members, including Alphabet Soup at the Farmington Community Library, a group for LGBTQ+ teens and allies, that is focused on creating a safe space for young people at the library.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim June 2025 as **LGBTQ Pride Month** in Farmington Hills, and encourage our community to eliminate prejudice wherever it exists and to celebrate our great diversity by taking part in community events throughout June that focus on and celebrate our LGBTQ neighbors.

Farmington Community Library Director Kelly Siegrist expressed gratitude to the City for recognizing Pride Month and affirmed the library's commitment to serving the entire community, including the LGBTQ population. The library is proud to be a welcoming space for all.

PROCLAMATION RECOGNIZING THE FARMINGTON SOCCER CLUB U14 FURY

The following proclamation was read by Councilmember Bruce and accepted by Coach Chino Alp.

**PROCLAMATION
Recognizing the Farmington Soccer Club U14 Fury
Premier Division State Cup Champions 2025
June 9, 2025**

WHEREAS, the Farmington Soccer Club (FSC) was founded in 1976 by local soccer enthusiasts and has since grown into a vibrant community organization that has been represented by more than 1,500 teams that have played in more than 14,000 matches; and,

WHEREAS, FSC's mission is to promote friendship, sportsmanship, and skill across all levels of the sport; and,

WHEREAS, the Farmington Soccer Club U14 Fury team has demonstrated exceptional athletic ability, dedication and teamwork throughout their season leading them to qualify for the Michigan State Youth Soccer Association (MSYSA) state championship; and,

WHEREAS, under the leadership of their coaches and with the support of their families and community, the U14 Fury demonstrated their outstanding performance by winning their game and being named Premier Division State Cup Champions, after a remarkable 3-1 win in overtime; and,

WHEREAS, this accomplishment reflects the talent and determination of each player and the strength of the Farmington Soccer Club's commitment to youth development and excellence in athletics; and,

WHEREAS, this victory brings esteem to the team, the Club and also to the greater Farmington Hills community; and,

WHEREAS, the City of Farmington Hills takes pride in recognizing young people who exemplify good sportsmanship and community spirit.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby congratulate the Farmington Soccer Club U14 Fury on their championship win and encourage youth to take part in activities that will help them build life skills, including teamwork, leadership and confidence.

Coach Alp thanked parents and the community for recognizing this remarkable group of young athletes.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

None

CORRESPONDENCE

Councilmember Boleware acknowledged receiving correspondence from Ted Hadfield of Wellington Street and Lindsey Janak of Petersburg Street. The correspondences were forwarded to City Manager Mekjian, who confirmed that staff had made contact with both residents.

Mayor Rich acknowledged receipt of a "Certificate in appreciation from Farmington-Farmington Hills Neighborhood House to the city of Farmington Hills, with gratitude and deep appreciation for all your generous support of the Farmington-Farmington Hills Neighborhood House and those who are in need in our community."

CONSENT AGENDA

MOTION by Bruce support by Boleware, to approve the consent agenda items 15-26 and 29 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Knol, support by Boleware, to approve the consent agenda items 27 and 28 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

MOTION by Aldred, support by Knol, to approve the consent agenda item 30 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: DWYER

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges noted that T-Mobile was at Art on the Grand promoting their T-Mobile fiber optic access via the SiFi network.

Mayor Rich highlighted the following:

- Walk the Hawk will be held at 7pm during the summer, on seconds Tuesdays including June 10, July 8, and August 12. These walks are open to the public for casual conversation regarding issues in the City.
- Recent events included the Farmington Hills Campout, Art on the Grand, and the Senior Division's baking and sale of blueberry oatmeal cookies to support meals for seniors.
- Upcoming Events:
 - Kickoff to Summer: Taking place at the Hawk this Thursday
 - Elks Flag Day Ceremony: June 14 at 3 p.m., Elks Lodge on 10 Mile
 - Pride Event: Drag Queen Concert at 7 p.m. Saturday at The Hawk
- Special Meeting June 23 at The Hawk: "Next steps for the senior center."

Mayor Rich spoke regarding the item on tonight's agenda relative to adopting the 2025/2026 budget. Per the City Charter, Council is required to adopt a budget at its first meeting in June. She acknowledged the challenge of doing this given that many budget assumptions depend on federal and state budgets, which are finalized later in the year. The budget being presented by Finance Director Skrobola this evening had been thoroughly reviewed in previous Council work sessions, where there appeared to be general consensus on most items.

Mayor Rich highlighted several initiatives in the proposed budget, including funding for four additional full-time firefighter/paramedics to ensure 24/7 staffing at all five fire stations, and the City's first allocation for public art. However, there was disagreement among Councilmembers regarding the City's compliance with certain federal directives and executive orders, particularly those tied to funding for senior services. The Mayor emphasized the importance of protecting funding that supports critical programs like Meals on Wheels, which provided 114,000 meals last year, and stated she would not risk

losing such funding.

Mayor Rich affirmed her personal and civic commitment to diversity, equity, and inclusion (DEI), calling it one of the city's greatest strengths. She also expressed concern that maintaining a standalone DEI department could put the City at financial risk under current federal requirements. Therefore, while acknowledging that some Councilmembers thought eliminating the DEI department was premature, Mayor Rich proposed passing the current budget with an amendment that would provide for a future study session to revisit the issue if relevant federal directives were overturned. This would formalize the intent to preserve space for further discussion on how the City's inclusion-related programming is administered.

CITY MANAGER UPDATE

- Approximately 80 third-grade students from Forest Elementary visited the 47th District Court for their annual *Snow White Mock Trial*.
- Standard & Poor's reaffirmed the City's AAA bond rating with a stable outlook.
- Zoning Officials are addressing the storage of Tesla vehicles in the Hunters Square shopping center parking lot; all vehicles should be removed by June 25.
- The City's splash pad is closed until further notice due to underground piping and filtration system issues. Repairs are in progress.
- The Road Commission for Oakland County will close Orchard Lake Road between 12 Mile and 13 Mile for sewer work ahead of the upcoming paving project. The closure is expected to last one week, weather permitting. Local access will be maintained for businesses, though side streets will be closed, with the official detour route being 12 Mile to Farmington Road to 13 Mile.
- City Manager Mekjian wished City Engineer Jimmy Cubera a happy birthday.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF THE 2025/2026 FISCAL YEAR BUDGET AND 2025 PROPERTY TAX MILLAGE RATES. CMR 6-25-86

Finance Director Skrobola presented an overview of the proposed 2025–2026 fiscal year budget and 2025 property tax millage rates. He reported a 4.39% increase in taxable value over the previous year, driven primarily by increases in residential, commercial, and industrial real property. The proposed total millage rate is 16.4902, inclusive of all component millages, including the voter-approved road millage.

Director Skrobola reviewed how tax dollars are allocated among the various taxing entities, including the City, school districts, and other entities such as the county, SMART, and cultural institutions.

General fund revenues are projected at approximately \$83.25 million, with property taxes making up 50%, state revenue sharing 13%, and recreation fees 14%. Expenditures are projected at \$87 million, with major costs being Police 24%, general government 20%, and Special Services 18%. Inter-fund transfers total \$9.3 million and include allocations for capital improvements and retiree healthcare. The general fund balance is projected to decline from \$61.6 million to \$53.6 million over two years due to planned spending.

Capital improvement allocations total \$49 million, a \$10 million increase from the prior year. This includes \$33.8 million for local and major roads, \$4.5 million for drainage and bridges, and increased

spending on public facilities. The budget also includes funding for five new positions: four firefighters to fully staff Station 4 and one senior HR analyst. A \$100,000 allocation for public art has been included for the first time.

Council questions

In response to questions from Councilmember Bridges, Director Skrobola provided the following information:

- Farmington Hills maintains a general fund balance slightly above 70%, compared to a typical 60–70% range among benchmark communities such as Novi, Southfield, Livonia, Troy, and Royal Oak.
- The City’s AAA bond rating can be sustained with a general fund balance in the mid-30% range.
- Property values are projected to rise modestly at a rate of approximately 3% per year over the next three years. However, market conditions suggest a possible softening in the housing sector.
- A rollback of the millage rate has not been considered feasible due to the ongoing annual drawdown of approximately \$4 million from fund balance. This drawdown is required to address structural shortfalls, including deficits in the Special Services budget. There is also the need to come to a decision regarding the future of the senior center.
- Pension liabilities are being addressed through an amortization plan provided by the City’s actuary. The plan projects reaching 85% funded status within 7 to 10 years and 100% within 15 to 20 years, assuming consistent 7% annual asset growth.

Councilmember Bridges stressed that, while residents have historically supported millages, the City must be mindful of affordability concerns, particularly for senior residents and prospective homeowners.

Councilmember Knol asked whether there had been an increase in commercial appeals to the Board of Review or Michigan Tax Tribunal and whether the City anticipated a decline in commercial property values. Director Skrobola noted an uptick in appeals for commercial buildings, but the commercial tax base growth has continued to grow at 3–4%. While a commercial downturn is possible, it would have limited impact on revenue projections; a downturn in the residential market would be more consequential. The state’s two-year sales cycle offers some buffering, but a shift to a one-year cycle—as occurred during the Great Recession—could accelerate impacts.

Councilmember Knol asked for information regarding the City’s efforts to reduce the Special Services deficit. Director Skrobola confirmed that the deficit has been reduced from \$6.5 million in 2021 to a projected \$4 million in FY 2025–2026, due to changes in fees, marketing strategies, and program adjustments following the 2023 consultant study. The projection includes annual County support of \$900,000 and assumes continued revenue growth.

Councilmember Aldred expressed appreciation to staff for providing the budget materials in advance and noted the importance of reviewing the budget thoroughly in study sessions.

Public Hearing

Mayor Rich opened the public hearing.

Darryl Conliffe, resident, expressed concern regarding the apparent elimination of Diversity, Equity, and Inclusion (DEI) initiatives. He urged the City not to abandon DEI, emphasizing its importance in shaping a

welcoming environment and ensuring representation for all. He encouraged the City to find ways to measure what might be lost with the removal of DEI efforts and not to allow regression under political pressure.

Joshua Taylor, resident and disability advocate, objected to the discontinuation of DEI policies. He stressed that supporting DEI is not about political ideology but about upholding human dignity and equal access. Mr. Taylor highlighted the city's diversity and the importance of maintaining inclusive practices, regardless of federal funding implications. He urged Council to reflect on the broader meaning of supporting equity for all residents.

Sue Ross, resident, spoke in favor of continuing DEI programs, stating that they were developed over time with collaboration between residents and officials. She noted that executive orders do not carry the force of law and argued that any policy change should wait until it is legally necessary. Premature action could weaken the City's inclusive identity. She supported keeping DEI as part of the framework of being a welcoming and equitable community.

Fergal Amayo, resident, urged Council not to dismantle the DEI office or absorb it into Human Resources, arguing that DEI builds community loyalty and inclusion, while HR primarily exists to manage risk. He believed DEI was essential to fostering a city where all residents feel valued, and warned against following national trends that retreat from diversity work. DEI is foundational to attracting and retaining talent and ensuring long-term community growth.

Angie Smith, resident, spoke of her lived reality of DEI, and of the role DEI plays in protecting marginalized individuals. Putting DEI within HR would dilute its purpose. She criticized the recent termination of the City's DEI lead. She urged residents to vote in November for those candidates who support DEI.

Erik Kitter, resident, also spoke in favor of DEI, citing his professional experience with diversity initiatives at his workplace, where DEI has broadened recruiting efforts, brought more qualified candidates into leadership, and ensured that more voices are heard at decision-making tables.

Mayor Rich closed the public hearing.

City Attorney Joppich outlined the legal procedure for adopting the FY 2025/2026 budget and 2025 property tax millage rates. He confirmed that the City Charter requires a vote on the budget at this meeting. Council may consider the provided optional amendment to the motion adopting the resolution.

Councilmember Aldred expressed appreciation for the public input offered this evening, and affirmed his support for fairness in every respect. He also affirmed his support for the budget as written, making the following points:

- Changes to DEI-related line items were made to preserve millions in federal funding.
- Fairness and equity can be achieved through existing departmental functions. Fairness in employment practices is best administered by Human Resources, fairness in policing by law enforcement, and accessibility by the City Clerk's office.

- A separate DEI office is not necessary for the City to meet its obligations and moral responsibilities.

Councilmember Aldred encouraged both staff and residents to speak out if injustices occur and called for continuous feedback mechanisms within City operations.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby approves Budget Resolution 25-26 adopting the Fiscal Year 2025/26 City Budget and 2025 City Property Tax Millage Rates, as presented.

Motion discussion

Councilmember Boleware opposed the elimination of the DEI director position and its associated budget. She noted that funds would be reallocated to upgrade a Human Resources analyst position and questioned the justification for this shift. Boleware emphasized that Farmington Hills is the most diverse city in Oakland County, with over 85,000 residents speaking more than 60 languages and diversity was repeatedly identified as the community's most valued characteristic during recent visioning sessions.

Councilmember Boleware made the following points:

- She recalled her involvement, alongside former Mayor Barnett and Councilmember Bridges, in advocating for the DEI initiative to ensure inclusive community engagement and responsiveness to the needs of all residents.
- City staff demographics from 2021 showed significant disparities in racial and gender representation, but progress had been made since the DEI initiative's implementation.
- DEI does not equate to preferential treatment but aims to remove barriers and foster equitable opportunity.
- Council members were not informed about the April 24, 2025, letter from the Secretary of Transportation until the day of the budget meeting. Boleware objected to the City's lack of consultation with state and federal representatives before responding to the letter. The letter did not define DEI or provide statutory support for concluding that DEI initiatives violate federal law.
- Boleware raised concerns about the City's interpretation of the threat to funding, noting that Oakland County and other Michigan municipalities continue to maintain DEI offices without penalty.
- Boleware criticized the termination of the DEI director prior to an official Council vote.
- Folding DEI into Human Resources undermines its purpose, as HR focuses on compliance, while DEI is designed to challenge institutional practices.
- Boleware acknowledged the seriousness of potentially losing federal funds but described the current decision as rushed and lacking legal justification. She recommended renaming the initiative rather than dismantling it, and stated she would vote no on the budget solely due to this issue.

Councilmember Knol expressed support for the proposed budget, citing the risk of losing federal funding for road reconstruction programs as well as other losses, as the determining factor in her decision. She emphasized that legal review had been conducted by labor attorneys and that city staff should not be placed in a position where they could inadvertently violate federal requirements. Knol stated her strong support for expanding diversity in city hiring through outreach, training of department heads and hiring staff, and fostering an inclusive workplace environment. She maintained that Human Resources is the appropriate department to lead such efforts, as HR staff is trained in employment law and is responsible for recruitment, hiring, and training. Knol voiced confidence in the current HR Director to carry out these

goals and thought that the proposed approach would both safeguard funding and support inclusive workplace values.

Councilmember Bridges said there was no urgency to act on the Department of Transportation letter and no imminent threat to federal funding. He reported that the City Attorney had stated in a memo that the legality of the executive order was undetermined, and Councilmember Bridges believed that Council should have waited for court rulings. He reflected on his 17 years on the Council, noting that Farmington Hills had historically lacked diversity in its workforce and had only recently made progress. He referenced past insensitivity to racial issues within the police department and the findings of a consultant who identified cultural deficits in City Hall. He emphasized that DEI addresses systemic and cultural issues, whereas HR is focused on compliance, hiring, and discipline. He objected to placing DEI within HR and stated this move undermines its core purpose. While acknowledging the City's strong services and operations, he stated that for the first time in his tenure he would vote no on the budget due to the decision to eliminate the DEI office and reassign its responsibilities.

Councilmember Bruce commended the proposed budget as an excellent one, highlighting in particular the addition of four firefighters to ensure 24-hour coverage across all city fire stations. However, he also felt discomfort with the process surrounding the DEI funding change. Drawing on his professional experience as a neuropsychologist and his longstanding advocacy for individual with disabilities, Bruce emphasized the importance of inclusion and equity initiatives. He also did not believe the federal memo posed an immediate legal threat, although he understood the desire to avoid risking federal funds. He questioned whether moving DEI into Human Resources was appropriate. He also understood the budget needed to be approved this evening.

Mayor Pro-Tem Dwyer supported the budget as presented and the City attorney's legal interpretation. Pointing to his career in law enforcement, he detailed his long-standing commitment to diversity, noting that he led efforts to diversify both the Detroit and Farmington Hills police departments. Dwyer strongly denied claims that Farmington Hills was not a welcoming or diverse community and expressed full support for Human Resources' leadership in continuing inclusive hiring and training practices. He reiterated that the decision to adjust DEI operations was prudent given legal uncertainties. While this could be revisited in the future after the effect of federal decisions are known, at this time he supported the budget as written.

Mayor Rich affirmed the City's commitment to diversity and accessibility. She described ways that multiple departments, including Public Works, Economic Development, and Special Services, are taking on additional responsibilities regarding accessibility and being welcoming for all. She emphasized the importance of measurable outcomes across departments. Rich spoke to the legal concerns around executive orders and grant compliance, including the requirement that City staff certify compliance under penalty of perjury. She noted that similar compliance issues are emerging with agencies like HUD and for election-related grants. She believed the restructuring was a legal necessity. Council will retain oversight over the execution of the City's values, working with the City Manager on issues that impact everyone. She asked if there was a motion on the proposed amendment.

Councilmember Aldred called the question as stated.

Roll Call Vote:

Yeas: ALDRED, KNOL, AND DWYER

Nays: BOLEWARE, BRIDGES, BRUCE, AND RICH

Absent: NONE

Abstentions: NONE

MOTION FAILED 3-4.

Mayor Rich called a recess at 10:07pm, and reconvened the meeting at 10:17pm.

MOTION by Bruce, support by Boleware, to reconsider Item #7, PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF THE 2025/2026 FISCAL YEAR BUDGET AND 2025 PROPERTY TAX MILLAGE RATES. CMR 6-25-86.

MOTION CARRIED 7-0.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves Budget Resolution 25-26 adopting the Fiscal Year 2025/26 City Budget and 2025 City Property Tax Millage Rates, as presented.

IT IS FURTHER RESOLVED, that in the event the Presidential Executive Orders and other directives related to DE&I programs, policies, and initiatives and other items with potential budget impact (like immigration enforcement) are ultimately found, with finality, to be unconstitutional or otherwise unenforceable through the ultimate decision or decisions of the United States Supreme Court, City Council will hold a Study Session meeting to revisit the City's Human Resources budget and employee development functionality and look at related budget amendments.

Roll Call Vote:

Yeas: ALDRED, BRUCE, KNOL, AND RICH

Nays: BOLEWARE, BRIDGES, AND DWYER

Absent: NONE

Abstentions: NONE

MOTION CARRIED 4-3.

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

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

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

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

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

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

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

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

MOTION CARRIED 7-0.

UNFINISHED BUSINESS

CONSIDERATION OF ENACTMENT OF ORDINANCE C-4-2025 AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 8, "BUSINESS LICENSING," ARTICLE II, "SMOKING LOUNGES," DIVISION 3, "OPERATION," SECTION 8-63, "STANDARDS OF CONDUCT AND SPECIAL PERMITS," TO ALLOW THE CONSUMPTION OF ALCOHOLIC BEVERAGES IN SMOKING LOUNGES; AND SUMMARY FOR PUBLICATION.

City Clerk Lindahl introduced the second reading of Ordinance C-4-2025, which proposes an amendment to the Farmington Hills Code of Ordinances, Chapter 8, Article II on Smoking Lounges. The ordinance would amend Division 3, Section 8-63 to permit the consumption of alcoholic beverages in smoking lounges within the City. This item had previously been introduced at the May 12 meeting.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-4-2025 to amend the Farmington Hills Code of Ordinances at Chapter 8, "Business Licensing," Article II, "Smoking Lounges," Division 3, "Operation," Section 8-63, "Standards of Conduct and Special Permits," to allow the consumption of alcoholic beverages in smoking lounges; and summary for publication.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF REQUEST FROM AEA JR HOLDINGS LLC FOR A NEW CLASS C QUOTA

LIQUOR LICENSE TO BE USED AT 28970 ORCHARD LAKE ROAD.

City Clerk Lindahl introduced a request from AEA JR Holdings LLC for a new Class C quota liquor license to be used at 28970 Orchard Lake Road. The application had been reviewed by all appropriate city departments, with no objections, contingent upon the applicant following the City's re-occupancy permit process. Andrew Ansara, Jr., the applicant, was present to answer questions.

In response to a question from Council, Mr. Ansara stated that if the license was approved, he would sign the lease the following day and begin construction as soon as possible, pending state approval of the license. He described the planned establishment as an upscale cigar lounge called 'The Chairman's Club,' which would prohibit cigarettes, hookahs, vapes, and patrons under 21. The lounge will feature cigar lockers for rental, golf simulators, and a high-end atmosphere.

Mr. Ansara emphasized his extensive experience managing liquor licenses and restaurant businesses across Michigan and Northwest Ohio, including Red Robin locations, Tabbouleh in Farmington Hills, and previous ownership of Portofino in Wyandotte. He highlighted his personal investment in the community, noting that he has lived in Farmington Hills for 23 years.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby adopts the resolution for approval to the Michigan Liquor Control Commission for the request from Andrew E. Ansara for a NEW Class C Liquor License to be used at 28970 Orchard Lake Road, to be issued from the City's quota licenses available.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Economic Development Corporation

Swaminathan Subramanin	Length of Term: 6 years	Term ending: February 1, 2031
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Innovation, Energy & Environmental Sustainability Committee

Megan Kershaw	Length of Term: 3 years	Term ending: February 1, 2028
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Tracey Collins	Length of Term: 3 years	Term ending: February 1, 2028
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Kotireddy Burla	Length of Term: 3 years	Term ending: February 1, 2028
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MOTION CARRIED 7-0.

CONSIDERATION OF ADOPTION OF A RESOLUTION ESTABLISHING WATER SUPPLY RATES FOR FISCAL YEAR 2025/2026. CMR 6-25-88

Senior Engineer Gushard presented the resolution to adopt new water supply rates for fiscal year 2025/2026. The proposed rate increase, previously reviewed at the May 12 study session, raises the water rate from \$52.60 to \$56.35 per thousand cubic feet. This change represents an increase of approximately \$6.00 per quarter for customers billed at the minimum and \$14.63 per quarter for the average residential water customer.

Gushard highlighted the ongoing savings generated by the city's water tower, which is projected to save customers an estimated \$3.3 million in the upcoming fiscal year and has saved a cumulative \$29 million since its construction.

Councilmember Knol pointed out that the rate adjustments are pass-through increases. These rates are driven by the Great Lakes Water Authority (GLWA) and Oakland County, from whom the City purchases its water supply.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby adopts the following resolution:

**CITY OF FARMINGTON HILLS
AMENDED WATER SUPPLY RATES**

RESOLUTION R-114-25

WHEREAS, the Oakland County Water Resources Commissioner (WRC) has performed a review of the finances for the City of Farmington Hills water supply system including the cost to purchase water from the Great Lakes Water Authority, the cost for WRC to operate and maintain the water supply system, and reserve funds including a capital improvement reserve, an emergency maintenance reserve, and a major maintenance reserve; and

WHEREAS, the Oakland County Water Resources Commissioner has recommended that water supply rates be established for the next fiscal year effective July 1, 2025; and

WHEREAS, the water consumption charge has increased \$3.75 from \$52.60 per Mcf to \$56.35 per Mcf; and

WHEREAS, the minimum quarterly charge has been established at \$90.16 plus a meter maintenance fee based upon an assigned use of 1.6 Mcf; and

NOW, THEREFORE, BE IT RESOLVED that the rates of \$56.35 per Mcf for water consumption, and

\$90.16 for a minimum quarterly charge for the City of Farmington Hills Water Supply System be established effective July 1, 2025, for all users of the City of Farmington Hills Water Supply System.

YEAS: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
NAYS: NONE

CONSIDERATION OF ADOPTION OF A RESOLUTION ESTABLISHING SEWER RATES FOR FISCAL YEAR 2025/2026. CMR 6-25-89

Senior Engineer Gushard presented the proposed sewer rates for fiscal year 2025/2026, which had been previously discussed at the May 12 study session. The resolution recommended an increase from \$56.19 to \$61.63 per 1,000 cubic feet of water used. This results in a quarterly increase of \$8.71 for minimum bill customers and \$21.76 for flat-rate or sewer-only customers.

The increase is primarily driven by rising costs passed through from the Great Lakes Water Authority and the Evergreen Farmington Sanitary Drain District, including infrastructure improvements and higher costs for treatment chemicals.

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby adopts the following resolution:

**CITY OF FARMINGTON HILLS
AMENDED SEWAGE DISPOSAL RATES**

RESOLUTION R-115-25

WHEREAS, the County of Oakland, through its Oakland County Water Resources Commissioner, under the Michigan Constitution of 1963, Article 7, § 28, and the Urban Cooperation Act of 1967, on September 27, 2018, entered into contract with the City of Farmington Hills for the construction, operation, and maintenance of the Farmington Sewage Disposal System; and

WHEREAS, the City shall provide, by proper ordinance or resolution for the sewage disposal rate to be charged to all premises within the City connected to the Farmington Sewage Disposal System; and

WHEREAS, the City of Farmington Hills was notified by the Oakland County Water Resources Commissioner, that sewage disposal charges for the Evergreen-Farmington Sanitary Drain Drainage District would increase effective for use on and after July 1, 2025 and the Gross Pollutant Surcharge and the Industrial Waste Control (IWC) charges approved the Great Lakes Water Authority (GLWA) would also go into effect on July 1, 2025; and

WHEREAS, the Oakland County Water Resources Commissioner (WRC) has performed a review of the finances for the Farmington Hills Sewage Disposal System including the cost for disposal to the Great Lakes Water Authority, the charges for operation and maintenance of the Evergreen – Farmington Sewage Disposal System, the cost for WRC to operate and maintain the City’s sewage disposal system, and reserve funds including an emergency reserve, capital improvement reserve, and a major maintenance reserve; and

WHEREAS, the Oakland County Water Resources Commissioner, as operating agency for the City, recommended that sewage disposal rates be established effective July 1, 2025; and

WHEREAS, the sewage disposal charge has increased \$5.44 from \$56.19 per Mcf to \$61.63 per Mcf; and

WHEREAS, the minimum quarterly charge has been established at \$98.61 based upon an assigned use of 1.6 Mcf; and

WHEREAS, the flat rate quarterly charge has been established at \$246.52 for sewer users that do not have a water meter based upon an assigned use of 4.0 Mcf; and

NOW, THEREFORE, BE IT RESOLVED that the rates of \$61.63 per Mcf for sewage disposal, \$98.61 for a minimum quarterly charge and \$246.52 for the flat rate quarterly charge for the Farmington Hills Sewage Disposal System be established effective July 1, 2025 for all users of the Farmington Hills Sewage Disposal System and the Great Lakes Water Authority (GLWA) gross Pollutant Surcharge and the IWC charges be established in accordance with the following until further notification from GLWA on the net charges:

1. **Pollutant Surcharge**

A Pollutant Surcharge shall be levied against industrial and commercial customers contributing sewage to the system with concentrations of pollutants exceeding the levels described as follows:

- A. 275 milligrams per liter (mg/l) of Biochemical Oxygen Demand (BOD).
- B. 350 milligrams per liter (mg/l) of Total Suspended Solids (TSS).
- C. 12 milligrams per liter (mg/l) of Phosphorus (P).
- D. 100 milligrams per liter (mg/l) of Fats, Oils & Grease (FOG).

<u>Amounts of Pollutant Surcharge</u>	<u>Total Charge Per Pound of Excess Pollutants</u>
Biochemical Oxygen Demand (BOD)	\$0.409
Total Suspended Solids (TSS)	0.548
Phosphorus (P)	7.907
Fats, Oils & Grease (FOG)	0.131

It is assumed that normal domestic customers do not contribute sewage with concentrations of pollutants exceeding the above levels, therefore, the Pollutant Surcharge will not apply to domestic customers. Further, restaurants shall be exempt from Pollutant Surcharge per Federal Court Order, "Second Interim Order," dated July 10, 1981.

2. **Industrial Waste Control**

Based on the size of the water meter, actual or assigned, each non-residential user of the system shall pay a monthly Non-residential Surcharge in accordance with the following schedule:

<u>Meter Size</u>	<u>Industrial Waste Control (I.W.C.) Charge</u>
5/8"	\$3.89
3/4"	5.84

1"	9.73
1-1/2"	21.40
2"	31.12
3"	56.41
4"	77.80
6"	116.70
8"	194.50
10"	272.30
12"	311.20
14"	389.00
16"	466.80
18"	544.60

YEAS: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
NAYS: NONE

CONSIDERATION OF APPROVAL OF A COST PARTICIPATION AGREEMENT WITH THE ROAD COMMISSION FOR OAKLAND COUNTY TO FUND THE RESURFACING OF ORCHARD LAKE ROAD FROM I-696 TO 13 MILE ROAD. CMR 6-25-90

Director of Public Services Rushlow presented the resurfacing project for Orchard Lake Road from just south of the I-696 bridge to 13 Mile Road, expected to begin construction in July. The total project cost is approximately \$4.5 million, with \$3.5 million covered by federal funds. The remaining \$1 million is to be shared between the Road Commission for Oakland County (RCOC) and the City of Farmington Hills. By utilizing available tri-party funding, the City, the RCOC and the Oakland County General Government all contribute one-third of the costs respectively. As a result, the City's actual contribution/share utilizing this funding mechanism is \$159,803.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby approves entering into a cost participation agreement for Board Project No. 57541 with the Road Commission of Oakland County to address the cost sharing responsibilities for the road resurfacing project on Orchard Lake Road between I-696 and 13 Mile Road.

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

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF ANNUAL BID WAIVERS AND AWARDS FOR FISCAL YEAR 2025/2026. CMR 6-25-91

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase orders for budgeted products and services as listed below for fiscal year 2025/2026:

VENDOR	COMMODITY	DEPT.	JUSTIFICATION	LAST BID CONTRACT	EST. ANNUAL AMOUNT
3M Company	Sign Shop Supplies	DPW	State of Michigan Contract	Current	\$50,000
Accruent Systems	Facility Maintenance Software	All	O.E.M. vendor/ Bid OMNIA Partners	Current	\$40,000
Adobe Authorized Resellers	PDF Imaging & forms licensing	All	OMNIA Partners, State of MI/REMC/NASPO contracts (or less)	Current	\$25,000
Amazon	Miscellaneous Supplies & Equipment	All	OMNIA Partners	Current	\$150,000
Autodesk Authorized resellers	AutoCAD & Fusion 360 Computer Aided Design licensing	DPS & SS	OMNIA Partners, State of MI/REMC/NASPO (or less) Cooperative contracts	Current	\$16,000
BS&A	Equalizer, Tax, Permits, Cash receipting software maintenance/updates	DPCD, Finance	Sole Source O.E.M. vendor/ Original bid	N/A	\$45,000
Cummins Sales & Services	Miscellaneous service, repairs and parts	DPW	O.E.M. vendor	N/A	\$40,000
Dell & Hewlett Packard authorized resellers	Software licenses, Computer Equipment, printers, peripherals & consulting	All	OMNIA Partners, State of MI/REMC/NASPO (or less) Cooperative contracts	Current	\$125,000
DSS Corporation	Equature 911 Dispatch, recording software and Support	Police	O.E.M. vendor	Current	\$11,000
ESRI	GIS licensing/ maintenance and support	All	State of MI contract	Current	\$18,000
Eden Systems/Tyler Technologies	Financial software maintenance/updates	All	Sole Source O.E.M. vendor/ Original bid	N/A	\$92,000
Faster Solutions	CCG Faster Fleet Maintenance Software	DPW	O.E.M. vendor	Current	\$12,000
Global Solutions	Laserfiche & Related Software Document Management systems.	All	O.E.M. vendor	Current Expires 2028	\$60,000
Gordian Company	Facilities Capital & Job Costing Software	All	O.E.M. vendor/ Bid OMNIA Partners	Current	\$17,000
Grainger	Mechanical, Industrial and Janitorial Supplies	All	State of MI contract	Current	\$100,000
Harrell's & HD Supply	Fertilizer & Grounds Maintenance supplies	Parks & Golf	OMNIA Partners Contract(Cooperative)	Current	\$15,000

Hart Intercivic	Election supplies & equipment	City Clerk	State & County Bid Contract	Contract	\$35,000
Home Depot	Maintenance & Hardware Supplies	All	OMNIA Partners National Contract	Current	\$30,000
Kiesler Police Supply/Michigan Police Equipment & Vance Outdoors	Training & Duty Ammunition	Police	State of Michigan Contracts	Current	\$40,000
Kone Elevators	Elevator Maintenance & Repair	All	OMNIA Partners Contract	Current	\$25,000
LiquidSprings	Parts for Fire & EMS vehicles	DPW	O.E.M. vendor	N/A	\$15,000
MacQueen Emergency Equipment	Parts for Fire & EMS vehicles	DPW	O.E.M. vendor	N/A	\$20,000
Microsoft authorized resellers	Microsoft Software Licensing/ Maintenance & Support	All	OMNIA Partners, State of MI/REMC/NASPO contracts (or less)	Current	\$250,000
MobilEyes	Fire Inspection Software Support	Fire	O.E.M. vendor	Current	\$12,000
National Restoration	Tuckpointing, Concrete Restoration and Repair	All	Oakland County G2G Bid Contract	Current	\$100,000
Oakland County	CLEMIS radio, electronic, radar, IT services & Police equipment installs	Police Fire	CLEMIS system services including installations	Current Agreement	\$250,000
People Driven Technology	Virtual Desktop Infrastructure Equipment, Security Software Maintenance & Support	All	Oakland County G2G Bid Contract	Current	\$150,000
Printing Systems & Election Source	Election Supplies & Ballots	City Clerk	Oakland & State of Michigan County Contract	Current	\$50,000
Rosenbauer South Dakota LLC	Parts for Fire & EMS vehicles	DPW	O.E.M. vendor	N/A	\$30,000
TAPCO, Inc.	Sign Shop Supplies	DPW	OMNIA Partners Contract	Current	\$20,000
TelNet Group	Phone equipment, software licensing maintenance & support	IT	O.E.M. vendor	Current	\$25,000
Telus Communications	AVL Access Fees	DPW	Sole Source O.E.M. vendor/ Original bid	N/A	\$15,000
Tire Hub	Tires	DPW	State Bid Contract	Current	\$60,000

Vermont Systems	Recreation software maintenance/updates	Special Services	Sole Source O.E.M. vendor/ Original bid	N/A	\$40,000
VMware authorized resellers	Network Virtualization software maintenance/updates & consulting	IT	G2G, OMNIA Partners, State of MI/REMC/NASPO contracts (or less)	Current	\$65,000
Watch Guard	In-Car Camera System	Police	Clemis/Oakland County	Current	\$50,000
Zoho Corporation	Endpoint Security, Service Desk, Password Management & Ticketing applications	IT	O.E.M vendor -Sole Source	Current	\$25,000

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A RESOLUTION REQUESTING THE ASSISTANCE OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES, ON BEHALF OF REQUESTS MADE BY HOMEOWNERS ASSOCIATIONS, IN THE IMPLEMENTATION OF THE CANADA GOOSE PROGRAMS.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby adopts the following resolution:

CITY OF FARMINGTON HILLS

CITY CLERK'S OFFICE

31555 W. 11 Mile Road, Farmington Hills, MI 48336-1165

(248) 871-2410

RESOLUTION R- 118-25

Regarding Michigan Department of Natural Resources, Canada Goose Nest/Egg Destruction Program and/or Canada Goose Capture and Euthanize Program.

WHEREAS, the City Council of the Farmington Hills, Oakland County, Michigan has received complaints of overpopulation of Canada geese inhabiting the grounds of various locations within the City; and

WHEREAS, the City Council of the Farmington Hills, Oakland County, Michigan has determined that the DNR Canada Goose Nest/Egg Destruction Program and/or Capture/Euthanize program are effective program(s) for the control of site-specific problems for our residents; and

WHEREAS, the residents clearly understand that any birds captured will be killed; and

WHEREAS, the residents, lake associations, businesses, subdivisions, condo associations etc., must apply for a DNR Permit for these program(s), on an annual basis, and must ensure that all lakefront residents, tenants, employees of this site, have been informed that this program is taking place at their lake/site, and understand if their site is located within more than one government unit, they are responsible to receive resolutions from each township/city/village, and are responsible for adhering to the requirements under their permit;

NOW, THEREFORE LET IS BE RESOLVED that the City Council of the Farmington Hills, Oakland County, Michigan hereby formally requests the assistance of the Michigan DNR on behalf of the requests made in the City of Farmington Hills by Any/all subdivision, condo associations, apartments, businesses, lake associations, etc. as long as they abide by the DNR permit requirements, in the implementation of the Canada Goose Nest/Egg Destruction Program and/or Capture/Kill Program, for a 5-year period from 2025 through 2029 and additionally, to advise the Department that there shall be no cost to the City of Farmington Hills for these programs.

Motion by: BRUCE
Support by: BOLEWARE

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR ISKCON FARMINGTON HILLS ANNUAL CHARIOT FESTIVAL OF KRISHNA TO BE HELD ON JUNE 22, 2025.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for ISKCON Farmington Hills to hold the Annual Chariot Festival of Krishna on Sunday, June 22, 2025, from 11:00am to 4:00pm, subject to the following terms and conditions:

- There will be thirteen (13) 10x10 tents onsite used for seating and for vendors selling merchandise
- There will be a stage setup for live music and the applicant was advised about loud music local ordinance
- The applicant is expecting 500-600 people to attend the event which will be open to the public
- Both entrances will be open for emergency vehicles in case the need arises
- The vehicles will be caravanning from 36600 Grand River Avenue to Windemere Apartments with the normal flow of traffic rather than the requested "parade" in the application. No road closures or police assistance needed to facilitate the caravan
- No parking within 20' of any tent. Further, the west drive shall remain clear from Grand River to Lochdale for emergency vehicles
- Egress from the facility shall not be restricted

- Fire lane shall not be blocked or restricted
 - Temporary “NO PARKING FIRE LANE” signs shall be put up along Lochdale and Independence Office Drive
- Cooking/open flame devices shall not be used under tents
- Any electrical equipment is approved by the City Electrical Inspector
- **Proponent must contact Fire Prevention to schedule an inspection prior to beginning event to schedule a site inspection**
- Event shall comply with the minimum Fire Prevention Code requirements
- Signs shall not be placed in the right of way
- ISKCON Farmington Hills has received permission from Middela LLC to use their two parking lots for visitors

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR FIRST AFRICAN METHODIST EPISCOPAL CHURCH OF FARMINGTON HILLS 7TH ANNUAL FARMINGTON AREA JUNETEENTH CELEBRATION TO BE HELD ON JUNE 21, 2025.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for First African Methodist Episcopal Church of Farmington Hills to hold the 7th Annual Farmington Area Juneteenth Celebration on Saturday, June 21, 2025, from 10:00am to 4:00pm at Nardin Park Church located at 29887 W. Eleven Mile Road, subject to the following terms and conditions:

- There will be a portable generator and an inflatable screen at the event and the applicant has been advised of the noise ordinance
- There is ample on-site parking for attendees of the event that is open to the public
- Food trucks, bounce houses and 10x10 tents will be on the property, not obstructing vehicular traffic
- The location will be free of obstacles that would allow emergency police and fire response
- Proponent shall contact the Fire Department to schedule food truck(s) inspection
- There will be no parking within 20’ of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents and shall be at least 20’ away
- Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically:
 - Ensure that fuel tanks are filled to the capacity needed for uninterrupted operation for the duration of the event.
 - All connections/piping shall be checked for leaks prior to operating.
 - Any cooking system which produces grease laden vapors shall be protected by

listed fire extinguishing equipment.

- Fire extinguishers shall be installed and maintained according to NFPA 10.
- Bounce house shall be properly anchored according to manufacturers' recommendation to prevent movement during unexpected winds
- All applicable permits shall be applied for through the Building Department
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with minimum Fire Prevention Code requirements
- Proponent shall apply for an electrical permit for Fairs/Festival safety inspection

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR WARD CHURCH FESTIVAL OF INDIA TO BE HELD ON JULY 12, 2025.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for Ward Church to hold the Festival of India on Saturday, July 12, 2025, from 9am to 5pm at Ward Church located at 27996 Halsted Road, subject to the following terms and conditions:

- The event will be open to the public and all parking will be on the property
- There will be four 10 x 10 tents and one 40' x 60' rental tent on the property
- Food trucks, music and lawn games will be available and noise ordinance was discussed
- Emergency vehicles will have no issues entering onto the property if needed
- There will be no parking within 20' of any tent
 - a. Tents require NFPA 701 Flame Resistance label affixed to panels/canopy
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
- Bounce house shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
- All applicable permits shall be applied for through the Building Department
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with minimum Fire Prevention Code requirements
- Generators:
 - Shall comply with all Building Department requirements
 - Shall be located in a manner to not expose attendees to carbon monoxide
 - Shall be fully fueled prior to event; not refueling if generator is hot
 - Fuel cans shall not be stored on-site

- Proponent shall apply for an electrical permit for Fairs/Festival safety inspection

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR FARMINGTON COMMUNITY LIBRARY FOOD TRUCK TUESDAYS TO BE HELD ONCE A MONTH, JUNE THROUGH AUGUST 2025.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for the Farmington Community Library to hold Food Truck Tuesdays on the third Tuesday of every month from 5pm to 7pm beginning in June through August 2025 at the Farmington Community Library located at 32737 W. 12 Mile Road, Farmington Hills, subject to the following terms and conditions:

- There will be parking on the property
- The applicant is expecting approximately 200 participants
- There will be one (1) 10x10 tent on site as well as a food truck
- The applicant has not asked for assistance from the Police Department and no issue with emergency vehicle access
- There will be no parking within 20' of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents and shall be at least 20' away
- Proponent shall contact the Fire Department to discuss the food truck inspection process
- Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically: (Food Truck Safety Sheet provided for reference)
 - Ensure that fuel tanks are filled to the capacity needed for uninterrupted operation for the duration of the event
 - All connections/piping shall be checked for leaks prior to operating
 - Any cooking system which produces grease laden vapors shall be protected by listed fire extinguishing equipment
 - Fire extinguishers shall be installed and maintained according to NFPA 10
- All applicable permits shall be applied for through the Building Department
- Event shall comply with minimum Fire Prevention Code requirements
- Zoning office will review the temporary signage proposed

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR CARES OF FARMINGTON HILLS AND WESTSIDE ROR & CUSTOM CARS CRUISE-IN AND COMMUNITY NIGHT TO BE HELD WEDNESDAYS THROUGH OCTOBER 2025.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for CARES of Farmington Hills in collaboration with Westside Ror & Custom Cars to hold Cruise-In and Community Night every Wednesday from 4pm to 8pm from now through October 2025 at CARES of Farmington Hills located at 27835 Shiawassee Street, subject to the following terms and conditions:

- The event is open to the public and are expecting 150 people
- Two 10 x 10 tents will be on the applicant's property
- Live music with a DJ will be on site and applicant was advised on the local noise ordinance
- There is no issue with egress and ingress for emergency vehicles
- There will be no parking within 20' of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
- All applicable permits shall be applied for through the Building Department
- The proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- The event shall comply with minimum Fire Prevention Code requirements
- Proponent must apply for an electrical permit for Fairs/Festivals safety inspection

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE UPDATED JOINT AND COOPERATIVE AGREEMENT FOR USE OF PERSONNEL AND EQUIPMENT DURING EMERGENCIES WITH SOUTHEASTERN OAKLAND COUNTY PUBLIC WORKS ASSOCIATION. CMR 6-25-92

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the Joint and Cooperative Agreement for use of personnel and equipment during emergencies between the City of Farmington Hills and the Southeastern Oakland County Public Works Association (SOCPWA) and authorizes the Mayor and City Clerk to sign the appropriate documents.

Roll Call Vote:

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

Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED ADOPTION OF A RESOLUTION AUTHORIZING THE EVERGREEN-FARMINGTON
SANITARY DRAIN DRAINAGE DISTRICT WALNUT LAKE NO. 1 CORRECTIVE ACTION PLAN ASSESSMENT
PAYMENT. CMR 6-25-93**

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves authorizing prepayment in full of its assessment under the Evergreen-Farmington Sanitary Drain Drainage District Walnut Lake No. 1 Corrective Action Plan in the amount of \$3,960,600, as set forth in Roll No. 2-A.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED ADOPTION OF A RESOLUTION TO DECERTIFY MULFORDTON STREET, FROM
GREENING STREET TO HIGHVIEW AVENUE. CMR 6-25-94**

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby adopts the following resolution:

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN
RESOLUTION R-126-25**

DECERTIFICATION FROM CITY STREET SYSTEM

NOW THEREFORE BE IT RESOLVED:

At a regular meeting of the Council of the City of Farmington Hills, Oakland County, Michigan, held at the City of Farmington Hills on the 9th day of June, 2025, at 7:30 P.M., Eastern Standard Time.

Present: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH

Absent: NONE

The following resolution was offered by Councilmember Bruce and supported by Councilmember Boleware.

WHEREAS the City of Farmington Hills does hereby wish to decertify/vacate a portion of Mulfordton Street. This decertification/vacation of Mulfordton Street is located between Greening Street and Highview Avenue for a total decertification/vacation length of 452.5 feet.

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

Nays: NONE
Absent: NONE

RECOMMENDED APPROVAL OF ADOPTING A RESOLUTION TO VACATE A WATER MAIN EASEMENT, LOCATED AT 27055 ORCHARD LAKE ROAD. CMR 6-25-95

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby adopts the following resolution:

**CITY OF FARMINGTON HILLS
EASEMENT VACATION
RESOLUTION NO. R-127-25**

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the 9th day of June, 2025, at 7:30 o'clock P.M.

PRESENT: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
ABSENT: NONE

The following resolution was offered by Councilmember Bruce and supported by Councilmember Boleware:

WHEREAS, the Council of the City of Farmington Hills did on the 9th day of June, 2025, determine that it is advisable to vacate, discontinue or abolish the following easement, located in the City of Farmington Hills, subject to the jurisdiction of the City of Farmington Hills:

Easement – Liber 5642, Page 1-2, as assigned in Assignment of Easements – Liber 21148, Page 337-341

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed in accordance with the Farmington Hills City Code, Chapter 26, Article I, Section 26.4.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above captioned easement is hereby vacated, discontinued or abolished.
2. That the City Clerk is hereby directed to file certified copies of this resolution with the Oakland County Register of Deeds.

AYES: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
NAYS: NONE
ABSTENTIONS: NONE

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CAMP COORDINATOR. CMR 6-25-96

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Mathieu Champoux, as a Camp Coordinator, who is related to an employee of the City, Yvonne Champoux, who

works for Special Services.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF MAY 12, 2025.

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the City Council study session minutes of May 12, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF MAY 12, 2025.

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the regular session minutes of May 12, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL BUDGET STUDY SESSION MINUTES OF MAY 13, 2025.

MOTION by Bruce support by Boleware, that the City Council of Farmington Hills hereby approves the budget study session minutes of May 13, 2025.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL BUDGET STUDY SESSION MINUTES OF MAY 14, 2025.

MOTION by Aldred support by Knol, that the City Council of Farmington Hills hereby approves the budget study session minutes of May 14, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

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

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

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

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

CITY ATTORNEY REPORT

The City Attorney Report was included in the packets.

ADJOURNMENT

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

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
THE HAWK – AUDITORIUM
29995 TWELVE MILE ROAD
JUNE 23, 2025 – 5:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:00pm.

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

Councilmembers Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Directors Schnackel and Skrobola, and City Attorney Joppich

PRESENTATION ON THE FARMINGTON HILLS ACTIVITY CENTER STRATEGIC ASSESSMENT BY THE SPORTS FACILITIES COMPANIES

Mayor Rich welcomed attendees and introduced the evening's presentation on the Farmington Hills Activity Center Strategic Assessment conducted by Sports Facilities Companies. No decisions would be made during this session, as City Council does not vote during study sessions. The purpose was to receive the report findings, discuss internally, and allow time for public comment.

City Manager Mekjian provided background on the strategic assessment, which is part of the Phase II evaluation of the Special Services Department by Sports Facilities Management Company. This phase builds on the Phase I assessment and includes facilities review, strategic planning, and implementation support. The goal is to provide City Council with a comprehensive financial analysis by June 30, 2025, specifically focusing on potential Costick Center replacement options. Factors in the evaluation included construction costs, operational expenses, staffing requirements, and capital improvement planning. City Manager Mekjian stressed the importance of ensuring long-term viability and avoiding future infrastructure deterioration due to underfunding. Tonight's presentation represents part one of a two-part financial overview, with part two to address the department's \$4 million annual deficit and unmet capital improvement needs. The goal is to deliver part two by year end.

Utilizing a PowerPoint presentation, Evan Eleff, Sports Facilities Companies (SFC), provided an overview of SFC, the process followed in the Farmington Hills study, financial performance projections, and key considerations and next steps.

Background and Purpose

SFC's assessment is one segment of a broader initiative with three main objectives: 1) maintaining access to high-quality programs for residents, 2) enhancing Farmington Hills' reputation as a desirable place to live and recreate, and 3) improving fiscal responsibility by addressing the \$4 million annual operating deficit within the Special Services Division. The goal is to develop a financially viable long-term strategy for maintaining and expanding senior services.

- The Costick Center, the current facility serving residents aged 50 and better, is approaching the end of its operational viability. The Center faces serious challenges related to safety, utility, and operating costs. Previous assessments indicated that keeping the facility operational would require a minimum of \$13.5 million in capital improvements in the near and mid-term, with further costs expected over the next 3–5 years. Renovations would likely cause interruptions to service.
- In any future scenario, whether renovation or replacement of the Costick Center, it is essential to maintain uninterrupted access to senior services and facilities.
- The findings and options presented tonight are not final and additional opportunities and feedback could emerge following tonight’s meeting. No consensus or decision was expected at this session.

Community Engagement and Data Collection – 2024-2025

Mr. Eleff described the multi-pronged community engagement strategy used to gather input, including public listening sessions, focus group interviews (both formal and informal), a dedicated project website and survey, ongoing staff and commission feedback, and analysis of historical usage data from the last four years (post-pandemic). Listening sessions occurred in December, February, and April. The project website was live in February and March, and a feedback loop was maintained since February.

- 586 individuals responded to the engagement survey. The vast majority (98%) were from the 50 and better age group. Over 25% of respondents were not current users of the Costick Center, a valuable insight for planning future offerings. Despite this, only 2% indicated they would not use an activity center at all, suggesting strong potential interest in expanded services.
- Respondents identified their priorities for physical features and programming. The most requested features included an indoor walking track, group exercise space, and indoor aquatics, followed closely by multi-use courts suitable for both recreational and community events. Flexibility in facility design was emphasized to support a wide range of activities.
- Transportation needs were also considered. Only about 5% of respondents indicated they required transportation to access the center, suggesting general accessibility by most users.
- The survey also asked what would make respondents more likely to visit a senior-focused activity center. Top responses included a greater variety of activities, affordability, proximity, and opportunities for social interaction.
- Beyond quantitative results, the team collected 272 qualitative comments from survey responses, listening sessions, and verbatim entries. These comments were broken down into four categories:
 1. Strong support for retaining the current Costick Center location and opposition to co-locating a replacement facility at The Hawk, due to The Hawk’s busy nature and reduced sense of dedicated senior space.
 2. Desire for updated physical assets, including a pool, pickleball courts, indoor walking track, group exercise rooms, and flexible gathering spaces with social amenities like a coffee bar. A single-story layout was widely preferred.
 3. Strong appreciation for the current staff at the Costick Center and the relationships formed with participants; continuity in staffing was seen as vital.
 4. Requests for extended hours, especially weekends and evenings, to accommodate working adults in the 50+ population.

Additionally, there were concerns about affordability and a preference for fees lower than those at The Hawk. Sensitivity to tax increases was mentioned frequently, along with requests for financial clarity.

Site Options Overview

Mr. Eleff introduced three possible sites for a future activity center: the current Costick Center site, The Hawk, and a potential site at Oakland Community College (OCC). Each was evaluated based on proximity to population, infrastructure, and operational considerations. Using a 10-minute drive time radius as a baseline, demographic analyses were as follows:

- a) Current Costick site: ~63,000 people, median income ~\$74,000
- b) The Hawk site: ~80,643 people, median income \$87,046
- c) OCC site: ~91,000 people, median income ~\$93,000

These figures were derived from Esri (Environmental Systems Research Institute) demographic data and helped determine accessibility and potential revenue generation opportunities at each site.

Each site was discussed relative to opportunities and challenges.

- While The Hawk offers potential for significant operational efficiency, residents strongly opposed co-locating with The Hawk due to concerns about congestion, loss of a dedicated feel, and lack of overall comfort and accessibility for the 50 and better demographic.
- Strengths of the current Costick site include its popularity with respondents, existing infrastructure, and potential partnerships with Rose Senior Living. Challenges include building or retrofitting on-site, which would also preclude possible land sale and associated tax revenue from new residential development.
- The OCC Site offered the potential for a no-cost or low-cost land partnership with the College, and included existing infrastructure such as parking, utilities, and a traffic signal. There was strong potential to recreate the “dedicated space” feel desired by the senior population. Using this site would also provide the opportunity to convert the current Costick site into taxable residential development.

Recommended facility components, costs, and financial performance projections

Recommended facility components included:

1. A multifunction space (~11,000sf) to accommodate large gatherings, events, and recreational programming such as pickleball.
2. Aquatics (~9,000sf): A 25-yard, six-lane aquatics center for fitness swimming, exercise classes, swim lessons, and potential team practices. It would also include wet-dry program space.
3. Flex space (~14,000sf) for walking tracks, a commercial kitchen, administrative offices, and private changing rooms in addition to traditional locker rooms.

Total construction cost estimates: \$19.2M (low) to \$23.5M (high)

- Land Cost assume to be minimal or zero
- Hard costs (building structure, sports equipment, furniture and fixtures)
- Soft costs (design and construction services, staffing and operations)
- A 10% contingency and a 9% inflation escalation were built into the estimates.

Financial performance projections were outlined in detail.

- Net operating income/(loss) was projected to be -\$775,456 in year 1 to -\$655,795 in year 5, representing a cost recovery of 56% in year 1 to 68% in year 5.
- The balance of cost recovery would come from debt service, existing city millage – activities center allocation, allocation of new city millage, and the capital improvement fund, with a 109% (\$401,373) cost recovery by year 5.

- The goal is to achieve cost neutrality by year one through a combination of revenue, millage funding, and capital reserves. By year three, the facility could fully fund its capital improvement needs, contingent on the implementation of a dedicated millage.

Strategic Outlook and Broader Recommendations

Mr. Eleff emphasized that all three proposed sites have trade-offs that must be carefully evaluated. The new facility – called Activity Center – would need to be used beyond 50 and Better programming, functioning as a broader community activity center during non-senior hours. For instance, the pool could be used for swim meets on evenings and weekends.

Strategies to reduce the broader \$4 million special services financial gap include:

- Expanding and establishing new partnerships
- Implementing ongoing operational efficiencies
- Evaluating programs that run at a subsidy
- Finalizing a strategic plan by fall 2025
- Expanding the city's parks millage to help fund long-term debt service and capital improvements

Proposed Parks Millage Structure

Mr. Eleff outlined the current and proposed parks millage impacts:

- The current parks millage is 0.4511, averaging \$56 per household annually
- A new millage to fund the activity center would require 0.39 to 0.48 mills, or approximately \$49 to \$60 per household
- This doubled millage rate, plus additional allocations for parks and capital improvements, may be necessary to support future services and infrastructure
- The goal of these proposals is to reduce reliance on the general fund and introduce a structured funding model for facility upkeep, as well as support for ongoing and expanded services.

Council questions and discussion

In response to questions from Council, Mr. Eleff provided the following information:

- While the analysis just presented did not include the new Oakland County parks and recreation millage, separate discussions and strategies related to that millage are ongoing.
- Millage funding was recommended over bonding due to concerns about increasing annual debt service obligations and limiting financial flexibility within the City budget.
- SFC had worked very closely with the City's finance officials. The fund balance – currently 60-65% of general revenue, was not referenced in the proposal because the presentation was focused specifically on the new activity center. Broader financial strategies involving the fund balance would be addressed through the ongoing strategic planning process.
- Aquatic space construction is significantly more expensive than dry space, costing approximately \$815 per square foot versus \$300–350 per square foot for dry space.
- Having the same pool available for seniors during the day and for competition swims at night and on weekends faced the challenge of pool temperature. Pool temperatures for competition typically run around 78°F, while warm water recreation pools for seniors are usually kept at 86–87°F. A compromise of 82 degrees was possible, but not optimum.
- The proposed pool design for the Activity Center reflects current demand and financial limitations. The addition of a second, smaller warm water therapeutic pool—potentially funded through partnerships with healthcare providers—could enhance service and help meet senior

needs. Adding a therapeutic pool could be considered before the design phase if it was found to be financially feasible.

- The community survey was an open online survey, distributed via QR codes, the project website, and email notifications. The survey was not sent to a defined sample; rather it was promoted broadly through social media, flyers, and community events. SFC believes this approach allows for greater community inclusion than traditional statistically valid surveys, which face declining response rates.
- The 10-minute drive time data for the three proposed sites encompassed all individuals within a 10-minute radius, regardless of municipal boundaries.
- The travel time analysis was conducted during the 2022-2023 study. The most recent analysis focused on land availability and cost.
- No developer partnerships beyond Rose Senior Living had been explored, in terms of seeking developers interested in adding senior housing to a new facility, in order to offset construction cost. However, in SFC's experience, 85% of successful projects involve some form of public-private partnership; this should be a priority moving forward.
- Currently the YMCA is considered a service provider that competes for activities and programs. However, there may be an opportunity in the future to form more of a programmatic relationship with the Y, including a lifeguard relationship.
- The cost estimate labeled as an "opinion of probable cost" was based on real-time, real-world data from 31 facilities currently under development nationwide. The figure incorporates local cost adjustments, contingencies, and inflation projections. The terminology is used because final estimates require completed design documents, which have not yet been developed.
- Regarding next steps, once a site is selected, environmental and geotechnical testing would be performed. Following that, the design process would begin, leading to formal cost estimates and development of a guaranteed maximum price. The phased process is designed to minimize uncertainty and incorporate market volatility.
- Regarding other funding sources such as anticipated congressional funding (\$4 million), potential naming rights, and revenue from the possible sale of the Costick Center property, were not yet factored into the formal analysis. However, the three different models for the three different locations all landed within \$50,000 of each other because of the variables specific to each site.

Council comments

- Councilmember Bridges stressed the importance of integrating affordability considerations from the community engagement survey into financing strategies, to ensure seniors can continue to afford to live in and access programs in Farmington Hills.
- Councilmember Knol requested a list of subsidized programs along with their subsidy amounts. She also raised concerns about balancing community needs with revenue opportunities for the pool. She emphasized that seniors value the warmer water temperature of the existing Costick Center pool, and expressed skepticism about a pool being used for both competition and senior swim use.
- Councilmember Knol asked about the potential partnership with Oakland Community College, noting that OCC Farmington Hills was transitioning into a medical-focused campus that may include a therapy pool. City Manager Mekjian confirmed that preliminary conversations with OCC leadership had taken place, wherein OCC expressed strong interest in partnering with the City, noting that the goals of the new Activities Center align well with their medical technology

and physical therapy training programs. Other potential features of an OCC location included outdoor walking paths and an art park.

- Councilmember Boleware was concerned that the methodology of the community survey was not inclusive of everyone in the senior community. She also revisited the issue of available funds through the Oakland County Parks millage and its potential application toward the activity center project. This information should be included in financial planning and millage deliberations. She asked if the City could explore using some of its own funding including in the fund balance, reducing the need to double the parks millage.
- Councilmember Aldred asked about the maturity of discussions with OCC regarding integrated educational programming. He also asked that travel times be analyzed from a Farmington Hills resident-centric point of view, as opposed to a purely population-centric analysis that included residents from other municipalities.
- Mayor Pro Tem Dwyer asked about the projected timetable following City Council approval of one of the three potential sites, and how a millage request would be calculated.
- Mayor Rich reiterated that there is no intent to close the Costick Center before a new facility is in place. Rumors about imminent closure are unfounded. She asked for a breakdown of how many residents within the 10-minute drive radii for each proposed site are Farmington Hills taxpayers, noting that local tax dollars should primarily benefit local residents. Mayor Rich also requested more robust engagement with the YMCA, particularly since its therapy pool is widely used and could address senior needs.
- Mayor Rich further raised the need for ADA and privacy accommodations in the new facility, particularly for the pool and restrooms. While ADA compliance and features were included in the cost assumptions, accommodating the needs of the senior community needed to go beyond mere ADA compliance.

City Manager Mekjian addressed earlier questions about use of the City's fund balance. He noted that while using a portion of the fund balance to offset capital costs is on the table, Council should remain focused on the full financial picture, including operational, staffing, and programming costs. He also reminded Council that the City's five-year Capital Improvement Plan (CIP) includes \$219 million in projects—ranging from public safety equipment to infrastructure—that must be factored into long-term financial planning.

Finance Director Skrobola provided a detailed overview of the City's projected general fund balance, confirming an expected balance of 61% by the end of fiscal year 2026. Assuming continued drawdowns between \$4–4.5 million annually, the balance is projected to fall to approximately 38–39% by 2028. This remains within the acceptable range for maintaining the City's AAA bond rating. While the Parks and Recreation millage will expire after the 2028 tax year, a renewed millage will ideally appear on the ballot in 2027 to allow time for a fallback option if needed.

Funding assumptions incorporated into the 2025–2026 budget included \$900,000 in anticipated annual support from the Oakland County Parks millage beginning in FY 2025–2026. If not for the \$900,000 contribution, the projected general fund deficit would be closer to \$5 million. The one-time \$4 million allocation from the County had not previously been included in the budget due to uncertainty over its designated use, but was now confirmed to be flexible and available for capital needs such as the activity center.

City Manager Mekjian reiterated that the City is exploring a combination of funding sources including cash from the fund balance, bonding, land sales, federal earmarks, and public-private partnerships. He also confirmed ongoing discussions with both OCC and Rose Senior Living about site co-location and emphasized that if the Costick Center property was sold, land value would depend on the density allowed by City Council and the Planning Commission.

PUBLIC COMMENT

Pat Hansen, Farmington Hills resident, objected to characterizing the new facility as a general “activity center” rather than a dedicated 50+ center and urged the City to prioritize senior use. She asked whether non-resident memberships were factored into financial planning. She was concerned that the importance of transportation may be underestimated, noting SMART buses drop off seniors at the Costick Center daily. She was skeptical about cost savings through shared staffing, stressing that serving the senior population requires a distinct and dedicated approach. Noting there had been years of study and community sessions, she urged the City to move forward with a decision.

Dan Fantore, Chair of the Farmington Area Commission on Aging, thanked Council for the presentation and supported moving forward swiftly due to the deterioration of the existing facility, especially relative to the pool and pickleball courts. He referenced listening sessions held by the Commission on Aging over the past two years, the results of which had been presented to City Council.

Glen Rader, Farmington Hills resident, advised Council to base financial decisions on reliable, hard numbers rather than speculative or aspirational funding sources. He cautioned against repeating past financial missteps such as those associated with the Hawk.

Latika, Farmington Hills resident, questioned the representativeness of the community survey, noting that many seniors are not online and may have been excluded from participation. She cautioned against relying on private partnerships like Rose Senior Living, citing affordability issues at that facility for seniors on fixed incomes. She acknowledged that the Costick center serves users beyond Farmington Hills, and viewed this as an opportunity to model regional excellence. She supported intergenerational programming but emphasized the importance of maintaining affordable, inclusive programs for senior users.

Anita Stromberg, Farmington Hills resident, emphasized the importance of the pool. She expressed appreciation that the Costick Center would not close until a replacement is ready. She urged Council to move the project forward.

Cynthia Gottlieb, Farmington Hills resident, advocated for retaining a dedicated senior center. She opposed co-location with the Hawk, citing accessibility and atmosphere concerns. Ms. Gottlieb stated that seniors deserve a space of their own that reflects their needs and physical abilities. She pointed to the broader community functions the Costick Center fulfills, including as a voting and cooling center. She cautioned against forcing seniors to carry the burden of past fiscal decisions.

Ellen Silverberg, Farmington Hills resident, expressed concern about the limited capacity and frequent shutdowns of the Costick pool, leading her to also join the Y and use that pool when the Costick pool is closed. She had tried using the pool at The Hawk, but it was cold and crowded. She opposed small replacement pools and advocated for a larger, more versatile aquatic center. She emphasized the importance of women-only swim sessions for various religious communities and endorsed the OCC site

due to proximity and better access during road construction periods. She noted that over time many area pools had closed, making the Costick Center pool even more important.

Joshua Taylor, Farmington Hills resident, and representing Changing Spaces, advocated for expanded accessibility features in the new facility, including powered height-adjustable adult changing tables, patient lifts, and larger restrooms with space for companion care. He stressed the importance of adaptive recreation programming and noted that improving accessibility could lead to better grant opportunities and higher facility utilization. He recommended that both pool and non-pool areas be equipped with enhanced accessibility options.

Pamela Santo, Farmington Hills resident, highlighted the social and health benefits provided by the Costick Center, especially water aerobics. She described the strong sense of community among water aerobics participants, with post-swim luncheons at local restaurants drawing 35–55 people. She emphasized the broad regional use of the facility and encouraged Councilmembers to visit the center and experience the community firsthand.

Homayoon Missaghi, Farmington Hills resident, was concerned about the reliability of the survey data, noting that only 500 individuals responded out of a much larger senior population in Farmington Hills. He stated that many seniors do not have internet access and therefore could not participate in an online survey. He emphasized the importance of keeping the Costick Center open and affordable for senior residents.

Jerry Ellis, Farmington Hills resident and former mayor, believed that any senior center should always be called the Costick Center, in honor of former city manager and mayor William Costick, and the center should be a dedicated senior facility. He emphasized four key features that must be retained: the pool, gym, indoor walking track, and the Meals on Wheels program. Mr. Ellis suggested selling land in front of the Costick Center to build senior condos and using that revenue, in addition to grants, to fund improvements. He warned against overbuilding and urged the city to follow past successful models of grant and self-funded projects, and not raise taxes.

Bob LaCosse, Farmington Hills resident, emphasized the importance of designing any new facility with senior-specific needs in mind. He noted that parking accommodations and building access for those with limited mobility were missing from the current presentation. He urged the Council to ensure sufficient accessible parking spaces near entrances and to avoid standard office-style layouts for a facility intended primarily for seniors.

Marilyn Leatham, Farmington Hills resident, was concerned about the accessibility of restroom facilities at The Hawk, citing the location of handicapped restrooms at the rear of the building and the difficulty of using low-seated toilets, especially for individuals recovering from surgery. She also questioned whether the median income data presented in the assessment was specific to the senior population or the general population.

Anita Wagoner, Farmington Hills resident, criticized the limited reference to previous citywide Parks and Recreation surveys regarding the Costick Center. She did not believe the current assessment represented the larger population. She argued that the Costick Center building still had usable value and could be updated affordably. Ms. Wagoner proposed an alternative renovation plan that would preserve current services while selectively replacing infrastructure, such as building a new pool and upgrading the

kitchen. She also supported seeking partnerships with local institutions like OCC, Habitat for Humanity, and Lawrence Tech in order to realize cost savings.

Darcy Scott, Farmington Hills resident, requested clarification regarding the proposed multifunction room, questioning whether activities such as pickleball and banquets would occur in the same room. She was also concerned about the lack of a deep end in the proposed six-lane lap pool, which would impact existing deep water aerobics classes. Ms. Scott asked how the city would maintain services during construction if the Costick Center site were selected for redevelopment.

Lori Daro, Farmington Hills resident, shared how the Costick Center transformed her retirement experience by providing community, daily engagement, and access to social activities. She spoke against the idea of using the new center for general recreational purposes, emphasizing the importance of preserving the Center as a dedicated senior facility. Ms. Daro also expressed concern about the Costick Center's deteriorating conditions. She stressed the need for an easily navigable, one-story building. She criticized the online survey for failing to reach most seniors. She suggested charging more for non-resident use and praised the volunteer network that supports operations.

Paul Huyck, Farmington Hills resident, appreciated the detailed presentation. He emphasized the importance of clearly understanding the statistics and financial projections when evaluating the project.

Angie Smith, Farmington Hills resident and school board member, echoed concerns about affordability and the impact of rising taxes and fees on seniors. She supported preserving a separate senior center, stressing the need for seniors to have their own space away from the bustle of younger families. Ms. Smith warned against overburdening seniors financially and emphasized that they have earned the right to access respectful, affordable services tailored to their needs.

Maureen Clinesmith, Farmington Hills resident and Costick Center volunteer, was concerned that the proposed new activity center may not provide sufficient space to maintain the breadth of senior programming currently offered. She requested a comparison of current versus proposed square footage. She advocated for renovation rather than full replacement. She thought the inclusion of shared-use scheduling conflicted with the desire for expanded senior programming on evenings and weekends.

Final Councilmember Comments

Councilmember Aldred thanked residents for their input. He emphasized that Council had heard resident concerns, and he reaffirmed that the Costick Center would not close before a new facility is ready. He supported moving forward with a clear plan, based on "why", "what", and "how":

- Why: There is a continued need to serve residents 50 and better.
- What: While the Hawk is likely not suitable, remaining options such as the current site and OCC warrant further consideration.
- How: While Councilmember Aldred had reservations about selling the green space on the Costick Center property, he acknowledged that the goal was to fund the project without raising taxes, using a millage only if necessary.

Councilmember Boleware supported expediting the decision; two years of discussion needed to be brought to conclusion. While she appreciated The Hawk as an award winning facility that did many things well, she was strongly opposed to locating the senior center at The Hawk, citing logistical and accessibility issues. She emphasized financial responsibility, and was concerned about the impact of tax

increases on fixed-income seniors. She advocated for pursuing creative partnerships and funding alternatives. She supported reviewing the OCC option further.

Councilmember Knol expressed appreciation for the variety of public comments received tonight. She pointed out that Council received feedback through multiple channels beyond the survey. She emphasized the importance of a dedicated senior space in a single-story facility with adequate parking and accessibility, and affirmed the primary purpose of the new center would be to serve seniors, although limited rentals or community use – as with the current Costick Center – would continue. She supported maintaining a lap pool and continuing existing programming. She believed that the City should find ways to meet the needs of seniors within existing funding, and not through a millage increase. She supported exploring cost-saving measures including grants and partnerships, and restructuring current funds. She opposed placing the center at the Hawk. She shared a sense of urgency in reaching a decision regarding moving forward.

Councilmember Bridges acknowledged anxiety among the senior population regarding this issue and emphasized the need to come to a timely decision. He supported building a new facility nearer to 11 Mile Road on the current Costick site. He was confident in the City's financial strength and its ability to pursue financing strategies that do not raise taxes. He reiterated support for preserving senior services and delivering a facility that residents can be proud of.

Councilmember Bruce supported construction of a new center at OCC or the existing Costick site, but not at The Hawk. Final location should be determined by cost analysis. He recommended selecting a site and design promptly so as to begin cost estimation and identifying funding sources. He did not support raising taxes and did support creative solutions including partnerships, grants, and strategic fund use.

Mayor Pro Tem Dwyer thanked the residents who spoke this evening and emphasized Council support for building a new senior center. He thanked former Mayor Ellis for his comments, and he also supported the OCC or Costick site options, but not The Hawk.

Mayor Rich thanked the residents who spoke. She acknowledged the strong community passion and advocacy relative to this issue. She pointed to Council consensus on the need for a senior-focused facility, including core amenities such as a pool, indoor track, kitchen, gym, pickleball courts, and support services. She affirmed The Hawk site was no longer under consideration due to lack of Council support. She expressed interest in the OCC site based on accessibility and cost. She agreed that it was important to make a decision in order to enable progress on design and funding. She stressed the importance of fiscal responsibility, leveraging creative funding solutions and partnerships, including ongoing advocacy for federal funding.

Mayor Rich directed staff to prioritize next steps for decision and development of a new senior center.

ADJOURNMENT

The Study Session meeting was adjourned at 7:23pm.

Respectfully submitted,

Carly Lindahl, City Clerk