

**AGENDA**  
**CITY COUNCIL STUDY SESSION**  
**AUGUST 11, 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](http://www.fhgov.com)

1. Call Study Session to Order
2. Roll Call
3. Discussion on the [Interlocal Agreement with Oakland County for Heritage Park](#)
4. Discussion on Draft [Zoning Text Amendment 5, 2025](#) - Design Standards
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: 08/11/2025

DEPT: SPECIAL SERVICES

RE: INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF OAKLAND AND THE  
CITY OF FARMINGTON HILLS FOR HERITAGE PARK

### ADMINISTRATIVE SUMMARY

- Heritage Park is an outstanding 200+ acre park with over 4.5 miles of hiking trails. The park is home to the Spicer House, Nature Center/Day Camp Building, Stables Art Studios, Amphitheater, Heritage & History Center, Barn, Caretaker House, Longacre House, Splash Pad and Riley Archery Range. It also includes picnic shelters, playgrounds, a sled hill, sand volleyball courts, horseshoe pits, and grills.
- In 2024, Heritage Park received well over 750,000 visitors. The annual expense to operate/manage the site was \$1,831,849 and program revenue, from the Nature Center, Archery Range and Shelter Rentals, was \$439,859.
- The Farmington Hills City Manager and Director of Special Services initially met with the Oakland County Parks and Recreation Director, in the Fall of 2023 to initiate conversation about partnering on programs and/or parks. In the Fall of 2024, Oakland County passed an increased Parks Millage and conversations between the County and the City accelerated. This led to the concept of an Interlocal Agreement to create *Heritage Oaks Park*.
- A summary of the initial terms is as follows:
  - ◆ 30-year renewable agreement.
  - ◆ \$4 million payment to the City after a six-month planning and transition period (ending March 31, 2026).
  - ◆ The Park Action Plan is to be developed during the transition period, in coordination with both County and City staff. It includes:
    - **Community Engagement**
    - **Existing Conditions Analysis**
    - **Strategic Plan**
    - **Capital Improvements Plan**
    - **Parks Operations and Maintenance Plan (POMP)**
      - The POMP will be submitted to Farmington Hills City Council for its approval, comments and recommendations by March 31, 2026.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- A partnership of this magnitude would benefit our community by improved capital investments in the park with both upfront and ongoing financial funding. It will also increase our service level for our residents and guests.
- In addition, the upfront investment would allow the City to divert funding to other capital and ongoing Department of Special Services programs, facilities, services and/or debt.
- Oakland County Parks has entered into several similar relationships with the Cities of Oak Park, Southfield, Pontiac, and Madison Heights.

### RECOMMENDATION

- It is recommended that the City Council authorize the City Manager and City Clerk to sign the Interlocal Agreement with Oakland County for Heritage Park and authorize the City Manager and Director of Special Services to finalize the terms of the agreement in consultation with the City Attorney.

###

Prepared by: Ellen Schnackel, Director of Special Services

Department Approval: Ellen Schnackel, Director of Special Services

Executive Approval: Gary Mekjian, City Manager

**INTERLOCAL AGREEMENT BETWEEN  
THE COUNTY OF OAKLAND  
AND  
THE CITY OF FARMINGTON HILLS  
FOR HERITAGE PARK**

This Agreement (the "Agreement") is made between the County of Oakland, a Constitutional and Municipal Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), by, through, and administered by its statutory agent the Oakland County Parks and Recreation Commission ("OCPRC") and the City of Farmington Hills, 31555 West Eleven Mile Road, Farmington Hills, Michigan 48336 ("City"). County and the City may also be referred to jointly as "Parties".

**INTRODUCTION AND PURPOSE OF AGREEMENT.**

- A. The City is the owner of approximately two hundred and twelve (212) acres of real property (hereinafter "Premises").
- B. The Parties desire to have OCPRC operate, manage, plan for, and maintain the Premises, for conservation purposes and for public recreation purposes, including, but not limited to, pathways, trails, and a parking lot for such purposes. To effectuate this desire, the County and the City now enter into this Agreement, pursuant to Michigan law, for the purpose of delineating the duties and responsibilities between the Parties with respect to operation, management, planning, and maintenance of the Premises.

The Parties agree to the following terms and conditions:

- 1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows.
  - 1.1. **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, addendum, or exhibit approved in accordance with Section 2.
  - 1.2. **Capital Improvement Project** means a project that: (1) costs thirty thousand dollars (\$30,000.00) or more and (2) extends the life cycle of an existing facility or asset; replaces, renovates, or remodels an existing facility or asset; or adds a new facility or asset.
  - 1.3. **City** means the City of Farmington Hills, its Council, departments, divisions, elected and appointed officials, board members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors.
  - 1.4. **City Employee** means any City employee, officer, manager, volunteer, attorney, contractor, subcontractor, and/or any such person's successors or predecessors (whether such persons act or acted in their personal, representative, or official capacities). "City Employee" shall also include any person who was a City Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.
  - 1.5. **Claims** means any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against a Party, or for which a party may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based

upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law.

- 1.6. **County** means Oakland County, a Municipal and Constitutional Corporation, including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.
- 1.7. **County Employee** means any County employee, officer, manager, volunteer, attorney, contractor, subcontractor, and/or any such person's successors or predecessors (whether such persons act or acted in their personal, representative, or official capacities). "County Employee" shall also include any person who was a County Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.
- 1.8. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
- 1.9. **Effective Date.** the date all Parties sign the Agreement.
- 1.10. **Exhibits** means the following documents, which this Agreement includes and incorporates:
  - 1.10.1. **Exhibit A:** describes and depicts the Premises.
- 1.11. **OCPRC** means the Oakland County Parks and Recreation Commission, as established by resolution of the Oakland County Board of Commissioners pursuant to Public Act 261 of 1965, MCL 46.351, et seq.
- 1.12. **Park** means the park operated and managed by the Parties on the Premises.
- 1.13. **Park Fees and Charges** means the following fees and charges: (1) equipment/facility rental fees, (2) event program fees, (3) sponsorship of events/programs by third parties, and (4) and all other fees and charges charged and collected by the City associated with the use of the Park.
- 1.14. **Park Revenue** means the monies generated from the Park Fees and Charges received by OCPRC and the City and grants, gifts, and donations received by OCPRC or by the City for the Park.
- 1.15. **Premises** means the real property that is described and depicted in Exhibit A.
- 1.16. **Transition Period** means a period of time commencing on the Effective Date and ending on March 31, 2026.

## 2. **AGREEMENT TERM/ REAL PROPERTY DESCRIPTION & TERMINATION.**

- 2.1. **Agreement Term.** This Agreement shall commence on the Effective Date and end thirty (30) years from the Effective Date ("Initial Term"). On the date the Initial Term ends, this Agreement shall automatically renew, without action of either Party, for thirty (30) years ("Renewal Term"). However, if either Party provides written notice to the other Party, at least one hundred eighty (180) days before the end of the Initial Term, of its desire that the Agreement not renew, then the Agreement shall end on the last day of the Initial Term. The non-renewal of this Agreement pursuant to this Section shall not be deemed a termination of this Agreement under Section 2.7. The terms and conditions contained in this Agreement shall not change during the Renewal Term. The approval and terms of this Agreement and any amendments shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk

with the Secretary of State.

- 2.2. **Agreement Amendments.** All amendments or modifications to this Agreement shall be in writing and approved and filed as set forth in Section 2.1.
- 2.3. **Real Property Subject to Agreement.** The City grants the County use of the Premises for the purposes and according to the terms and conditions set forth herein.
- 2.4. **Use of Premises.** On the date the Transition Period ends, OCPRC shall have care, control, and use of the Premises to operate, manage, plan, maintain, and improve the Premises for public recreation activities, as further described and delineated herein, and to provide other recreation activities mutually agreed upon by the Parties. OCPRC shall obtain the City's prior consent, in writing, to use the Premises for any purpose not described herein, such consent shall be given by the City's Representative.
- 2.5. **Fee for Use of Premises.** The County shall not pay a monetary fee for the use of the Premises. The Parties acknowledge that the services provided by the County during this Agreement are adequate consideration for this Agreement.
- 2.6. **Designation of Park & Name of Park.** During this Agreement, the Premises shall be named "Heritage Oaks Park" or another name mutually agreed to in writing by the City Representative and the OCPRC Representative. Both Parties shall jointly be designated on the signage for the Park.
- 2.7. **Termination/Expiration.**
  - 2.7.1. **Termination by the City.** The City may terminate this Agreement, at any time, if OCPRC is notified in writing at least one hundred eighty (180) days prior to the effective date of termination and any one of the following occur: (1) the Premises are no longer being used for the purposes identified in this Agreement; (2) OCPRC provided the City with information at any time during this Agreement that was false or fraudulent; or (3) OCPRC fails to perform any of its obligations under this Agreement, and such failure is not cured within ninety (90) calendar days after written notice of default to OCPRC.
    - 2.7.1.1. **Termination by the City in Absence of Default/Breach.** If the City terminates this Agreement, in absence of default or breach by OCPRC, then the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, on the date of the termination notice.
    - 2.7.1.2. **Termination by the City for Default/Breach.** If the City terminates this Agreement for default or breach by OCPRC, then the City does not have to reimburse OCPRC the non-depreciated value of Capital Improvement Projects to the Park paid for by OCPRC.
  - 2.7.2. **Termination by OCPRC.** OCPRC may terminate this Agreement, at any time, if the City is notified in writing at least one hundred eighty (180) days prior to the effective date of termination and any one of the following occur: (1) the Premises are no longer being used for the purposes identified in this Agreement; (2) the City provided OCPRC with information, at any time during the Agreement term, that was false or fraudulent; (3) the City fails to perform any of its obligations under this Agreement, and such failure is not cured within ninety (90) calendar days after written notice of default to the City.

2.7.2.1. **Termination by OCPRC in Absence of Default/Breach.** If OCPRC terminates this Agreement in absence of default or breach by the City, then the City does not have to reimburse OCPRC the non-depreciated value of Capital Improvement Projects to the Park paid for by OCPRC.

2.7.2.2. **Termination by OCPRC for Default/Breach.** If OCPRC terminates this Agreement for default or breach of the City, then the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, before the date of the termination notice.

2.7.3. **Disposition of Personal Property Upon Expiration/Termination of Agreement.** Upon expiration or termination, for any reason, of this Agreement, each Party shall retain ownership of personal property purchased by them, unless the Parties otherwise agree in writing. "Personal property" does not include buildings or fixtures.

2.7.4. **Condition of Park Upon Expiration/Termination of Agreement.** Upon the expiration or termination of this Agreement, OCPRC shall cease all Park management and operation, surrender the Premises to the City, and cooperatively work with the City to transfer Park management and operation.

2.7.5. **Payment for Non-Depreciated Capital Improvement Projects Upon Agreement Expiration.** If the Agreement is not renewed at the end of the Initial Term for the Renewal Term, then the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, before the date the Agreement expires. Upon the expiration of the Renewal Term, the City shall not reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC.

### 3. **TRANSITION PERIOD.**

3.1. **Transition Period.** This Agreement includes a Transition Period. During the Transition Period, the Parties shall work cooperatively to facilitate the transfer of Park management and operations to OCPRC.

#### 3.2. **Park Information.**

3.2.1. **Grants & Endowments.** Within thirty (30) days of the Effective Date, the City shall provide OCPRC copies of all grant agreements, endowment agreements, or other agreements that impose restrictions and conditions upon the Premises and its use.

3.2.2. **Agreements between the City and Third Parties.** Within thirty (30) days of the Effective Date, the City shall provide OCPRC copies of all third party agreements relating to the use, management, or operation of the Premises, if any. OCPRC is not under any obligation to assume any third party agreements relating to the management or operation of the Premises.

#### 3.3. **Rights and Obligations During the Transition Period.**

3.3.1. **Park Operation and Maintenance During Transition Period.** During the Transition Period, the City shall be responsible to operate and to maintain the Park and to pay for all costs associated therewith.

- 3.3.2. **County Right to Access and Perform Work on the Premises.** During the Transition Period, the County may access the Premises to perform maintenance, restoration, repairs, and improvements to the Premises, mutually agreed to by the Parties in writing.
  - 3.3.3. **Premises Inspections.** During the Transition Period, the County shall inspect the infrastructure and conditions of the Park, including but not limited to the condition of utilities and their connections, the parking lot, trees, restrooms, pavilions, playground equipment, trails and pathways. The inspection shall be codified in a document to illustrate the condition of the Premises at the end of the Transition Period.
  - 3.3.4. **Park Planning.** During the Transition Period, the County shall: (1) assume primary responsibility for Park planning, (2) regularly consult with the City about such planning, and (3) organize at least two (2) community forums in the City during the Transition Period to hear suggestions from City residents.
  - 3.3.5. **Park Programming.** During the Transition Period, OCPRC may organize and host mutually agreed upon recreation programs, events, volunteer activities, and other activities.
- 3.4. **Environmental Condition.**
- 3.4.1. **Environmental Assessments.** During the Transition Period, OCPRC shall examine the Premises and perform a Phase I Environmental Site Assessment (ESA), at its sole cost, and additional environmental assessments that OCPRC deems necessary, in its sole discretion and at its sole cost.
  - 3.4.2. **Copies of Environmental Assessments.** OCPRC will provide the City with a copy of the Phase I ESA and any other environmental assessments. OCPRC shall take possession of the Premises subject to such Phase I ESA and other environmental assessments performed pursuant to this Section.
  - 3.4.3. **Termination Related to Environmental Assessments.** Notwithstanding any other provision, OCPRC may terminate this Agreement prior to the end of the Transition Period, if OCPRC is not satisfied with the condition of the Premises as evidenced by the Phase I ESA or other environmental assessments performed pursuant to this Section.

#### 4. **PARK GOVERNANCE & OPERATIONS.**

- 4.1. **Agreement Administration.** The City Manager or their successor or their written designee is the City's Agreement Administrator (hereinafter "the City's Representative"). The OCPRC Director or their successor or their written designee is OCPRC's Agreement Administrator (hereinafter "OCPRC's Representative"). Each Party must notify the other of their written designees.
- 4.2. **Disputes.** All disputes arising under or relating to the interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties shall first be submitted to the City Representative and the OCPRC Representative for possible resolution. If the City Representative and the OCPRC Representative cannot resolve the dispute, then the dispute shall be submitted to the signatories (or their successors) of this Agreement for possible resolution.

- 4.3. **Park Management and Operations.** Except as otherwise provided by this Agreement, OCPRC shall manage and operate the Park in a manner consistent with other OCPRC Parks, OCPRC policies, the OCPRC 5-Year Parks and Recreation Master Plan (“OCPRC Master Plan”), and the plans and programs set forth and described herein. The OCPRC Master Plan can be found on the OCPRC website. OCPRC shall manage and operate the Park with OCPRC staff, volunteers, and contractors.
- 4.4. **Park Improvement Projects.** OCPRC shall be responsible to provide and perform (either directly or through third parties) improvements for the Park. This responsibility and the costs associated therewith shall be addressed in the plans and programs set forth and described herein. All Capital Improvement Projects shall become an integral part of the Premises. No Capital Improvement Projects shall occur without the prior written approval of the City’s Representative, unless such Capital Improvement Project was included in the CIP.
- 4.5. **Park Maintenance/Repairs.** The responsibility for, provision of, and costs for Park maintenance and repairs shall be set forth in the Park Operations and Management Plan described in and required by this Section.
- 4.6. **Park Utilities.** The provision of and costs for utilities for the Park and Premises utilities shall be the responsibility of the City.
- 4.7. **Park Action Plan.** By January 31, 2026, OCPRC shall create a Park Action Plan for the Park. The Park Action Plan shall be created pursuant to OCPRC’s current policies and procedures. Once completed, OCPRC shall submit the Park Action Plan to the City Representative for comments and recommendations. The City Representative shall submit its comments and recommendations to the OCPRC Representative within thirty (30) Days of receipt of the Park Action Plan. The OCPRC Representative shall review and consider the City Representative’s comments and recommendations and shall endeavor to address all comments and recommendations. The Park Action Plan shall not be approved or implemented by OCPRC without prior written approval by the City Representative. If the City Representative does not respond within the thirty (30) day period, then the City Representative is deemed to have approved the Park Action Plan. Notwithstanding any other provision, if the City Representative does not approve the Park Action Plan by March 31, 2026, OCPRC or City may terminate this Agreement. Such termination shall not be deemed a breach or default of the City. Modifications to the Amendment shall be codified according to the procedure set forth in this Section. Every five (5) years OCPRC shall create an updated Park Action Plan, which the City Representative shall have at least sixty (60) days to review and comment on.
- 4.8. **Park Operations and Management Plan.** By January 31, 2026, OCPRC shall create a Park Operations and Management Plan for the Park (“POMP”), addressing and planning for Park operations, use of County-owned equipment by the City, use of volunteers at the Park, use of City employees at the Park, the uniforms that will be worn by City and County employees in the Park, forecasting Park maintenance projects for a five (5) year period and how the City and OCPRC will communicate and meet to review and discuss matters relating to the Park. Except as otherwise provided by this Agreement, the POMP shall be created pursuant to OCPRC’s current policies and procedures. Once completed, OCPRC shall submit the POMP to the City Representative, who shall provide the POMP to City Council for its approval, comments and recommendations. The City Representative shall submit City Council’s comments and recommendations to the OCPRC Representative within thirty (30) Days of receipt of the POMP. If the City Representative does not respond within the thirty (30) day period, then the City is deemed to have approved the POMP. OCPRC shall review and

consider the City's comments and recommendations and shall endeavor to address all comments and recommendations; however, OCPRC is not obligated to incorporate such comments and recommendations into the POMP. After receiving the City's comments and recommendations or passage of the thirty (30) day period (whichever is first), OCPRC shall commence to have the POMP adopted and implemented pursuant to its policies and procedures. Notwithstanding any other provision in this Agreement, if the City Representative and OCPRC Representative cannot agree to a POMP within thirty (30) Days after the end of the City POMP Comment Period, then OCPRC or City may proceed under the Dispute Resolution Section of this Agreement, Section 4.2 or terminate this Agreement. If this Agreement is terminated pursuant this Section, the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, up to the date of the termination notice. Modifications to the POMP shall be codified according to the procedure set forth in this Section. Every five (5) years OCPRC shall create an updated POMP which the City Representative shall have at least sixty (60) days to review and provide comments.

- 4.9. **Park Capital Improvement Plan.** By January 31, 2026, OCPRC shall create a Park Capital Improvement Plan ("CIP") forecasting Capital Improvement Projects for a five (5) year period. The CIP shall be created pursuant to OCPRC's current policies and procedures and shall be included in OCPRC's annual CIP. Once completed, OCPRC shall submit the CIP, applicable to the Park, to the City Representative for comments and recommendations. The CIP shall not be approved or implemented by OCPRC without prior written approval by the City Representative. The City Representative shall submit its comments and recommendations to the OCPRC Representative within thirty (30) Days of receipt of the CIP ("City CIP Comment Period"). OCPRC shall review and consider the City Representative's comments and recommendations and shall endeavor to address all comments and recommendations; however, OCPRC is not obligated to incorporate such comments and recommendations into the CIP. If the City Representative does not respond within the City CIP Comment Period, then the City Representative is deemed to have approved the CIP. After receiving the City Representative's written approval of the CIP, OCPRC shall commence to have the CIP adopted and implemented pursuant to its policies and procedures. Notwithstanding any other provision in this Agreement, if the City Representative and OCPRC Representative cannot agree to a CIP within thirty (30) Days after the end of the City CIP Comment Period, then OCPRC or City may proceed under the Dispute Resolution Section of this Agreement, Section 4.2 or terminate this Agreement. If this Agreement is terminated pursuant this Section, the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, up to the date of the termination notice. Modifications to the CIP shall be codified according to the procedure set forth in this Section. Every four (4) years OCPRC shall create an updated CIP, which the City Representative shall have at least sixty (60) days to review.
- 4.10. **Park Access/Parking.** The Parties shall be responsible to determine how Park patrons will access the Park (ingress to and egress from the Park). This responsibility and the costs associated therewith shall be addressed in the plans and programs set forth and described herein. In no event shall any resident of the City incur any fee or charge for entering the Park or Premises or for parking their car in or on the Park or Premises.
- 4.11. **Endangered Species.** OCPRC acknowledges that the Premises or portions thereof may be subject to restrictions or closures, if endangered species are present.

- 4.12. **Park Rules.** During this Agreement, the Park and Premises shall be subject to City Rules and Regulations and City policies and procedures, except as otherwise provided by this Agreement.
- 4.13. **Park Security.** Security for the Park shall be provided by the City solely at its expense.
- 4.14. **Signs.** OCPRC shall be responsible for and is permitted to erect signs to identify the Park and features/structures located therein and to erect other signs that are typical and/or necessary at a public park of this nature. OCPRC shall be required to comply with the City's ordinance requirements regarding the design and placement of any new signs, unless otherwise agreed to by the City. OCPRC shall be responsible for the cost of signs it erects.
- 4.15. **Volunteers.** OCPRC may use volunteers at the Park in various capacities, including existing volunteers and volunteer groups. All OCPRC volunteers providing volunteer service at the Park shall become part of OCPRC's volunteer program.
- 4.16. **Sponsorship of Events/Programs at Park by Third Parties.** Without approval from the OCPRC, the City may solicit or accept sponsorship of events/programs at the Park by third-parties, pursuant to the City's policies and procedures.
- 4.17. **Use of Park by Third Parties.** Notwithstanding any other provision in this Agreement, the City may license use of the Park to third parties for events or programs, without approval from and notification to OCPRC. The City shall allow such use via written agreement with the third party, pursuant to City policies and procedures. To avoid scheduling conflicts at the Park, all third parties desiring to use the Park for events or programs shall schedule such use through the City. The written agreement for use of the Park by third parties shall also include the County and OCPRC as indemnified parties and additional insureds as well, if insurance is required.
- 4.18. **Use of Park by the City/County.** OCPRC may use the Park for OCPRC-sponsored events or programs at no cost, charge, or fee, if such use does not conflict with other scheduled events or programs. To avoid scheduling conflicts at the Park, OCPRC shall reserve use of the Park for its events or programs, through the City. OCPRC shall be responsible for all costs associated with the setup, operation, and cleanup of such events or programs. County and City shall promote activities planned by the other Party to take place in the Park in the same manner as they promote their own activities.

## 5. **PARK FINANCES.**

- 5.1. **Initial OCPRC Investment.** Within thirty (30) Days of the date the Transition Period ends, the County shall pay the City four million dollars (\$4,000,000.00), for non-depreciated value of capital improvements made by the City to the Park prior to the execution of this Agreement.
- 5.2. **Park Maintenance Fee and Utilities.** During the Transition Period the Parties shall discuss and determine payment of Park maintenance and utilities. This determination shall be contained in the POMP.
- 5.3. **Establishment of Park Fees & Charges.** The City shall establish all Park Fees and Charges at the Park. The Park Fees and Charges shall be created, adopted, and implemented pursuant to the City's current policies and procedures as may be amended by City Council. Notwithstanding any other provision in this Agreement, at no time shall City Residents and Oakland County Residents be charged a fee for entry into the Park or the Premises or for parking at the Park or on the Premises.
- 5.4. **Park Revenue.** Subject to applicable law, all Park Revenue shall be paid to the City and shall

be deemed the City's revenue, unless otherwise agreed by the Parties during the Transition Period and codified in the POMP. The City shall record the monies of all Park Revenue according to generally accepted accounting principles.

5.5. **Annual Accounting and Audits.** The City shall provide OCRPC with an annual accounting of Park Revenue consistent with generally accepted accounting policies and procedures. OCRPC has the right to annually review and audit the City's records related to Park Revenue.

5.6. **Park Grants.** The Parties shall use their best efforts to work together to secure grant funding for Park expansion, development, improvements, operation, and maintenance. OCRPC and the City shall work together to apply for and manage grants related to the Park.

6. **ASSURANCES/LIABILITY/INSURANCE.**

6.1. **Title to Premises.** The City warrants that it has fee simple title to the Premises and the authority to enter into this Agreement. The City, at its sole expense, shall defend (including payment of attorney fees) OCRPC against any Claim challenging the City's right to execute this Agreement or OCRPC's use of the Premises as set forth herein.

6.2. **Liability for Claims.** Except as otherwise provided herein, each Party shall be responsible for any Claims made against that Party by a third-party and for the acts or omissions of its agents, employees, volunteers, officers, or officials arising under or related to this Agreement.

6.3. **Liability for Claims Prior to the Agreement Effective Date.** To the extent provided by law, the City shall be solely responsible for and shall defend (including payment of attorney fees) OCRPC against, at the City's sole expense, any Claim that occurred prior to the Effective Date or that was incurred but not reported prior to the Effective Date.

6.4. **Liability for Environmental Matters.** Notwithstanding any other provision, OCRPC shall not be responsible to perform or pay for remediation or clean-up of any environmental contamination on or around the Premises, which existed on the Premises prior to the Effective Date and/or discovered by the Phase I ESA or any other environmental assessments performed pursuant to this Section 3. OCRPC shall be responsible to perform or to pay for remediation or clean-up of any environmental contamination on or around the Premises, which is caused by OCRPC and to the extent provided by law, is caused by any of its contractors on the Premises.

6.5. **Legal Representation.** Except as provided herein, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees, for any Claim that may arise from the performance of this Agreement.

6.6. **Responsibility for Costs/Fines/Fees.** Each Party shall be solely responsible for all costs, fines and fees associated with any acts or omissions by its employees, volunteers, officers, or officials arising under or related to this Agreement.

6.7. **No Indemnification/Reimbursement.** Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.

6.8. **Governmental Function/Reservation of Rights.** Performance of this Agreement is a governmental function and government service. This Agreement does not, and is not intended to, impair, divest, delegate, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this

Agreement shall be construed as a waiver of governmental immunity.

6.9. **Limitation of Liability.** In no event shall either Party be liable to the other Party or any other person, for any consequential, incidental, direct, indirect, special, and punitive or other damages arising out of this Agreement.

6.10. **Insurance.**

6.10.1. Except for the insurance set forth in Section 6.10.2 and Section 6.10.3, this Agreement does not require either Party to obtain insurance to cover loss exposures associated with this Agreement and the Park. Each Party is solely responsible to determine whether it will obtain insurance, and in what amounts, to cover loss exposures associated with this Agreement and the Park.

6.10.2. If a Party purchases a special event insurance policy for use the Premises, for whatever reason, then the Party shall name the other Party and its boards, commissions, elected and appointed officers/officials, employees, and volunteers as “additional insureds” on such policy.

6.10.3. The City, at its sole cost, shall obtain real property insurance or self-insurance for existing buildings and structures located on the Premises and for any future buildings and structures located on the Premises whether built by the City or OCPRC. If a building or structure that is covered by the City’s real property insurance is damaged or destroyed, the City shall repair or replace the building or structure in a timely manner

6.11. **Waste.** Neither Party shall commit or allow to be committed any waste or nuisance on the Premises and will not use, or allow the Premises to be used, for any unlawful purpose.

6.12. **Compliance with Laws.**

6.12.1. The Parties shall comply with all applicable federal, state, or local laws, regulations, rules, and ordinances related to the operation, management, planning, maintenance, and improvement of the Premises and Park. OCPRC shall obtain any necessary permits regarding its use of the Premises.

6.12.2. OCPRC shall comply with all applicable grants and other agreements between the City and another entity such as the state of Michigan, governing the operation of and restrictions upon the Premises. OCPRC understands that the Spicer House, located on the Premises, is a designated Historic District and shall comply with all City Historic District ordinances and state law relating to Historic Districts.

6.12.3. The Parties acknowledges that any violations of the federal, state, or local regulations or convictions of any resource violations may be considered a default of this Agreement and may terminate this Agreement, as provided herein.

6.13. **Authorization.** The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

7. **GENERAL TERMS AND CONDITIONS.**

7.1. **No Interest in Premises.** Through this Agreement, OCPRC shall have no title interest in and/or to the Premises or any portion thereof and has not, does not, and will not claim any such title or any easement over the Premises.

- 7.2. **Delegation or Assignment**. Neither Party shall delegate or assign any obligations or rights under this Agreement without the prior written consent of the other Party. For purposes of this Section, consent for the County shall be given by the OCPRC Director or his/her successor and consent for the City shall be given by the City Representative.
- 7.3. **No Employee-Employer Relationship**. Nothing in this Agreement shall be construed as creating an employer-employee relationship between County and the City.
- 7.4. **No Third Party Beneficiaries**. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.
- 7.5. **No Implied Waiver**. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.
- 7.6. **Severability**. If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.
- 7.7. **Captions**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural, any reference to gender, and any use of the nominative, objective or possessive case in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
- 7.8. **Force Majeure**. Notwithstanding any other term or provision of this Agreement, neither Party shall be liable to the other for any failure of performance hereunder if such failure is due to any cause beyond the reasonable control of that Party and that Party cannot reasonably accommodate or mitigate the effects of any such cause. Such cause shall include, without limitation, acts of God, floods, fire, explosion, vandalism, national emergencies, insurrections, riots, wars, strikes, lockouts, work stoppages, other labor difficulties, or any law, order, regulation, direction, action, or request of the United States government or of any other government. Reasonable notice shall be given to the affected Party of any such event.
- 7.9. **Notices**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (i) the date of actual receipt; (ii) the next business day when notice is sent express delivery service or personal delivery; or (iii) three days after mailing certified U.S. mail.
- 7.9.1. If Notice is sent to County, it shall be addressed and sent to: OCPRC Director, 2800 Watkins Lake Road, Waterford, Michigan 48328 and the Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph Road, Pontiac, Michigan

48341.

- 7.9.2. If Notice is sent to the City, it shall be addressed and sent to Clerk, City of Farmington Hills, 31555 W Eleven Mile Rd, Farmington Hills, MI 48336 and the Director of Special Services, 31555 W Eleven Mile Rd, Farmington Hills, MI 48336.
- 7.9.3. Either Party may change the individual to whom Notice is sent and/or the mailing address by notifying the other Party in writing of the change.
- 7.10. **Governing Law/Consent To Jurisdiction And Venue.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 47th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
- 7.11. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original agreement, but all of which together shall constitute one Agreement. Copies (photo, fax, or electronic) of signatures to this Agreement will be deemed originals and may be relied on to the same extent as originals.
- 7.12. **Entire Agreement.** This Agreement and the referenced Affidavit represents the entire agreement and understanding between the Parties regarding the maintenance, operation, and management of the Park and the Premises. This Agreement and the referenced Affidavit supersede all other oral or written agreements between the Parties regarding that subject matter. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party.

IN WITNESS WHEREOF, Gary Mekjian, City Manager, has been authorized by a resolution of the City, to execute this Agreement.

EXECUTED: \_\_\_\_\_  
Gary Mekjian, City Manager

DATE: \_\_\_\_\_

WITNESSED: \_\_\_\_\_  
Carly Lindahl, City Clerk

DATE: \_\_\_\_\_

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement.

EXECUTED: \_\_\_\_\_  
David T. Woodward, Chairperson  
Oakland County Board of Commissioners

DATE: \_\_\_\_\_

WITNESSED: \_\_\_\_\_

DATE: \_\_\_\_\_

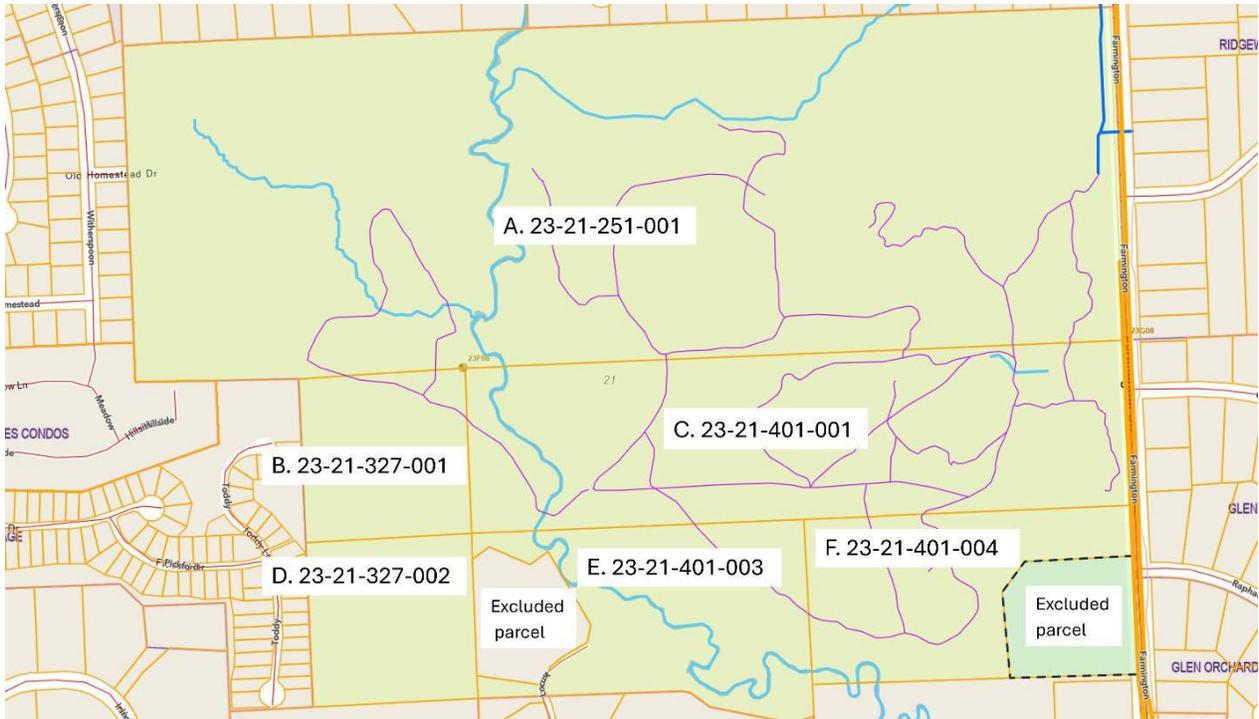
EXECUTED: \_\_\_\_\_  
Ebony Bagley Chairperson  
Oakland County Parks and Recreation Commission

DATE: \_\_\_\_\_

WITNESSED: \_\_\_\_\_

DATE: \_\_\_\_\_

## EXHIBIT A



### PARCEL A

- Parcel: 23-21-251-001 (121.06 ac)
- Legal Description: T1N, R9E, SEC 21 S 1/2 OF NE 1/4 & SE 1/4 OF NW 1/4 120 A (entire parcel)

### PARCEL B

- Parcel: 23-21-327-001 (9.94 ac)
- Legal Description: T1N, R9E, SEC 21 N 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 10 A

### PARCEL C

- Parcel: 23-21-401-001 (39.69 ac)
- Legal Description: T1N, R9E, SEC 21 N 1/2 OF N 1/2 OF SE 1/4 40 A

### PARCEL D

- Parcel: 23-21-327-002 (9.90 ac)
- Legal Description: T1N, R9E, SEC 21 S 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 10 A

### PARCEL E

- Parcel: 23-21-401-003 (16.95 ac)
- Legal Description: T1N, R9E, SEC 21 THAT PART OF SW 1/4 OF SE 1/4 LYING N OF 'CROSSMAN & MARQUIS SUB', ALSO W 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 EXC BEG AT PT DIST S 02-00-00 E 760 FT FROM CEN OF SEC, TH N 53-15-00 E 83 FT, TH S 66-25-00 E 178 FT, TH N 53-40-00 E 88 FT, TH S 30-30-00 E 338 FT, TH S 14-05-00 W 71 FT, TH S 60-20-00 W 114 FT, TH S 50-20-00 W 64 FT, TH S 21-15-00 W 78 FT, TH N 81-25-00 W 265 FT, TH N 02-00-00 W 460 FT TO BEG 16.50 A

### PARCEL F

- Parcel: 23-21-401-004 (14.43 ac)

**EXHIBIT A**

- Legal Description: T1N, R9E, SEC 21 E 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 EXC BEG AT PT DIST S 864.58 FT FROM E 1/4 COR, TH S 89-47-10 W 437.66 FT, TH S 38-31-50 W 150.73 FT, TH S 03-00-30 E 342.75 FT, TH S 89-48-20 E 514.24 FT, TH N 463.02 FT ALG SEC LINE TO BEG 14.56 A

Total acreage of Heritage Park: 211.97 acres

# HERITAGE OAKS

**INTERLOCAL AGREEMENT BETWEEN  
THE COUNTY OF OAKLAND  
AND  
CITY OF FARMINGTON HILLS  
FOR HERITAGE PARK**

Meadow



Upper Rouge River Views



Wildlife Viewing



Trails



# Heritage Oaks Park

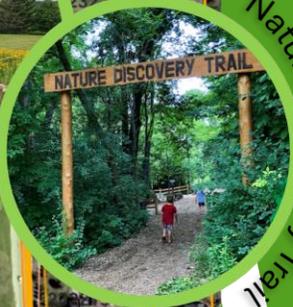
Splash Pad



NATURE DISCOVERY TRAIL



Nature Discovery Trail



Nature Center



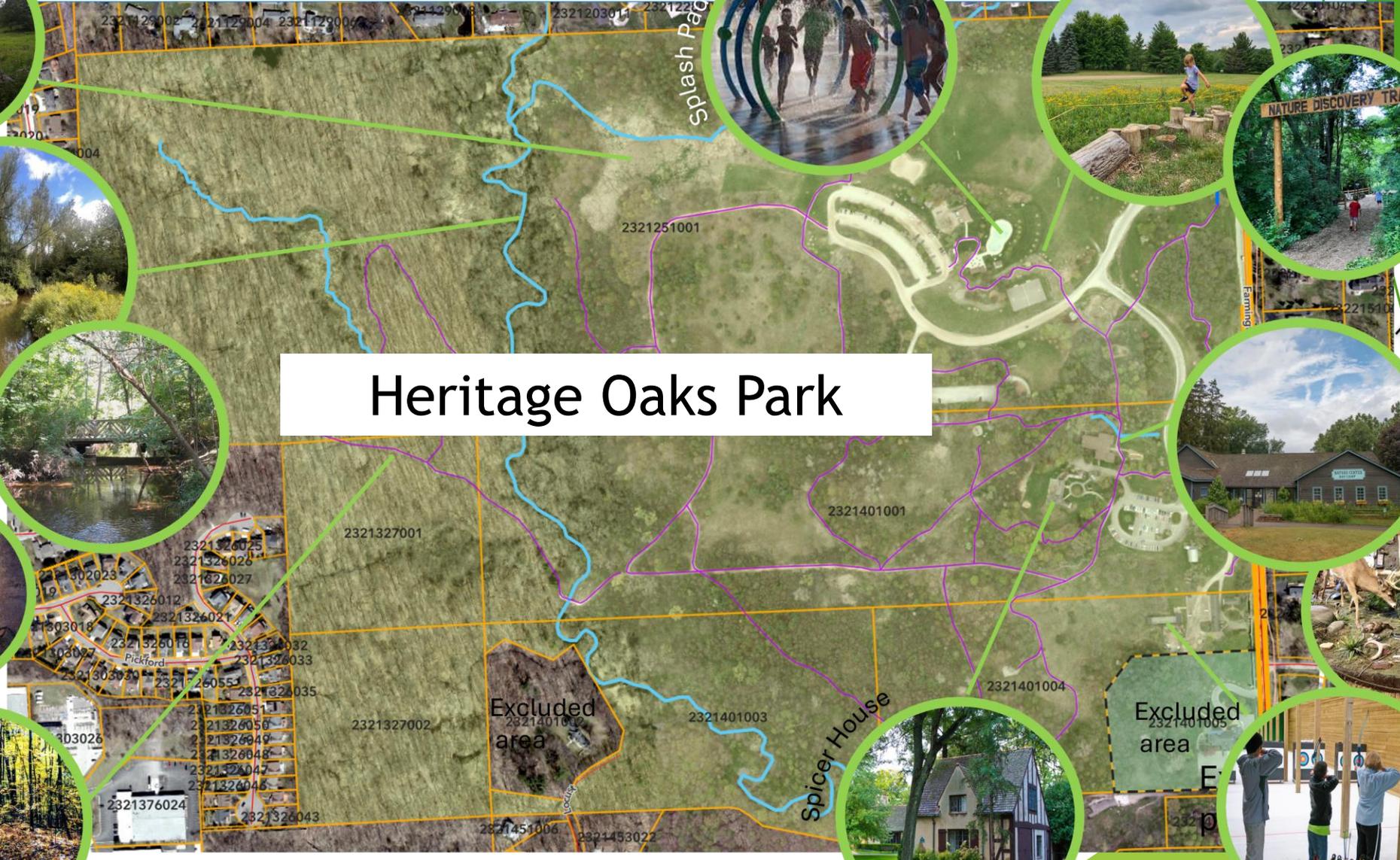
Archery



Spicer House

Excluded area

Excluded area



# BENEFITS



Longterm Agreement - 30 years



Upfront Investment - \$4,000,000



Anticipated Annual Cost Reduction



Park Improvements



Further Implementation of Ecological Management Plan



Increased Service Level to Residents and Guests

# TIMELINE



# Park Action Plan



# OAKLAND COUNTY INVESTMENT IN HERITAGE OAKS

1. Initial Investment \$4,000,000 - Farmington Hills to determine funding use
2. Annual CIP Projects - 30 years
3. Reduction in Park Operations, Maintenance and Programming Expenses

## Anticipated CIP Projects in the first 5 years:

- ✓ North Playground, Splash Pad and Restroom Improvements
- ✓ Nature Center, Restrooms and Spicer House Improvements
- ✓ Parking Lot Expansion and Improvements
- ✓ Trail Improvements
- ✓ Park Maintenance Storage and Archery Range Expansion

# THANK YOU

Ellen Schnackel

Chris Ward

Bryan Farmer

Brian Moran

Jim Dunleavy

Donna Folland



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** August 11, 2025

**DEPT:** Planning and Community Development

**RE:** Draft Zoning Text Amendment ("ZTA") 5, 2025 - Design standards

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### ADMINISTRATIVE SUMMARY

Draft ZTA 5, 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. The development of Design Standards for non-residential uses is an action item called out within the Master Plan for Future Land Use. The goal of this amendment is to establish baselines for building quality and durability. Draft ZTA 5, 2025 compliments previous text amendments for commercial development that have been approved earlier this year.

The following is a brief procedural history of draft ZTA 5, 2025:

March 20, 2025 -	Planning Commission Study Session
May 15, 2025 -	Planning Commission Set for Public Hearing (9-0)
June 19, 2025 -	Planning Commission Public Hearing/Recommendation to Council (6-0)

The following is a brief overview of draft ZTA 5, 2025:

The draft ZTA 5, 2025 would create design standards for non-residential buildings by specifying: permitted primary and accent building materials permitted on any building façade that is facing a public right-of-way, fenestration, architectural scale and breaks, roof design and building entrance features.

The *Giffels Webster memo - Post Master Plan Amendments Design Standards*, describes the draft ordinance language in greater detail.

### ATTACHMENTS

- Giffels Webster Memo - Post Master Plan Amendments Design Standards
- Draft ZTA 5, 2025
- March 20, 2025, Planning Commission meeting minutes
- May 15, 2025, Planning Commission meeting minutes
- June 19, 2025, Planning Commission meeting minutes

###

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: Post-Master Plan Amendments: Design Standards

DATE: 7/21/2025

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When crafting zoning regulations, it is important for communities to be practical about the costs that will be incurred by developers while understanding the important role that regulations play in protecting existing investments within the community. With design standards, it is especially important to strike this careful balance, achieving high-quality development without creating burdensome hurdles to invest in the City. Ultimately, by establishing consistent and predictable expectations for design, these regulations will help attract additional investment and high-quality development. This memorandum includes an overview of various design standards the Planning Commission may wish to incorporate, including:

1. Building Materials
2. Fenestration
3. Architectural Scale and Breaks
4. Roof design
5. Entrance features

In addition to consideration of the various standards the PC may wish to include, this memo describes the intent of design standards and outlines different options for gradually bringing existing buildings into conformance with them.

### Purpose and Intent

A purpose statement will provide clear objectives for design standards to direct applicants, staff, and public bodies. In circumstances where the approving body is granted the discretion to consider waivers or flexibility, alignment with this intent will be foundational to decision making.

### Applicability

All new construction should comply with any design standards in the ordinance. However, when there are nonconforming design elements on existing buildings, the Ordinance should provide guidance on the updates that are required when a site plan is submitted.

The draft language below emphasizes that there may be no expansion, extension or enlargement of any nonconforming design element. The language further requires that a front facing façade is brought into conformance with the design standards when a building expansion or change in use reaches a certain development threshold.

## Building Materials

Standards for building materials are often separated into two categories, distinguishing between primary and accent materials. Primary materials are acceptable for the entire building, while accent materials should be limited in overall use. Accent materials often add contrast, texture, or architectural interest, but may not have the durability or visual appeal for large areas.

## Fenestration

Fenestration requirements regulate the placement of windows, doors, and other openings in building façades. These types of standards help to support design that is pedestrian friendly and encourages engagement between the public and private realm. In addition, fenestration helps to promote safety by placing “eyes on the street,” helping to deter crime and providing a greater sense of security and visibility.

## Architectural Scale and Breaks

Architectural scale provides visual interest to buildings, ensuring greater aesthetic compatibility with surrounding development, preventing structures from appearing out of place or overwhelming. In addition, these standards help to guide developers towards designs that integrate well with the surrounding urban fabric, while allowing for creativity and innovation in design.

## Roof Design

Roof design plays an important role in both the aesthetic and functional aspects of buildings. Rooflines contribute significantly to the City’s overall architectural identity and regulations help maintain consistency and quality. In addition, these regulations can help to guide the use of rooftop amenities such as terraces, mechanical equipment, or solar installations, ensuring that they are safe and well-integrated with surrounding developments.

## Entrance Features

Entrance features are the primary connection between the public and private realm, often serving as the focal point of a building. Clear articulation helps to ensure that these features are easily identified, making buildings welcoming and easy to access.

# Draft Text

The draft text amendment is below. Changes from the June Planning Commission meeting are highlighted.

1. Purpose. The purpose of these design standards is to promote harmonious use of design elements and achieve visually appealing and functionally efficient development that is compatible with surrounding land uses. These standards serve as a framework for new developments that strengthen and enhance the city’s overall character, while allowing for creativity and innovation in design. Specifically, these standards are intended to:
  - a. Enhance aesthetic quality.
  - b. Promote the use of building materials that are durable and resilient.
  - c. Support economic development.
  - d. Maintain a harmonious relationship between adjacent land uses.
  - e. Encourage pedestrian-friendly design elements.
2. Applicability.
  - a. All new construction shall comply with the design standards in this section.
  - b. For building expansions, additions, and changes in use, the following shall apply
    - i. When a building expansion or change of use results in an increase of 50% or more in terms of total gross floor area or indoor seating capacity, all façades that are oriented toward a public right-of-way shall comply with the design standards in this section.
    - ii. When a building expansion or change proposes to increase the total gross floor area or indoor seating capacity by less than 50%, only new or modified design elements are required to be compliant with this section.
3. Exceptions.
  - a. The following exceptions from this section shall apply:
    - i. Single and two-family dwellings are not required to comply with the design standards of this section.
    - ii. In the LI-1 Zoning District, only properties with frontage on a major thoroughfare are required to comply with the design standards of this section.
4. Building Materials.
  - a. The following may be permitted as primary materials on any building façade that is oriented toward a public right-of-way. At least 60% of façades, excluding windows and doors, shall be comprised of primary building materials:

<b>Permitted Primary Materials</b>
Brick, cut stone, field stone, manufactured stone, or decorative CMU block
Timber or dimensional wood or engineered equivalent
Fiber cement siding or panels.

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

<b>Permitted Accent Materials</b>
Glass block
Metal and metal paneling

Decorative masonry veneer
Polymer plastic (e.g. Fypon, Azek)
Stucco
Plain or painted masonry block
Exterior Insulation and Finishing Systems (EFIS) <sup>1</sup>
<sup>1</sup> Exterior Insulation and Finishing Systems may only be permitted when located at least 8 ft above grade.

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

5. Architectural Scaling.

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

6. Roofs.

- a. Roofs shall meet the following standards:
  - i. Flat roofs. **Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are required.** Parapets shall not exceed one-third of the height of the supporting wall at any point.
  - ii. Pitched roofs. Pitched roofs shall have an average slope between 1:4 and 1:1. The Planning Commission may grant a waiver from the required average slope upon a finding that it achieves a specific architectural purpose.
- b. Rooftop patios and terraces may be permitted on structures three stories or greater and are prohibited in the rear 35% of lot depth to protect the privacy of neighboring properties.

7. Fenestration.

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

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

- b. Multiple-family dwellings, places of worship, hospitals, public schools, and public utility buildings shall only be required to comply with the upper floor fenestration requirements described above; ground floor fenestration may be discretionary for these uses.
  - c. Upper floor windows shall be vertical in proportion.
  - d. Accordion, roll-up, or folding doors and sliding windows may be permitted for ground floor uses to provide indoor-outdoor service, providing adequate sidewalk clearance is provided.
  - e. Doorways and window surrounds shall be articulated by sills, lintels, pilasters or mullions through a change in plane of at least two inches.
  - f. A waiver from the fenestration requirements in this section may be granted when the Planning Commission finds one of the following:
    - i. The waiver will achieve a specific architectural objective or purpose.
    - ii. The proposed building materials are compatible with surrounding development.
    - iii. Compliance with the standard will result in a practical difficulty.
8. Building entrances shall be clearly defined and visually prominent. This may be achieved through the use of architectural elements such as recesses, canopies, lintels, pediments, pilasters, columns, awnings, overhangs, or other distinguishing features. Any such element shall be architecturally compatible with the style, materials, and colors of the building.
- a. A pathway to the entrance shall be provided as described in Section 5.19.
  - b. Entrances shall be well-lit with decorative or functional lighting that enhances visibility and security. Entrance lighting must comply with Section 5.16 Exterior Lighting.
  - c. Entrance features shall be proportional to the building façade.
  - d. When practical, service entrances and overhead doors that are not articulated or clearly defined shall be obscured from view of a public right-of-way.
  - e. Entryway features, such as planters, benches, exterior artwork, or other pedestrian-friendly amenities, are encouraged.

Examples of the building materials described in the draft language are illustrated below.

<p>Brick</p> 	<p>Stone</p> 	<p>Plain or painted CMU Block</p> 	<p>EFIS</p> 
<p>Decorative CMU Block</p> 	<p>Timber or Dimensional Wood</p> 	<p>Vinyl</p> 	<p>Mirrored Glass</p> 
<p>Fiber Cement Siding</p> 	<p>Glass block</p> 	<p>Polymer Plastic</p> 	<p>Stucco</p> 
<p>Metal</p> 	<p>Decorative Masonry Veneer</p> 		

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 5.0, "SITE STANDARDS," TO ADD A NEW SECTION 34-5.20, "DESIGN STANDARDS" IN ORDER TO ESTABLISH STANDARDS REGARDING BUILDING MATERIALS, ARCHITECTURAL SCALING, AND ROOFING, WINDOW, AND BUILDING ENTRANCE DESIGN REQUIREMENTS FOR NEW CONSTRUCTION AND FOR CERTAIN EXPANSIONS, ADDITIONS, AND CHANGES IN USE.

THE CITY OF FARMINGTON HILLS ORDAINS:

*Section 1 of Ordinance. Ordinance Amendment.*

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

Sec. 34-520 Design Standards

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

- ii. When a building expansion or change proposes to increase the total gross floor area or indoor seating capacity by less than 50%, only new or modified design elements are required to be compliant with this section.

3. Exceptions.

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

4. Building Materials.

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

<b>Permitted Primary Materials</b>
Brick, cut stone, field stone, manufactured stone, or decorative CMU block
Timber or dimensional wood or engineered equivalent
Fiber cement siding or panels.

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

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

- c. All building materials and colors shall be clearly labeled on the proposed building elevations.
- d. Samples of building materials may be requested by the City Planner or approving body.
- e. Engineered building materials should match the appearance and durability of natural building materials.

- f. Prohibited materials. The following materials shall be prohibited: vinyl, mirrored glass, scorched block, except when permitted under Article 34-5.5.
  - g. A waiver from the required building materials in this section may be granted when the Planning Commission finds both of the following:
    - i. The waiver will achieve a specific architectural objective or purpose.
    - ii. The proposed building materials are compatible with surrounding development.
5. Architectural Scaling.
- a. There are to be no blank or unarticulated façades. All façades oriented toward a public right-of-way must provide windows and architectural scaling elements (such as vertical pilasters, columns, or other architectural elements) to break up the scale of the building. Distance between breaks shall be consistent with the scale and rhythm of adjacent buildings.
  - b. Building façades shall include no less than two of the following elements:
    - i. Building color change.
    - ii. Building material or texture change.
    - iii. Projections or recesses extending along at least 20% of the façade.
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    - v. A horizontal expression line, such as a molding or reveal, shall define the transition between the ground floor and upper stories. If a one-story building is proposed, the horizontal expression line is not required
6. Roofs.
- a. Roofs shall meet the following standards:
    - i. Flat roofs. Parapets shall not exceed one-third of the height of the supporting wall at any point.
    - ii. Pitched roofs. Pitched roofs shall have an average slope between 1:4 and 1:1. The Planning Commission may grant a waiver from the required average slope upon a finding that it achieves a specific architectural purpose.
  - b. Rooftop patios and terraces may be permitted on structures three stories or greater and are prohibited in the rear 35% of lot depth to protect the privacy of neighboring properties.

7. Fenestration.

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

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

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

8. Building entrances shall be clearly defined and visually prominent. This may be achieved through the use of architectural elements such as recesses, canopies, lintels, pediments, pilasters, columns, awnings, overhangs, or other distinguishing features. Any such element shall be architecturally compatible with the style, materials, and colors of the building.

- a. A pathway to the entrance shall be provided as described in Section 5.19.

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

Commented [JT1]: "exterior artwork" was added to this list.

**Section 2 of Ordinance. Repealer.**

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

**Section 3 of Ordinance. Savings.**

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

**Section 4 of Ordinance. Severability.**

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

**Section 5 of Ordinance. Effective Date.**

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

**Section 6 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

**MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
MARCH 20, 2025, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:00pm.

**ROLL CALL**

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

Commissioners Absent:           None

Others Present:                   City Planner Perdonik, City Attorney Schultz, Planning Consultants Upfal and Tangari

**APPROVAL OF AGENDA**

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

**Motion passed unanimously by voice vote.**

**SPECIAL MEETING**

**A. DISCUSSION OF DRAFT ZONING TEXT AMENDMENT 5, 2024, TO INTRODUCE DESIGN STANDARDS AND REVISE PLANNED UNIT DEVELOPMENT PROVISIONS**

Planning Consultants Upfal and Tangari led a discussion based on the Giffels Webster February 13, 2025 memorandums *Post-Master Plan Amendments: Design Standards*.

The intention of the standards was to guide developers toward high-quality design while leaving room for architectural creativity. The standards were not prescriptive but provided minimum expectations related to building design.

The memorandum was organized into five categories typically addressed by communities through design standards, and each category as described in the memo was reviewed in some detail:

1. Building materials
2. Fenestration
3. Architectural scale and breaks
4. Roof design
5. Entrance features

A purpose and intent statement was intended to support the standards by introducing the themes of:

1. Enhance aesthetic quality,
2. Promote the use of building materials that are durable and resilient
3. Support economic development
4. Maintain a harmonious relationship between adjacent land uses
5. Encourage pedestrian-friendly design elements

An applicability section clarified which types of development would need to comply with the standards:

- All *new construction* must comply.
- *Expansions* exceeding 50% of gross floor area or indoor seating must bring all public-facing facades into compliance.
- *Smaller expansions* (under 50%) would not need to update existing facades.
- *Exemptions* were suggested for single- and two-family dwellings. In industrial (LI-1) districts, only buildings fronting major thoroughfares would be subject to the standards.

Commissioners were asked to consider whether the 50% threshold was appropriate and to potentially differentiate between elements that should always be brought into compliance and those that should not.

Building material standards are separated into two categories, distinguishing between primary and accent materials. The memorandum provided a suggested list of both types of materials, and also suggested that at least 60% of facades, excluding windows and doors, shall be comprised of primary building materials.

#### **Commission discussion**

Question: Why is this issue being raised, particularly in light of the city's long-standing absence of such regulations and its largely developed condition?

In response, City Planner Perdonik and the consultants noted that:

- There has been ongoing interest in establishing design standards, with interest and direction indicated from both City Council and the City Manager.
- Many surrounding communities have already adopted commercial design standards or form-based codes. The proposed standards aim to bring the city in line with regional practices while maintaining flexibility for developers.
- Many of the proposed standards are intended as guidelines rather than mandatory requirements.

Several perspectives were shared by Planning Commission members regarding the overall intent and impact of adopting design standards.

- Commissioners expressed support for the potential of these standards to guide redevelopment and bring consistency and visual improvement to older properties.
- However, some Commissioners cautioned against imposing rigid or sterile uniformity across building districts and styles.
- On the other hand, although the proposed language was not overly restrictive and would allow for quality development, it also lacked the strength to prevent undesirable building outcomes.
- Design standards in general had been under discussion as part of the master plan process and were aligned with the long-standing goal of ensuring accountability in development quality.
- The proposed standards, unlike some more prescriptive ordinances, were drafted to be administered in-house by planning staff without the need for external architectural review.

- Nearly every development proposal in the recent past would likely have been impacted by the proposed standards, particularly new construction and projects coming through the Planned Unit Development process. While the PUD process already allows for some architectural review, these proposed standards would apply more broadly and give more direction.
- The intent is to apply the standards consistently to new development while allowing flexibility for rehabilitations. The ordinance is designed to avoid creating unreasonable barriers for redevelopment and to prevent older properties from becoming stagnant or blighted due to overly burdensome design expectations.
- There was discussion relative to the role of government in regulating design.
  - Local government is not always well-positioned to dictate design outcomes, and the free market has historically driven successful development in the city. From this perspective, traditional zoning regulations that focus on use, height, density, and infrastructure have proven effective without the need for additional design oversight.
  - Codifying design standards might also create difficulties in adapting to evolving trends and materials.
  - Attorney Schultz provided an overview of regulatory frameworks related to materials and design:
    - Building material regulations are common and legally defensible when they serve a legitimate governmental purpose, such as structural integrity, durability, or aesthetics.
    - While it is acceptable to regulate materials, more detailed architectural requirements (e.g., building articulation, window types, façade breaks) often appear in overlay districts or corridor-specific guidelines rather than citywide ordinances.
    - He emphasized the importance of tailoring design regulations to specific areas to avoid overly burdensome or arbitrary citywide mandates.
- Planning Consultant Upfal emphasized that the draft design standards incorporate numerous waiver provisions, providing flexibility to both developers and the Planning Commission. This built-in flexibility allows developers to propose alternatives, while still giving the Planning Commission the authority to evaluate and push back on design elements that may not align with community expectations. She also noted that the proposed 60/40 ratio of primary to secondary building materials is more lenient than many other communities, which often require a stricter 75/25 or greater ratio in favor of primary materials.
- Planning Consultant Tangari stated that establishing a baseline set of expectations increases the likelihood of receiving better quality proposals.
- Commissioners raised the question of banning specific materials like EIFS (Exterior Insulation Finishing Systems). Different communities regulated EIFS in different ways, such as regulating the percentage of EIFS which can be used, the height at which it can be used, etc. Northville Township and Canton ban the use of EIFS entirely, based on the idea that allowing the use of low quality materials negatively affects the community's appearance and property values.
- Commissioners pointed out the recurring issue of applicants presenting high-quality renderings initially, only to return with substantially diminished versions. The lack of formal design guidelines currently leaves the Commission with no authority to reject projects based on aesthetics or diminished quality unaligned with city standards.

### **Discussion of proposed standards**

The Commission discussed specific standards in the draft language.

- Should entrances always be required on the front façade? Certain commercial developments were built around the concept that people entered from a rear parking lot, after entering the site. Certain small offices also had entrances facing inward, away from the street. While street entrances aligned with the Master Plan goal of creating a walkable city, the standards should acknowledge those times when it was appropriate not to have entrances facing the street.
- Fenestration requirements could be refined to better reflect the needs and of the business community and not apply blanket requirements without taking into account variations of design.
- Considerations were raised regarding how to apply the standards to industrial and warehouse buildings. While industrial properties were generally exempt—except where fronting major thoroughfares—discussion centered on balancing aesthetic expectations with the functional nature of such structures. Even utilitarian uses, such as storage facilities, can meet design standards creatively through use of varied forms and treatments.

### **Summary**

There was general—though not unanimous—support for developing design guidelines or standards. This support was tempered by concerns about over-regulation, subjectivity, and enforceability.

One perspective emphasized the need for the city to remain attractive to investment. Overly restrictive regulations could deter developers, potentially reducing opportunities to expand the tax base and fund essential public services.

The alternative viewpoint argued that the proposed standards were not excessively prescriptive but aimed to establish development accountability. The standards seek to prevent aesthetic decline, especially given that modern developers may not adhere to past standards of durability and aesthetics.

### **Moving forward**

The consultants will incorporate tonight's discussion in the draft *design standards* language.

### **PUBLIC COMMENT**

None.

### **COMMISSIONER COMMENTS**

None.

### **ADJOURNMENT**

**MOTION by Brickner, support by Grant, to adjourn.**

**Motion carried unanimously by voice vote.**

The meeting adjourned at 7:22pm.

City of Farmington Hills  
Planning Commission Special Meeting  
March 20, 2025  
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Respectfully Submitted,  
Kristen Aspinall  
Planning Commission Secretary

Approved 04-17-2025

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

**LOCATION: 27400 Twelve Mile Road**  
**PARCEL I.D.: 22-23-12-476-008**  
**PROPOSAL: Construct site-built one-family detached dwelling units within RA-1B One Family Residential District**  
**ACTION REQUESTED: Recommendation to City Council**  
**APPLICANT: Robertson Brothers Homes**  
**OWNER: Evangelical Homes of Michigan**

**Presentation by applicant**

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

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

Overall, the units were age-targeted housing to support aging residents wishing to remain in the community and to create housing turnover for younger families. Traffic and utility impacts were significantly lower than standard single-family housing, and the proposed change had no measurable effect.

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

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

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

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

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

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

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

1. **Modifications of Zoning Ordinance requirements as identified in Giffels Webster's April 9, 2025, review; and**
2. **The following conditions:**
  - 1) **All outstanding issues identified in Giffels Webster's April 9, 2025, review shall be**

- addressed to the reasonable satisfaction of the City Planner;
- 2) All outstanding issues identified in the City Engineer's November 12, 2024, and February 26, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
  - 3) All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

**Motion passed unanimously by voice vote.**

**C. SPECIAL APPROVAL 50-1-2025**

**LOCATION:** 29615 Nine Mile Road  
**PARCEL I.D.:** 22-23-35-226-003  
**PROPOSAL:** Construct multiple-tenant commercial building within B-3 General Business District  
**ACTION REQUESTED:** Special approval  
**APPLICANT:** Pinnacle Car Wash LLC  
**OWNER:** Pinnacle Car Wash LLC

**Applicant presentation**

Mr. Greg Bono, PEA Group, representing the applicant, presented the proposal to construct a 6,086 square foot multi-tenant commercial building at 29615 Nine Mile Road. The building would include three lease spaces, one of which would house a drive-through use, such as a coffee shop or casual restaurant. An outdoor seating area is also planned. Mr. Bono stated that while the plan accommodates shared access with the western adjacent property, a similar connection to the east was not included due to the number of parking spaces that would be lost. Minor comments from the planning consultant had been received and would be addressed.

**Planning Consultant review**

Planning Consultant Tangari summarized his April 22, 2025 review memorandum, noting that the proposed drive-through triggered the special land use review. The site, zoned B-3, includes one two-way driveway onto Nine Mile Road and one-way connections (inbound and outbound) to the adjacent property to the west, which is also owned by the applicant. No buildings currently exist on the site. A utility line running through the center of the lot would require relocation. The applicant should clarify building height and rooftop screening. Comments also addressed the need to remove the word 'approximately' from the outdoor seating note (there are six outdoor seating spaces), confirm the hedge for parking lot screening, and revision of minor items relating to lighting and parapet details.

**Public comment**

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

**Commission action**

Commissioner Mantey expressed general opposition to drive-throughs but noted that the proposed location was reasonable and the outdoor seating location was properly separated from the drive-through queuing line, avoiding exposure to vehicle exhaust.

**MOTION by Brickner, support by Countegan, that the application for Special Approval 50-1-2025, dated January 31, 2025, as revised, submitted by Pinnacle Car Wash, LLC, BE APPROVED, SUBJECT TO all applicable provisions of the Zoning Chapter, for the following reasons:**

- 1. The use would not be injurious to the district and environs;**
- 2. The effects of the use would not be contrary to the spirit and intent of the Zoning Chapter;**
- 3. The use would be compatible with existing uses in the area;**
- 4. The use will not interfere with orderly development of the area; and**
- 5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.**

**Motion passed unanimously by voice vote.**

**MOTION by Countegan, support by Brickner, that the application for Site Plan Approval 50-1-2025, dated January 31, 2025, submitted by Pinnacle Car Wash, LLC, be approved, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions:**

- 1) All outstanding issues identified in Giffels Webster's April 17, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
- 2) All outstanding issues identified in the City Engineer's April 17, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
- 3) All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal**

**Motion passed unanimously by voice vote.**

**D. SPECIAL APPROVAL 55-4-2025**

**LOCATION: 24300 Drake Road**  
**PARCEL I.D.: 22-23-21-351-032**  
**PROPOSAL: Use subject property for temporary aggregate yard within B-3 General Business District**  
**ACTION REQUESTED: Special approval**  
**APPLICANT: Consumers Energy/ Amy Gilpin, permit agent**  
**OWNER: Box Office Theaters LLC**

**Applicant presentation**

Amy Gilpin, permit agent for Consumers Energy, introduced this request for a temporary aggregate yard at 24300 Drake Road to support ongoing gas main replacement projects. The yard would store only aggregate material and a backhoe, with no personnel stationed on site. Operations would occur Monday through Saturday, 7:00 a.m. to 6:00 p.m., with an estimated 10 truck loads per day. Trucks would enter and exit from the middle driveway, and Consumers Energy would block access from the south driveway to control movement on the site. The temporary use is proposed through December 31, 2025.

Joe Taylor, gas construction supervisor, explained the location was selected to improve operational efficiency and reduce impacts on residential neighborhoods. Current operations are based in Livonia, and this local yard would shorten transport distances and minimize disruption to the public.

### **Commission Discussion**

Commissioner Mantey raised concerns about dust control due to prior complaints from similar temporary uses at this location. He emphasized the area is densely populated and includes residents who frequently walk outdoors. The applicant agreed to take necessary dust mitigation steps, including active monitoring and use of water trucks or other dust suppression methods as needed.

Chair Trafelet also raised concerns regarding early noise from diesel engines. Mr. Taylor clarified that although workers begin their day at 6:30 a.m., actual truck movement and site activity would not commence until 7:30–8:00 a.m. Discussion focused on setting clear limits on operational hours and duration.

Planning Consultant Tangari confirmed that hours of operation and duration can be set as conditions. He also recommended clarifying circulation on site, particularly limiting access from the south and ensuring no mixing of truck traffic with unrelated off-road users. Access via a gate on the north side was discussed but was not part of the applicant's parcel.

Commissioner Mantey suggested that similar operations in the future should be directed to more suitable locations, such as the large parking area at OCC, which is isolated and generates fewer residential impacts.

Mr. Taylor explained that gravel trucks can damage finished parking lots, making vacant dirt lots preferable.

Commissioner Grant asked about Saturday operations. Mr. Taylor stated that, for now, work is scheduled for alternating Saturdays in June, with future plans dependent on company scheduling.

### **Public hearing**

Chair Trafelet opened the public hearing.

A letter from RS Grand River LLC, authored by Anthony Rhea, expressing concern about cross-traffic through adjacent property, would be entered into the record.

No public indicated they wished to speak, and Chair Trafelet closed the public hearing and brought the matter back to the Commission for discussion and/or a motion.

**MOTION BY Countegan, support by Varga, that Application for Special Approval 55-4-2025, dated April 22, 2025, as revised, submitted by Consumers Energy/Amy Gilpin, permit agent, BE APPROVED, SUBJECT TO all applicable provisions of the Zoning Chapter, and subject to the approval being as requested by Consumers Energy in their May 5, 2025 letter, with the activities concluding by December 31, 2025, and with the condition that there should be stringent dust control, for the following reasons:**

- 1. The use would not be injurious to the district and environs;**
- 2. The effects of the use would not be contrary to the spirit and intent of the Zoning Chapter;**
- 3. The use would be compatible with existing uses in the area;**
- 4. The use will not interfere with orderly development of the area; and**

**5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.**

**MOTION passed by voice vote 8-1 (Mantey opposed)**

Commissioner Mantey said that future proposals of this nature should be required to present alternative locations and rationale. Commissioner Countegan responded that the Commission's role is to evaluate requests as submitted, ensuring compliance and encouraging good neighbor practices.

**REGULAR MEETING**

**A. LOT SPLIT 1, 2025 (FINAL)**

**LOCATION:** 30749 Grand River Avenue  
**PARCEL I.D.:** 22-23-35-105-027  
**PROPOSAL:** Split one (1) lot into two (2) lots within B-3 General Business District  
**ACTION REQUESTED:** Lot split approval (final)  
**APPLICANT:** Fun Way Real Estate LLC  
**OWNER:** Fun Way Real Estate LLC

**Planning Consultant review**

Planning Consultant Tangari introduced the proposed lot split at the northeast corner of the Fun Way complex, involving a previously approved but unfinalized split. The request is to create two parcels: a 5.4-acre parcel retaining the recreational use, and a 0.26-acre parcel containing an existing daycare. Both parcels are accessed from Grand River Avenue, and the smaller parcel is self-contained with no cross-access to the larger lot.

The dimensional standards of the B-3 district would be met by existing development on both parcels. While there were no marked parking spaces visible on the smaller parcel, the split would not alter current site conditions.

The applicant's representative Jim Allen was present to answer questions.

**Commission discussion and action**

After clarifying parcel identification and legal descriptions, the following motions was offered:

**MOTION by Aspinall, support by Stimson, that application for Lot Split 1, 2025 (Final), dated January 23, 2025, as revised, submitted by Fun Way Real Estate, LLC, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, "Zoning," and Chapter 27, "Subdivision of Land," of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified.**

**Motion passed unanimously by voice vote.**

**B. LOT SPLIT 2, 2025 (FINAL) (PUD 6, 1993)**

**LOCATION:** 27614 Middlebelt Road  
**PARCEL I.D.:** 22-23-13-101-003  
**PROPOSAL:** Split one (1) lot into two (2) lots within OS-1 Office Service District  
**ACTION REQUESTED:** Lot split approval (final)

**APPLICANT:** Jacob Khotoveli  
**OWNER:** Merchants Marketplace LLC

**Planning Consultant review**

Planning Consultant Upfal introduced the request, noting that the lot is part of an existing Planned Unit Development (PUD 6, 1993) that includes a shopping center and a residential component. The proposed split concerns an outlot area previously reviewed by the Planning Commission in 2023 and 2024 for a drive-through application, which has since been withdrawn. The request involves dividing a 7.5-acre parcel into two lots: 6.8 acres and 0.655 acres. The lots meet dimensional requirements. It appeared that only a minor PUD amendment is required; this should be confirmed with the City Attorney.

Commissioner Stimson asked about cross-access easements and parking agreements. City Planner Perdonik noted those items will be addressed as part of the engineering review process prior to administrative approval and recording of the split.

Dylan Kama, legal counsel for the applicant, confirmed that easement and other agreements were being finalized for execution.

**MOTION by Stimson, support by Ware, that application for Lot Split 2, 2025 (Final), dated March 13, 2025, as revised, submitted by Jacob Khotoveli, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, "Zoning," and Chapter 27, "Subdivision of Land," of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified.**

**Motion passed unanimously by voice vote.**

**C. SITE PLAN 58-9-2024**

**LOCATION:** 29510 Orchard Lake Road  
**PARCEL I.D.:** 22-23-02-351-005  
**PROPOSAL:** Redevelop gasoline service station within B-3 General Business District  
**ACTION REQUESTED:** Site plan approval  
**APPLICANT:** Fadi Naserdean  
**OWNER:** Fadi Naserdean

**Planning Consultant review**

Referencing the April 17, 2025 review memorandum, Planning Consultant Upfal explained that the applicant is seeking to expand an existing gas station and convenience store by reconfiguring pump islands and upgrading the canopy. The site currently includes four fueling positions under a canopy and two uncovered diesel pumps; the new layout would place all fueling positions under the canopy, increasing efficiency and circulation. However, the proposed canopy and drive aisles do not meet required setback and dimensional standards, including insufficient distances for maneuvering lanes and parking space clearances. Additional concerns include insufficient fenestration percentages (60% required on any façade facing a pump island, 35% provided as an existing condition), and discrepancies in photometric plans. All outstanding issues are listed on pages 2-3 of the review letter. The applicant intends to seek variances where necessary.

Staff recommends that approval should not proceed unless variances are granted or the plan is revised to comply with ordinance standards.

City Attorney Schultz noted the Commission could alternatively conditionally approve the plan subject to ZBA variance approval.

**Applicant presentation**

Alex Raichouni, MA Designer Group, was present on behalf of this application for site plan approval. Owner Fadi Naserdean was also present.

Mr. Raichouni stated the building had already been renovated with permits. He described efforts to enhance the property's appearance and performance, including new landscaping and wall features, reduced curb cuts, and compliance with city requirements. He compared this project favorably to neighboring gas stations and asserted that the proposed layout would improve operational efficiency.

Mr. Raichouni further explained the rationale for the canopy redesign, emphasizing that the proposed changes would enhance circulation, aesthetics, and business viability. He acknowledged minor plan discrepancies, including employee parking spaces that would be eliminated in compliance with staff recommendations. They will resolve photometric discrepancies and ensure alignment between site and landscape plans.

Commissioner Countegan inquired about the status of the building permit and certificate of occupancy . Mr. Naserdean confirmed that final inspections were scheduled and that the building work was nearly complete.

City Planner Perdonik explained that the proposed canopy modifications triggered Planning Commission review due to new dimensional nonconformities, including maneuvering and setback violations, that were not previously present.

Commission discussion acknowledged the applicant's substantial investment and intent to improve the property. However, the modifications required variances due to noncompliance with current zoning standards. Staff affirmed that the building could continue under existing conditions without Planning Commission approval if the canopy and pump layout remained unchanged. Proposed improvements must either be brought into compliance or proceed to the Zoning Board of Appeals (ZBA) for variances.

Commissioner Countegan acknowledged the challenges of redeveloping older sites under modern ordinance standards. He expressed support for the applicant's investment in upgrading the property and noted that while the dimensional standards were not fully met, the project represents a visual and functional improvement. He encouraged the applicant to proceed to the Zoning Board of Appeals (ZBA) to request variances where necessary.

**MOTION by Countegan, support by Aspinall, that the application for Site Plan Approval 58-9-2024, dated September 13, 2024, as revised, submitted by Fadi Naserdean, BE APPROVED, because it appears**

to meet all applicable requirements of the Zoning Chapter, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) All outstanding issues identified in Giffels Webster's April 17, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
- 2) All outstanding issues identified in the City Engineer's April 17, 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.
- 4) That city staff identify for the applicant all zoning deficiencies that require variance relief, and that all such variances be formally requested before the Zoning Board of Appeals. This site plan approval shall be contingent upon the Zoning Board of Appeals granting all required variances.

**Motion passed unanimously by voice vote.**

**D. ZONING TEXT AMENDMENT 5, 2024**

**CHAPTER OF CODE:** 34, Zoning Ordinance  
**PROPOSED AMENDMENT:** Add design standards  
**ACTION REQUESTED:** Set for public hearing  
**SECTION:** Article 5.0 (new section)

After brief discussion, the following motion was offered:

**MOTION by Mantey, support by Varga, that draft Zoning Text Amendment 5, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.**

**Motion passed unanimously by voice vote.**

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

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

**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT**

None

**COMMISSIONER/STAFF COMMENTS**

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

**ADJOURNMENT**

The meeting was adjourned at 9:42 pm.

Respectfully submitted,  
Kristen Aspinall,  
Planning Commission Secretary

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
JUNE 19, 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:           Brickner, Countegan, Mantey, Stimson, Trafelet, Varga, Ware

Commissioners Absent:           Aspinall, Grant

Others Present:                   Staff Planner II Mulville-Friel, Planning Consultant Upfal (Giffels Webster), City Attorney Schultz

**APPROVAL OF THE AGENDA**

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

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. ZONING TEXT AMENDMENT 5, 2024**

**CHAPTER OF CODE:           34, Zoning Ordinance**

**PROPOSED AMENDMENT: Add design standards**

**ACTION REQUESTED:       Recommendation to City Council**

**SECTION:                    new Section 34-5.20**

Planning Consultant Upfal introduced the proposed amendment to add design standards to the Zoning Ordinance, noting that this topic had been discussed and reviewed in two prior study sessions. The objective of the amendment is to establish a baseline for building quality and appearance, emphasizing durability, maintainability, and consistency with the City's aesthetic vision, while balancing flexibility for developers.

Key elements of the proposed standards include:

- **Applicability:** Applies to all new construction. For expansions, applies only when there is a 50% or greater increase in floor area or indoor seating capacity, and only to facades facing or oriented toward a public right-of-way. Single and two-family dwellings are exempt, and in LI-1 zoning districts, the standards apply only on major thoroughfares.
- **Building Materials:** Specifies permitted primary and accent materials. At least 60% of the facade must use primary materials. This threshold is considered flexible compared to requirements in other communities.
- **Waivers:** The Planning Commission may grant waivers to the building material requirements if the two defined findings in 4.g. are met.
- **Architectural Scaling:** Prohibits blank facades and requires variation and articulation on visible facades facing public rights-of-way.

- **Roof Standards:** Flat roofs must include parapets to conceal HVAC equipment; pitched roofs must meet slope requirements, with waivers available. Rooftop patios/terraces on buildings three stories or more are prohibited in the rear 35% of lot depth.
- **Fenestration:** Specifies minimum ground and upper floor fenestration for buildings facing major thoroughfares and other public rights-of-way, with exceptions for uses requiring privacy.
- **Entrances:** Removes the mandate for front-facing entrances, instead requiring defined entrance features.

Commission discussion:

Discussion included the following key points and questions:

- One intent of the proposed design standards is to discourage poor-quality, low-cost construction, ensuring a baseline level of architectural integrity and material durability.
- Commissioners were concerned as to whether developers or the Chamber of Commerce had been notified of tonight's public hearing. In any event, community stakeholders should be notified before this amendment is presented to City Council.
- The draft referenced the "Zoning Administrator" as someone who reviews building facades, but the City does not use this title. The designation will be updated to "City Planner."
- It was suggested that 4.c. be edited to read: "... labeled on the proposed building elevation plans."
- Site plan informational requirements might need to be updated to require elevation drawings.
- A request was made to add a provision allowing additions to existing buildings to use the same materials as the original structure. Planning Consultant Upfal explained that the current draft requires full facade compliance if expansion exceeds 50%. Discussion focused on whether requiring such full compliance discourages redevelopment. Concerns were raised about forcing developers to update entire facades when expanding a building slightly beyond 50%. It was suggested that such strict compliance requirements might prevent some redevelopment or discourage reasonable building expansions.
- Planning Consultant Upfal clarified that additions under 50% are exempt from the standards, but that additions exceeding 50% must bring the entire visible facade into compliance. Commissioners debated the merits of adding an exception that would allow existing materials to be reused on expansions for design continuity.
- City Attorney Schultz pointed out that the ordinance intentionally requires buildings undergoing expansions over 50% to bring the visible facade into compliance with new standards. This was designed to improve outdated or lower-quality construction. For expansions under 50%, only the new or modified elements must comply. Additionally, the ordinance includes a general waiver provision that allows flexibility when existing materials may still be appropriate.
- Questions were raised about whether the requirement for parapets to screen rooftop mechanical units is redundant, as existing ordinances already require such screening. Planning Consultant Upfal suggested eliminating that requirement, but retaining the requirement that limited parapet height to one third of the height of the supporting wall (6.a.i.).
- A broader concern was raised about the assumption that using preferred materials would prevent blight. Even buildings made with approved materials can become eyesores if poorly maintained, while other materials might still result in attractive, well-kept buildings.
- Commissioner Countegan was concerned about placing financial strain on small businesses seeking to invest in modest improvements. He argued that cost-effective, code-compliant materials should remain an option, and that inflexible requirements might deter reinvestment.

- City Attorney Schultz reiterated that the waiver provision exists specifically to address concerns about high costs for required materials during redevelopment or renovation.
- There appeared to be consensus that the Commission should retain case-by-case discretion through the waiver process rather than creating an automatic exemption. It was up to developers to provide financial or practical reasoning in support of waiver requests.
- A final concern was that routine maintenance projects could inadvertently trigger the ordinance's requirements if more than 50% of the facade was affected. It was pointed out that any project that involved more than 50% of a façade would constitute a significant investment and would likely not be considered basic maintenance.
- Commissioner Brickner suggested revising 8.e. to include “exterior artwork” as an encouraged entryway feature.

Chair Trafelet opened the public hearing. As no public was present, Chair Trafelet closed the public hearing and brought the matter back to the Commission for further discussion and/or a motion.

**MOTION by Mantey, support by Stimson, to recommend approval of Zoning Text Amendment No. 5-2024 to City Council, with the following revisions:**

- **Section 4.c.: “All building materials and colors shall be clearly labeled on the proposed building elevation plans.”**
- **Section 4.d: Replace “Zoning Administrator” with “City Planner.”**
- **Section 6.a.i.: Eliminate first sentence.**
- **Section 8.e.: Add “exterior artwork” after “benches” in the list of entryway feature examples.**

**Motion passed unanimously by voice vote.**

#### **REGULAR MEETING**

No items.

**APPROVAL OF MINUTES**                      May 15, 2025, Regular and Special Meetings

**MOTION by Brickner, support by Ware, to approve the May 15, 2025 Regular and Special Meeting minutes as submitted.**

**Motion passed unanimously by voice vote.**

#### **PUBLIC COMMENT**

None

#### **COMMISSIONER/STAFF COMMENTS**

Commissioner Brickner spoke regarding the ongoing construction on Orchard Lake Road between 12 and 13 Mile Roads.

#### **ADJOURNMENT**

**MOTION by Ware, support by Brickner, to adjourn the meeting.**

**Motion passed unanimously by voice vote.**

City of Farmington Hills  
Planning Commission Meeting  
June 19, 2025  
Page 4

Approved 07-17-2025

The meeting ended at 8:05pm.

Respectfully submitted,  
Kristen Aspinall,  
Planning Commission Secretary

**AGENDA**  
**CITY COUNCIL MEETING**  
**AUGUST 11, 2025**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2410 Website: [www.fhgov.com](http://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 [Jim Cubera's retirement and years of dedicated service to the City](#)
3. Proclamation recognizing September 2025 as [Ovarian Cancer Awareness Month](#)

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

**CORRESPONDENCE**

**CONSENT AGENDA** - (See Items No. 12-23)

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

**CONSENT AGENDA ITEMS FOR DISCUSSION**

**COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS**

**CITY MANAGER UPDATE**

**UNFINISHED BUSINESS:**

4. Consideration of approval of Planned Unit Development 2, 2024 including Site Plan 56-8-2024, Mulberry Park and The Tabernacle Multi-Family Housing, located on 13 Mile Road, west of Middlebelt Road (Postponed from May 12, 2025). [CMR 8-25-106](#)
5. Consideration of approval of ENACTMENT of Ordinance C-5-2025 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; and summary for publication. [CMR 8-25-107](#)

**NEW BUSINESS:**

6. Consideration of [appeal](#) of a Freedom of Information Act request dated May 15, 2025.
7. Consideration of approval of authorization of a purchase agreement with Detroit Edison Electric Company to update and install street lighting at the 12 Mile Road and Orchard Lake Road intersection. [CMR 8-25-108](#)
8. Consideration of approval of request for the 13 Mile Road Sanitary Sewer Payback extension. [CMR 8-25-109](#)
9. Consideration of approval of the Interlocal Agreement with Oakland County for Heritage Park. [CMR 8-25-110](#)
10. Consideration of approval of [appointment of voting delegate and alternate voting delegate](#) for the Michigan Municipal League Annual Meeting to be held on September 17, 2025.
11. Consideration of approval of [appointments](#) to various boards and commissions.

**CONSENT AGENDA:**

12. Recommended approval of the Tentative Agreement and Memorandum of Understanding with Command Officers Association of Michigan. [CMR 8-25-111](#)
13. Recommended approval of the 2025 High Intensity Drug Trafficking Area Oakland County Subrecipient Agreement. [CMR 8-25-112](#)
14. Recommended adoption of the amended Planning Commission Bylaws and Rules of Procedure. [CMR 8-25-113](#)
15. Recommended approval of an agreement with Michigan Department of Transportation for cost participation for a Joint Storm Sewer project on Grand River Ave between Cora Ave and Tuck Rd, MDOT Contract #24-5382. [CMR 8-25-114](#)

16. Recommended approval of authorizing the Road Commission for Oakland County to complete pavement repairs on City maintained road approaches to Haggerty Road, in coordination with their upcoming Haggerty Road maintenance project. [CMR 8-25-115](#)
17. Recommended adoption of Traffic Control Order TM-109-2025 – Left Turn Restriction at Hillside Elementary School. [CMR 8-25-116](#)
18. Acknowledgement of [Fourth Quarter Financial Summary Report and Quarterly Investment Report](#).
19. Recommended approval of a Special Event Permit for [ISKCON Lord Krishna Birth Festival](#) to be held August 15 through August 17, 2025.
20. Recommended approval of [rescheduling the regular City Council meeting of September 29, 2025 to September 22, 2025](#).
21. Recommended approval of City Council [study session minutes](#) of July 14, 2025.
22. Recommended approval of City Council [regular session minutes](#) of July 14, 2025.
23. Recommended approval of City Council [special joint study session minutes](#) of July 21, 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**  
**Recognizing Jim Cubera**  
***On the Occasion of his Retirement***  
**August 29, 2025**

- WHEREAS,** Jim Cubera, a pillar of the City of Farmington Hills Public Services team and the longest serving City employee to date, will retire at the end of August 2025, having served the community for more than 48 years; and,
- WHEREAS,** Jim began his career with the City in May 1977, after graduating from the University of Detroit, and quickly established himself as a trusted expert and valued contributor to the Department of Public Services, Engineering Division, most recently serving as City engineer; and,
- WHEREAS,** Jim earned a master's in business administration, became a licensed Professional Engineer, and earned numerous awards in recognition of his commitment to excellence in civil engineering and public service; and,
- WHEREAS,** Throughout nearly half a century of service, Jim played a pivotal role in shaping the infrastructure in Farmington Hills, from converting dirt roads to pavement and designing sanitary sewer systems, to major improvements, including the Halsted Road drainage project and the Twelve Mile Road boulevard; and,
- WHEREAS,** Jim's technical knowledge was matched by his appreciation for teamwork, and he consistently valued the contributions of his fellow engineers, inspectors and office staff, who helped bring projects to life; and,
- WHEREAS,** Jim's mentorship and guidance were essential to the professional development of many colleagues, yet he remained committed to learning new methods and technologies throughout his career, always striving to make Farmington Hills the best City in the state; and,
- WHEREAS,** The City evolved from rural farmland to a dynamic municipality, Jim's personal and professional growth mirrored that transformation, supported every step of the way by his loving wife, Mary K, their three children and five grandchildren.

**NOW, THEREFORE,** I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize **Jim Cubera** and thank him for his tireless service, which has had a profound impact on the City of Farmington Hills. After an exceptional 48-year career, we wish him all the best in his well-deserved retirement.

A handwritten signature in cursive script, reading "Theresa Rich".

---

Theresa Rich, Mayor



**PROCLAMATION**  
**Ovarian Cancer Awareness Month**  
**September 2025**

- WHEREAS,** Ovarian Cancer Awareness Month serves as an important time to recognize the strength and resilience of those affected by ovarian cancer, honor the lives lost, and support ongoing efforts to improve prevention, detection, and treatment; and,
- WHEREAS,** Ovarian cancer is often called a “silent disease” because symptoms can be subtle and easily overlooked, yet increased awareness and education can lead to earlier diagnoses and better outcomes; and,
- WHEREAS,** advances in research, innovation in treatment, and the dedication of healthcare professionals, survivors, and advocates continue to bring hope to women and families across the nation; and,
- WHEREAS,** we stand in solidarity with all those impacted by ovarian cancer and affirm the importance of raising awareness, early detection efforts, and the necessity of research that will bring us closer to a cure; and,
- WHEREAS,** by increasing understanding, we strengthen the community’s ability to respond to ovarian cancer with compassion and informed action; and,
- WHEREAS,** Farmington Hills residents may benefit from access to quality health care resources close to home, supporting early detection, treatment, and ongoing care with trusted health care providers in the 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 September 2025 as **Ovarian Cancer Awareness Month** in Farmington Hills and encourage community members to unite in support, advocacy, and compassion for those affected by ovarian cancer and to support early detection efforts.

A handwritten signature in black ink, reading "Theresa Rich".

---

Theresa Rich, Mayor



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** August 11, 1025

**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 Housing

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### ADMINISTRATIVE SUMMARY:

**Applicant:** Steven Schafer

**Owners:** Detroit Baptist Manor and MOBI Investments

**Sidwell:** 22-23-11-201-001, -002, -004, -005, -006, -020, and -021

**Zoning:** RA-1 One Family Residential District

**Master Plan:** Flex Residential

**Location:** South side of Thirteen Mile Road, just west of Middlebelt Road

### **Description:**

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 proposed to consist of eight (8) buildings with thirty-two (32) units of both; attached, two (2)-story townhomes and attached, one (1) story ranches. The Tabernacle is proposed to be age-restricted and consists of nine (9) buildings with thirty-one (31) units of attached, one (1)-story ranches. The layout of the sites has been changed to reorient the townhouses to the north-east half of the project, with ranch style homes along the west and south property boundaries. The applicant has proposed a total of 63 units. The change to ranch style homes along the south property line has also impacted the rear yard setback. This change has reduced the rear yard setback from 76 feet to 66 feet for the distance from the covered patios to the south property line.

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



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

### PROCEDURAL HISTORY:

- April 18, 2024 - Planning Commission qualifies PUD (7-0)
- October 17, 2024 - Planning Commission set for public hearing (8-0)
- November 21, 2024 - Planning Commission public hearing/recommendation to City Council (5-0)
- January 13, 2025 - City Council public hearing postponed to March 3, 2025 (6-1)
- February 10, 2025- City Council study session
- March 3, 2025- City Council postponed to May 12, 2025 (6-1)
- May 12, 2025- City Council postponed to August 11, 2025 (4-2)
- July 14, 2025- City Council study session

### ZONING DEVIATIONS:

#### Permit

- Attachment of dwelling units where it is not permitted;
- RC-1 Multiple Family Residential District density where RA-1 One Family Residential District density is the maximum density permitted; and
- Forty-nine (49) replacement trees to be planted offsite, at the Detroit Baptist Manor.

### POSSIBLE COUNCIL ACTIONS:

#### Suggested Resolution for conditional APPROVAL:

*Resolve that the application for PUD 2, 2024, including Site Plan 56-8-2024, dated August 21, 2024, and September 4, 2024, respectively, as revised, submitted by Steven Schafer, are approved, subject to the following conditions:*

- (1) All outstanding issues identified in Giffels Webster's July 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;*
- (2) All outstanding issues identified in the City Engineer's July 29, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and*
- (3) All outstanding issues identified in the Fire Marshal's July 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.*

*[Insert additional conditions if appropriate.]*



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

*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 2, 2024, including Site Plan 56-8-2024, dated August 21, 2024, and September 4, 2024, respectively, as revised, submitted by Steven Schafer, are 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.]*

### **ATTACHMENTS:**

- PUD Plan 2, 2024 narrative, revised PUD Plan 2, 2024 and Site Plan 56-8-2024 dated received July 15, 2025
- Giffels Webster's review, dated July 22, 2025
- City Engineer's interoffice correspondence, dated July 29, 2025
- Fire Marshal's interoffice correspondence, dated July 25, 2025
- April 18, 2024, Planning Commission regular meeting minutes
- October 17, 2024, Planning Commission regular meeting minutes
- November 21, 2024, Planning Commission regular meeting minutes
- January 13, 2025, City Council regular meeting minutes
- February 10, 2025, City Council study session minutes
- March 3, 2025, City Council regular meeting minutes
- May 12, 2025, City Council regular meeting minutes
- July 14, 2025, City Council study session minutes

Reviewed by: Charmaine Kettler-Schmult, Director  
Approved by: Gary Mekjian, P.E., City Manager

Date: July 15, 2025

To: City of Farmington Hills, Planning Office

From: Schafer Development, LLC

CC: The Tabernacle + Mulberry Park PUD – Changes to Site Plan Submittal

Received  
JUL 15 2025  
City of Farmington Hills  
Planning Dept.

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Schafer Development is submitting REVISED Site Plan Submittal including:

- One (1) 11" x 17" copy of PUD Engineering / Landscape Plan
- Eight (8) 24" x 36" copies of PUD Engineering Plan
- Electronic versions of materials – emailed to the Planning Office

Changes to Site Plan Submittal

As highlighted during the July 14 City Council Study Session, Schafer Development has made the following revisions to the Site Plan Submittal:

- **Ranch Units Along Entire Southern Property Line:**
  - The previously proposed 2-story townhomes on the *Mulberry Park* (east) side of the site have been replaced with 1-story ranch duplexes.
  - All units directly abutting the *Holly Hill Farms* residences will now be single-story, addressing concerns about building height and compatibility with adjacent properties.
- **Mulberry Park – Reduced Southern Setback:**
  - Due to the increased width and depth of the ranch-style duplexes, the rear yard setback from the covered patios to the southern property line has been reduced from 76 feet to 66 feet.
  - During the Study Session, some Councilmembers suggested removing the southernmost sidewalk to push the development further north gain an additional 5 feet of setback relief.
    - *We are open to exploring this revision further in coordination with City Staff.*
- **Increased Side Yard Setbacks:**
  - The side yard setbacks for all units along the southern property line have been increased from 20 feet to 25 feet, further enhancing spatial separation and buffering between the proposed attached ranch units and neighboring *Holly Hill Farms* residences.

Sincerely,

**The Schafer Development Team**

City of Farmington Hills,  
Oakland County, Michigan  
SITE PLAN DOCUMENTS  
Prepared For the  
The Baptist Manor / Schafer Development  
P.U.D. Developments

**Owner / Developer**

"The Tabernacle" - West Parcel  
The Baptist Manor  
30301 W 13 Mile  
Farmington Hills, MI 48334

Contact:  
Ryan Doelle  
Tel. (248) 842-9106  
Email: r.doelle@thebaptistmanor.org

"Mulberry Park" - East Parcel  
Schafer Development  
31400 Northwestern Highway, Suite H  
Farmington Hills, MI 48334

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

**Civil Engineer**

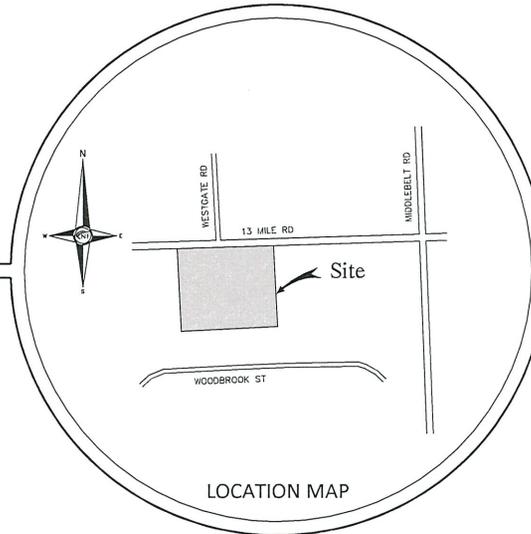
Nowak & Fraus Engineers  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Tel. (248) 332-7931  
Fax. (248) 332-8257

Contact: Andrew Wiseman  
Tel. (248) 332-7931  
Fax. (248) 332-8257  
Email: awiseman@nfe-engr.com

**Landscape Architect**

Nowak & Fraus Engineers  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Tel. (248) 332-7931  
Fax. (248) 332-8257

Contact: George A. Ostrowski, PLA, LEED AP  
Tel. (248) 332-7931  
Fax. (248) 332-8257  
Email: gostrowski@nfe-engr.com



**LEGAL DESCRIPTION - "The Tabernacle"**

Land situated in the City of Farmington Hills, County of Oakland, State of MI described as follows:  
**PARCEL 1:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point 170.10 feet due East from the Northwest corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; thence due East 169.88 feet; thence South 0°16'00" East, 612.80 feet; thence North 89°51'00" West, 189.88 feet; thence North 0°16'00" West, 912.40 feet to the point of beginning.

**PARCEL 2:** That part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point located due East along the North Section line, 348.50 feet and South 0°14' East 272.8 feet from the North 1/4 corner; thence South 0°18' East 238.8 feet; thence South 89°51'00" East 169.88 feet; thence North 0°16' West 240.1 feet; thence West 100 feet to the side of beginning, together with a 20 foot easement for water line utilities and ingress and egress over the East 20 feet of the Northwest 271.8 feet of the East 1/4 acre of the West 1/2 acre of the following described Parcel: Beginning at the North 1/4 corner of said Section; thence South 0°18' East, 812 feet; thence North 89°51'00" East, 848.00 feet; thence North 0°16' West, 814 feet; thence due West 848.50 feet along the North Section line to the point of beginning.

**PARCEL 3:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the said Section 11, Town 1 North, Range 9 East; thence due East along the centerline of the 13 Mile Road a distance of 172.10 feet; thence South 0°16'00" East a distance of 612.40 feet; thence North 0°16'00" West a distance of 170.10 feet; thence North 0°16'00" West a distance of 512.50 feet to the point of beginning.  
Commonly known as: 30110 West 13 Mile Road and Vacant Parcels, Farmington Hills, MI 48334-2025  
Tax ID: 23-11-201-002 & 23-11-201-001

**LEGAL DESCRIPTION - "Mulberry Park"**

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT DISTANT EAST 509.89 FEET FROM THE NORTH 1/4 CORNER; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.20 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 148.61 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET; THENCE WEST 148.61 FEET TO BEGINNING.

TAX ID NO. 23-11-201-004

**PARCEL 2:**  
PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 658.50 FEET FROM THE NORTH 1/4 CORNER; THENCE EAST 191 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 513.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS WEST 191 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 513.56 FEET TO BEGINNING.

TAX ID NO. 23-11-201-005

**PARCEL 3:**  
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES: PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 849.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD, A DISTANCE OF 338.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 514.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 333.38 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 23-11-201-006

Project Name

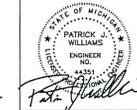
"The Tabernacle"  
&  
"Mulberry Park"

**SHEET INDEX**

SP-00	Cover Sheet
SP-01	Overall Boundary / Topographic / Tree Survey
SP-01.1	Tree List - West
SP-01.2	Tree List - East
SP-02	Topographic / Boundary / Tree Survey - West
SP-03	Topographic / Boundary / Tree Survey - East
SP-04	General Site Plan - West
SP-05	General Site Plan - East
SP-06	Paving & Grading Plan - West
SP-07	Paving & Grading Plan - East
SP-08	Utility Plan - West
SP-09	Utility Plan - East

L0	Landscape Overview
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Tree Preservation Plan
L4	Landscape Plan
L5	Landscape Notes & Details

N & F JOB #N423-02/03



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

**LEGAL DESCRIPTIONS** (FROM TITLE AGENT)

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

**PARCEL 1:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point 170.16 feet due East from the Northwest corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; thence due East 151.98 feet; thence South 0°18'00" East 613.80 feet; thence North 89°15'00" West 189.58 feet; thence North 0°15'00" West 97.40 feet to the point of beginning.

**PARCEL 2:** That part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point located due East along the North Section line, 345.04 feet and South 0°15' East 149.43 feet; thence North 0°15' West 245.1 feet; thence South 89°15' East 223.9 feet; thence South 89°15' East 167.3 feet; thence North 0°15' West 151.98 feet; thence North 0°15' West 151.98 feet to the point of beginning. The Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly Town 1 North, Range 9 East, being the distance of the Northeast 1/4 of the said Section 11, 170.16 feet; thence South 0°18'00" East a distance of 612.40 feet; thence North 89°15'00" West a distance of 170.16 feet; thence North 0°15'00" West a distance of 912.90 feet to the point of beginning.

**PARCEL 3:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly Town 1 North, Range 9 East, being the distance of the Northeast 1/4 of the said Section 11, 170.16 feet; thence South 0°18'00" East a distance of 612.40 feet; thence North 89°15'00" West a distance of 170.16 feet; thence North 0°15'00" West a distance of 912.90 feet to the point of beginning.

Commonly known as: 30715 West 13 Mile Road and various Parcels, Farmington Hills, MI 48324-2218  
Tax ID: 23-11-201-001, 23-11-201-002 & 23-11-201-003

**PARCEL 23-11-201-002**  
Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, Beginning at a point distant East 345.04 feet and South 0°15'00" East 572.90 feet from the North 1/4 corner; thence North 0°15'00" West 272.90 feet; thence East 189.43 feet; thence South 89°15'00" East 223.10 feet; thence West 189.58 feet to beginning.

**LEGAL DESCRIPTION**

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

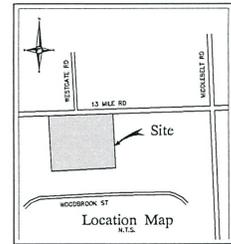
**PARCEL 1:**  
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT DISTANT EAST 309.89 FEET FROM THE NORTH 1/4 CORNER; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST 513.20 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 148.41 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST 513.56 FEET; THENCE WEST 148.61 FEET TO BEGINNING.

**PARCEL 2:**  
TOWN 1 NORTH, RANGE 9 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, BEGINNING AT A POINT DISTANT EAST 656.50 FEET FROM THE NORTH 1/4 CORNER; THENCE EAST 101 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST 513.78 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST 191 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST 513.56 FEET TO BEGINNING.

**PARCEL 3:**  
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES, PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD A DISTANCE OF 865.50 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD A DISTANCE OF 304.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 314.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 333.20 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**  
THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES, PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SAID SECTION 11; THENCE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD A DISTANCE OF 865.50 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION; THENCE DUE EAST ALONG THE CENTERLINE OF THIRTEEN MILE ROAD A DISTANCE OF 304.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 314.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 333.20 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF 513.78 FEET TO THE POINT OF BEGINNING.

Tax ID NO. 23-11-201-004  
TAX ID NO. 23-11-201-005  
TAX ID NO. 23-11-201-006



**NF ENGINEERS**  
LAND SURVEYORS  
LAND PLANNERS

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**LEGEND**

- MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R.T.C. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- EXISTING GAS MAIN

STATE OF MICHIGAN  
PATRICK J. WILLIAMS  
DISENER

PROJECT:  
The Tabernacle & Mulberry  
Park P.U.D. Development

CLIENT:  
The Baptist Manor  
30301 W 13 Mile  
Farmington Hills, MI 48334

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

PROJECT LOCATION:  
Part of the NE 1/4  
of Section 11  
T.1N, R.9E  
City of Farmington Hills,  
Oakland County, Michigan

SHEET:  
Overall Boundary /  
Topographic / Tree Survey

DATE ISSUED/REVISED  
02/24/24 REVISED PER CLIENT  
02/26/24 REVISED PER CLIENT  
02/27/24 REVISED PER CLIENT  
03/10/24 REVISED PER CLIENT  
04/08/24 REVISED PER CLIENT  
06/26/24 REVISED PER CLIENT

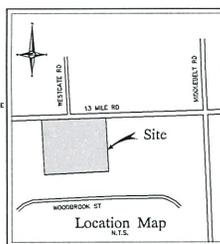
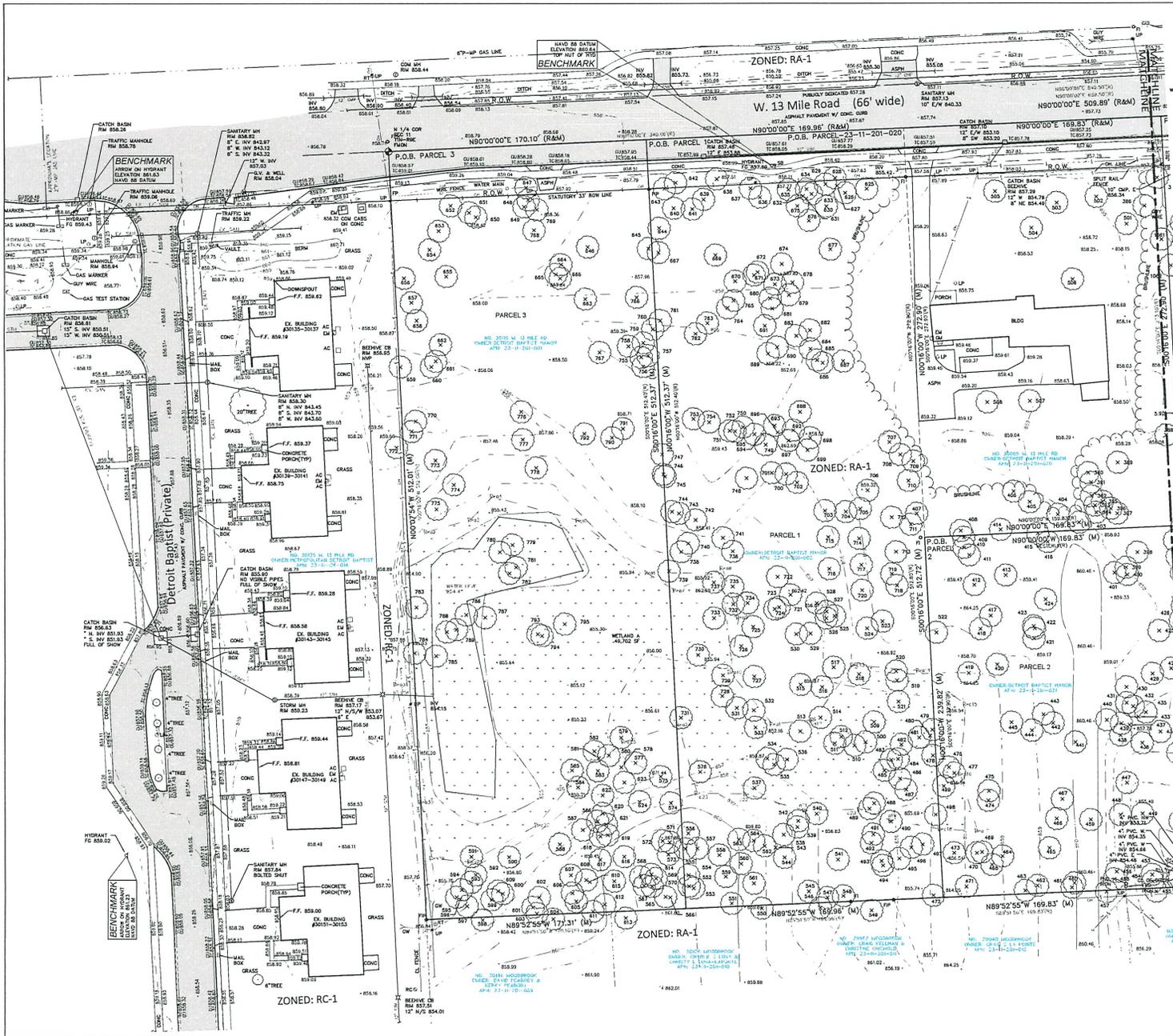
DRAWN BY:  
DESIGNED BY:  
APPROVED BY:  
J. Williams  
DATE:  
09-12-2024  
SCALE: 1" = 50'  
SHEET NO. SP-01  
N423-02/03



Table 1 - Tree Inventory 2002, 2004, 2005 W 13 Mile Road, Farmington Hills, Oakland Co. (ASIS & 1/26/05)

Tree Tag	Inventory	Species	Common Name	Scientific Name	Height	DBH	Caliper	Species	Health	Comments
811	REMOVED	landmark	White Pine	Pinus strobus	1	14.0	0.0	0.0	Good	Fair
812	REMOVED	landmark	White Pine	Pinus strobus	1	21.0	0.0	0.0	Good	Fair
813	REMOVED	landmark	White Pine	Pinus strobus	1	17.0	0.0	0.0	Good	Fair
814	REMOVED	landmark	White Pine	Pinus strobus	1	20.1	0.0	0.0	Good	Fair
815	REMOVED	landmark	White Pine	Pinus strobus	1	21.5	0.0	0.0	Good	Fair
816	REMOVED	landmark	Silver Maple	Acer saccharum	1	38.2	0.0	0.0	Good	Fair
817	REMOVED	landmark	Silver Maple	Acer saccharum	1	31.1	0.0	0.0	Good	Fair
818	REMOVED	landmark	Silver Maple	Acer saccharum	1	28.2	0.0	0.0	Good	Fair
819	REMOVED	landmark	Silver Maple	Acer saccharum	1	26.0	0.0	0.0	Good	Fair
820	REMOVED	landmark	Silver Maple	Acer saccharum	1	18.5	0.0	0.0	Good	Fair
821	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	8.0	0.0	0.0	Good	Fair
822	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	8.0	0.0	0.0	Fair	Fair
823	REMOVED	landmark	Silver Maple	Acer saccharum	2	13.4	0.0	0.0	Good	Fair
824	REMOVED	landmark	Silver Maple	Acer saccharum	1	19.4	0.0	0.0	Fair	Fair
825	REMOVED	landmark	White Cedar	Thuja occidentalis	3	12.8	0.0	0.0	Good	Fair
826	REMOVED	landmark	White Pine	Pinus strobus	1	20.4	0.0	0.0	Good	Fair
827	REMOVED	landmark	White Pine	Pinus strobus	1	16.5	0.0	0.0	Good	Fair
828	REMOVED	landmark	Black Walnut	Juglans nigra	1	19.1	0.0	0.0	Good	Fair
829	REMOVED	landmark	White Pine	Pinus strobus	1	20.6	0.0	0.0	Good	Fair
830	REMOVED	landmark	Norway Spruce	Picea abies	1	22.5	0.0	0.0	Fair	Fair
831	REMOVED	landmark	White Cedar	Thuja occidentalis	3	10.7	0.0	0.0	Good	Fair
832	REMOVED	landmark	White Spruce	Picea glauca	1	12.2	0.0	0.0	Good	Fair
833	REMOVED	landmark	White Cedar	Thuja occidentalis	3	10.7	0.0	0.0	Good	Fair
834	REMOVED	landmark	White Cedar	Thuja occidentalis	1	12.7	0.0	0.0	Good	Fair
835	REMOVED	landmark	White Cedar	Thuja occidentalis	4	9.8	0.0	0.0	Good	Fair
836	REMOVED	landmark	Apple	Malus pumila	1	12.0	0.0	0.0	Good	Fair
837	REMOVED	landmark	Siberian Elm	Ulmus pumila	1	20.3	0.0	0.0	Good	Fair
838	REMOVED	landmark	Silver Maple	Acer saccharum	1	22.2	0.0	0.0	Good	Fair
839	REMOVED	landmark	Horse Chestnut	Aesculus hippocastanum	4	16.2	0.0	0.0	Good	Fair
840	REMOVED	landmark	Horse Chestnut	Aesculus hippocastanum	1	16.8	0.0	0.0	Good	Fair
841	REMOVED	landmark	Silver Maple	Acer saccharum	1	40.1	0.0	0.0	Good	Fair
842	REMOVED	landmark	White Magnolia	Magnolia fraseri	1	0.0	0.0	0.0	Fair	Fair
843	REMOVED	landmark	White Magnolia	Magnolia	1	8.0	0.0	0.0	Good	Fair
844	REMOVED	landmark	White Magnolia	Magnolia	1	21.2	0.0	0.0	Good	Fair
845	REMOVED	landmark	Silver Maple	Acer saccharum	1	10.2	0.0	0.0	Good	Fair
846	REMOVED	landmark	Silver Maple	Acer saccharum	1	9.8	0.0	0.0	Good	Fair
847	REMOVED	landmark	Silver Maple	Acer saccharum	1	7.9	0.0	0.0	Good	Fair
848	REMOVED	landmark	Silver Maple	Acer saccharum	1	20.5	0.0	0.0	Good	Fair
849	REMOVED	landmark	Norway Spruce	Picea abies	1	20.8	0.0	0.0	Good	Fair
850	REMOVED	landmark	Scots Pine	Pinus sylvestris	1	19.6	0.0	0.0	Good	Fair
851	REMOVED	landmark	White Cedar	Thuja occidentalis	1	6.2	0.0	0.0	Good	Fair
852	REMOVED	landmark	Box-elder	Acer negundo	2	10.6	0.0	0.0	Good	Fair
853	REMOVED	landmark	White Magnolia	Magnolia	2	7.4	0.0	0.0	Good	Fair
854	REMOVED	landmark	Apple	Malus pumila	2	11.5	0.0	0.0	Good	Fair
855	REMOVED	landmark	American Beech	Fagus grandifolia	1	12.3	0.0	0.0	Good	Fair
856	REMOVED	landmark	White Magnolia	Magnolia	1	18.1	0.0	0.0	Good	Fair
857	REMOVED	landmark	White Magnolia	Magnolia	1	9.5	0.0	0.0	Good	Fair
858	REMOVED	landmark	White Magnolia	Magnolia	1	18.2	0.0	0.0	Good	Fair
859	REMOVED	landmark	White Magnolia	Magnolia	1	13.5	0.0	0.0	Good	Fair
860	REMOVED	landmark	White Magnolia	Magnolia	1	10.8	0.0	0.0	Good	Fair
861	REMOVED	landmark	Box-elder	Acer negundo	2	9.7	0.0	0.0	Good	Fair
862	REMOVED	landmark	White Magnolia	Magnolia	1	14.3	0.0	0.0	Good	Fair
863	REMOVED	landmark	Box-elder	Acer negundo	3	16.7	0.0	0.0	Good	Fair
864	REMOVED	landmark	White Magnolia	Magnolia	1	13.5	0.0	0.0	Good	Fair
865	REMOVED	landmark	White Magnolia	Magnolia	1	6.6	0.0	0.0	Good	Fair
866	REMOVED	landmark	White Magnolia	Magnolia	1	6.6	0.0	0.0	Good	Fair
867	REMOVED	landmark	White Magnolia	Magnolia	1	13.1	0.0	0.0	Good	Fair
868	REMOVED	landmark	Black Walnut	Juglans nigra	1	6.7	0.0	0.0	Good	Fair
869	REMOVED	landmark	Black Walnut	Juglans nigra	1	6.7	0.0	0.0	Good	Fair
870	REMOVED	landmark	Black Walnut	Juglans nigra	1	6.7	0.0	0.0	Good	Fair
871	REMOVED	landmark	Red Maple	Acer rubrum	1	6.1	0.0	0.0	Good	Fair
872	REMOVED	landmark	White Magnolia	Magnolia	1	21.1	0.0	0.0	Good	Fair
873	REMOVED	landmark	Black Walnut	Juglans nigra	1	13.3	0.0	0.0	Good	Fair
874	REMOVED	landmark	Black Walnut	Juglans nigra	1	11.4	0.0	0.0	Good	Fair
875	REMOVED	landmark	Box-elder	Acer negundo	1	10.0	0.0	0.0	Good	Fair
876	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	10.2	0.0	0.0	Good	Fair
877	REMOVED	landmark	Black Walnut	Juglans nigra	1	18.5	0.0	0.0	Good	Fair
878	REMOVED	landmark	Black Walnut	Juglans nigra	1	8.4	0.0	0.0	Good	Fair
879	REMOVED	landmark	Box-elder	Acer negundo	1	11.0	0.0	0.0	Good	Fair
880	REMOVED	landmark	Box-elder	Acer negundo	1	10.1	0.0	0.0	Good	Fair
881	REMOVED	landmark	American Elm	Ulmus americana	1	6.1	0.0	0.0	Good	Fair
882	REMOVED	landmark	Red Pine	Pinus resinosa	1	9.8	0.0	0.0	Good	Fair
883	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.3	0.0	0.0	Good	Fair
884	REMOVED	landmark	Red Pine	Pinus resinosa	1	6.7	0.0	0.0	Good	Fair
885	REMOVED	landmark	Red Pine	Pinus resinosa	1	7.8	0.0	0.0	Good	Fair
886	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.8	0.0	0.0	Good	Fair
887	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.0	0.0	0.0	Good	Fair
888	REMOVED	landmark	Red Pine	Pinus resinosa	1	8.1	0.0	0.0	Good	Fair
889	REMOVED	landmark	Red Pine	Pinus resinosa	1	8.2	0.0	0.0	Good	Fair
890	REMOVED	landmark	Red Pine	Pinus resinosa	1	13.6	0.0	0.0	Good	Fair
891	REMOVED	landmark	White Magnolia	Magnolia	1	9.9	0.0	0.0	Good	Fair
892	REMOVED	landmark	American Elm	Ulmus americana	1	9.3	0.0	0.0	Good	Fair
893	REMOVED	landmark	Box-elder	Acer negundo	1	6.6	0.0	0.0	Good	Fair
894	REMOVED	landmark	Box-elder	Acer negundo	1	16.5	0.0	0.0	Good	Fair
895	REMOVED	landmark	Box-elder	Acer negundo	1	27.0	0.0	0.0	Good	Fair
896	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	12.4	0.0	0.0	Good	Fair
897	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	8.2	0.0	0.0	Good	Fair
898	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	14.0	0.0	0.0	Good	Fair
899	REMOVED	landmark	Box-elder	Acer negundo	1	16.5	0.0	0.0	Good	Fair
900	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	6.7	0.0	0.0	Good	Fair
901	REMOVED	landmark	Box-elder	Acer negundo	1	6.1	0.0	0.0	Good	Fair
902	REMOVED	landmark	Sugar Maple	Acer saccharum	1	1.7	0.0	0.0	Good	Fair
903	REMOVED	landmark	Box-elder	Acer negundo	1	13.9	0.0	0.0	Good	Fair
904	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	7.9	0.0	0.0	Good	Fair
905	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	10.2	0.0	0.0	Good	Fair
906	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	10.0	0.0	0.0	Good	Fair
907	REMOVED	landmark	Sugar Maple	Acer saccharum	1	11.8	0.0	0.0	Good	Fair
908	REMOVED	landmark	Sugar Maple	Acer saccharum	1	17.5	0.0	0.0	Good	Fair
909	REMOVED	landmark	Sugar Maple	Acer saccharum	1	11.8	0.0	0.0	Good	Fair
910	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	30.1	0.0	0.0	Good	Fair
911	REMOVED	landmark	Sugar Maple	Acer saccharum	1	6.7	0.0	0.0	Good	Fair
912	REMOVED	landmark	Internode Hickory	Coryphaea	1	7.0	0.0	0.0	Good	Fair
913	REMOVED	landmark	Internode Hickory	Coryphaea	1	10.0	0.0	0.0	Good	Fair
914	REMOVED	landmark	Sugar Maple	Acer saccharum	1	9.7	0.0	0.0	Good	Fair
915	REMOVED	landmark	Wild Black Cherry	Prunus serotina	1	8.0	0.0	0.0	Fair	Fair
916	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.5	0.0	0.0	Good	Fair
917	REMOVED	landmark	Red Pine	Pinus resinosa	1	7.9	0.0	0.0	Good	Fair
918	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.0	0.0	0.0	Good	Fair
919	REMOVED	landmark	Red Pine	Pinus resinosa	1	9.0	0.0	0.0	Good	Fair
920	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.5	0.0	0.0	Good	Fair
921	REMOVED	landmark	Red Pine	Pinus resinosa	1	11.0	0.0	0.0	Good	Fair
922	REMOVED	landmark	Norway Maple	Acer platanoides	1	7.9	0.0	0.0	Good	Fair
923	REMOVED	landmark	Tree-of-Heaven	Ailanthus altissima	1	17.6	0.0	0.0	Good	Fair
924	REMOVED	landmark	Tree-of-Heaven	Ailanthus altissima	1	13.6	0.0	0.0	Good	Fair
925	REMOVED	landmark	Silver Maple	Acer saccharum	1	18.4	0.0	0.0	Fair	Fair
926	REMOVED	landmark	Silver Maple	Acer saccharum	1	9.7	0.0	0.0	Good	Fair
927	REMOVED	landmark	White Magnolia	Magnolia	1	11.1	0.0	0.0	Good	Fair
928	REMOVED	landmark	Silver Maple	Acer saccharum	1	13.1	0.0	0.0	Good	Fair
929	REMOVED	landmark	Apple	Malus pumila	1	8.6	0.0	0.0	Fair	Fair
930	REMOVED	landmark	White Magnolia	Magnolia	1	16.6	0.0	0.0	Fair	Fair
931	REMOVED	landmark	White Magnolia	Magnolia	1	14.0	0.0	0.0	Fair	Fair
932	REMOVED	landmark	Horse Chestnut	Aesculus hippocastanum	1	14.0	0.0	0.0	Fair	Fair
933	REMOVED	landmark	White Magnolia	Magnolia	1	21.3	0.0	0.0	Good	Fair
934	REMOVED	landmark	White Magnolia	Magnolia	1	21.2	0.0	0.0	Good	Fair
935	REMOVED	landmark	Scots Pine	Pinus sylvestris	1	21.0	0.0	0.0	Good	Fair
936	REMOVED	landmark	Scots Pine	Pinus sylvestris	1	21.2	0.0	0.0	Good	Fair
937	REMOVED	landmark	Red Pine	Pinus resinosa	1	14.6	0.0	0.0	Good	Fair
938	REMOVED	landmark	Box-elder	Acer negundo	1	8.4	0.0	0.0	Good	Fair
939	REMOVED	landmark	Box-elder	Acer negundo	1	7.0	0.0	0.0	Good	Fair
940	REMOVED	landmark	Honey Locust	Gleditsia triacanthos	1	32.2	0.0	0.0	Good	Fair
941	REMOVED	landmark	Honey Locust	Gleditsia triacanthos	1	21.4	0.0	0.0	Good	Fair
942	REMOVED	landmark	Box-elder	Acer negundo	1	15.2	0.0	0.0	Good	Fair
943	REMOVED	landmark	Box-elder	Acer negundo	1	10.1	0.0	0.0	Good	Fair
944	REMOVED	landmark	Black Walnut	Juglans nigra	1	42.5	0.0	0.0	Good	Fair
945	REMOVED	landmark	White Magnolia	Magnolia	1	6.1	0.0	0.0	Good	Fair
946	REMOVED	landmark	White Magnolia	Magnolia	1	6.1	0.0	0.0	Good	Fair
947	REMOVED	landmark	White Magnolia	Magnolia	1	26.0	0.0	0.0	Good	Fair
948	REMOVED	landmark	Box-elder	Acer negundo	1	6.3	0.0	0.0	Good	Fair
949	REMOVED	landmark	Box-elder	Acer negundo	1	9.1	0.0	0.0	Good	Fair
950	REMOVED	landmark	Siberian Elm	Ulmus pumila	1	20.6	0.0	0.0	Good	Fair

951	REMOVED	landmark	White Cedar	Thuja occidentalis	1
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**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48134-3032  
 TEL: (248) 332-7931  
 FAX: (248) 332-8257  
 WWW.NF-ENGR.COM

**LEGAL DESCRIPTIONS (FROM TITLE ASSESSOR)**

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

**PARCEL 1:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point located that East along the North Section 11, 268.82 feet and South 0°12'00" East 17.14 feet; Thence North 89°52'55" West 169.86 feet; Thence North 0°12'00" West 17.14 feet to the point of beginning.

**PARCEL 2:** The East end of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point located that East along the North Section 11, 268.82 feet and South 0°12'00" East 17.14 feet; Thence North 89°52'55" West 169.86 feet; Thence North 0°12'00" West 17.14 feet to the point of beginning.

**PARCEL 3:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; Thence East 188.86 feet; Thence South 89°52'55" West 169.86 feet; Thence North 0°12'00" East 17.14 feet; Thence North 89°52'55" West 169.86 feet; Thence North 0°12'00" East 17.14 feet to the point of beginning.

**PARCEL 23-11-2021:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point located that East along the North Section 11, 268.82 feet and South 0°12'00" East 17.14 feet; Thence North 89°52'55" West 169.86 feet; Thence North 0°12'00" West 17.14 feet to the point of beginning.

**TITLE NOTES**  
 SUBJECT TO:  
 1. EASEMENT AS DECLARED BY INSTRUMENT RECORDED IN LIBER 14, PAGE 82, OAKLAND COUNTY RECORDS, UNIT PLOTTED & RECORDED NOT PROVIDED TO SURVEYOR.  
 ALL EASEMENTS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 24712 WITH A COMMITMENT DATE OF OCTOBER 20, 2004. OWNER IS OLS REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

**BASIS OF BEARING NOTE**  
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD LOCAL OCCUPATION.

**ACCESS NOTE**  
 THE SUBJECT LAND HAS DRENT VEHICLE AND PEDESTRIAN ACCESS TO W. 13 MILE ROAD A PUBLICLY DEDICATED RIGHT OF WAY.

**UTILITY NOTE**  
 ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED. THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DETERMINED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

**FLOOD HAZARD NOTE**  
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE CURRENT AVAILABILITY FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 241200219 DURING AN EFFECTIVE DATE OF 09-29-2004.

**TOPOGRAPHIC SURVEY NOTES**  
 ALL POINT LOCATIONS WERE OBTAINED FROM NUMERICAL DATUMS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXHAUSTIVENESS OF LOCATION.

**LEGEND**

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

PROJECT:  
 The Tabernacle  
 P.U.D.

CLIENT:  
 The Baptist Manor  
 30301 W 13 Mile  
 Farmington Hills, MI 48334

Contact:  
 Ryan Doelle  
 Phone: (248) 842-9106  
 Email: rdoelle@thebaptistmanor.org

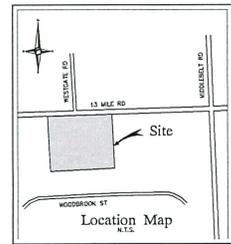
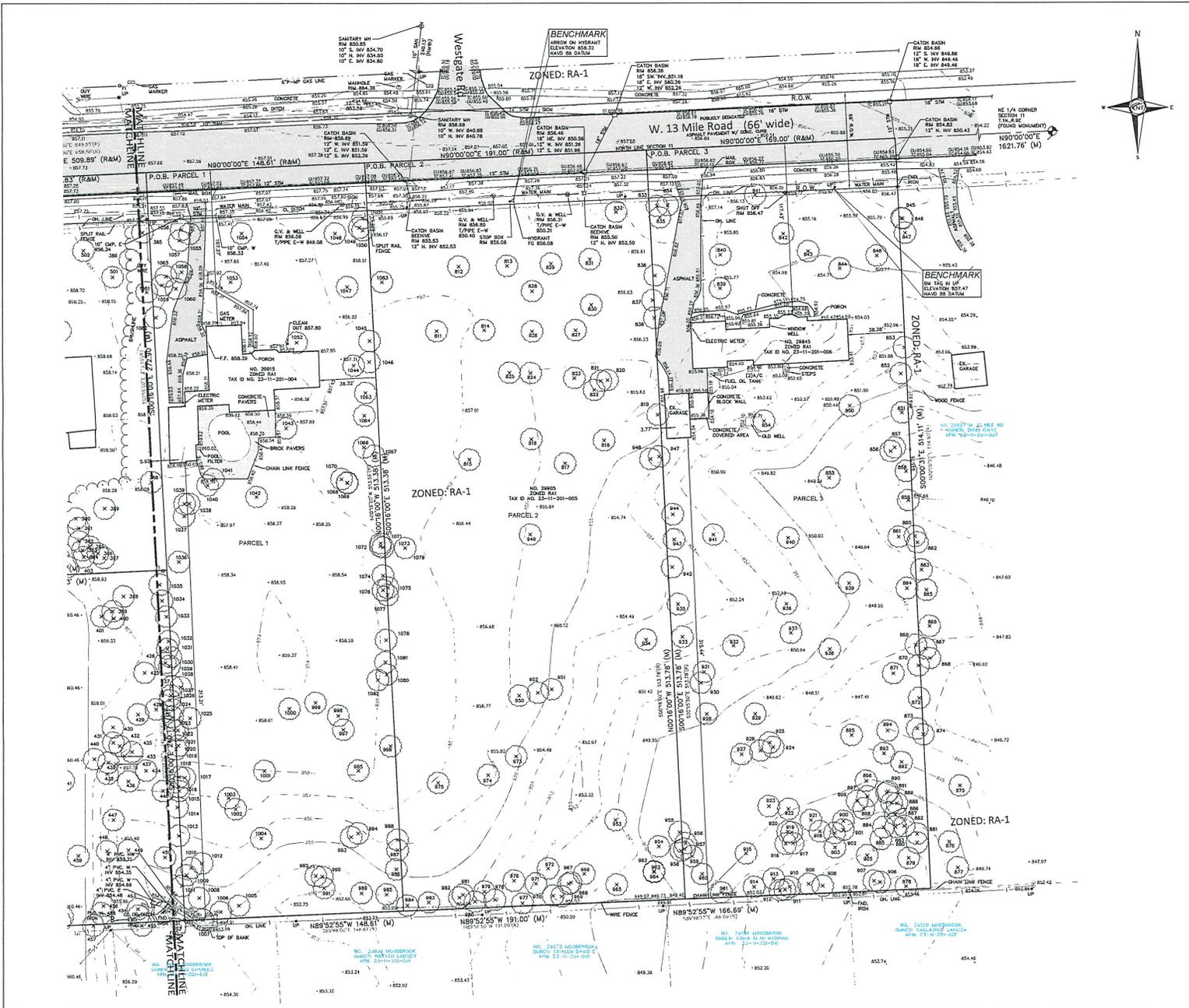
PROJECT LOCATION:  
 Part of the NE 1/4  
 of Section 11  
 T.1N, R.9E  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET:  
 Boundary / Topographic /  
 Tree Survey - West



DATE	ISSUED/REVISED
09/22/24	REVISED PER CLIENT
09/24/24	REVISED PER CLIENT
09/25/24	REVISED PER CLIENT
09/26/24	REVISED PER CLIENT
09/26/24	REVISED PER CLIENT

DRAWN BY:  
 DESIGNED BY:  
 APPROVED BY:  
 P. Williams  
 DATE:  
 09-12-2024  
 SCALE: 1" = 30'  
 30 15 0 15 30 45  
 NEE JOB NO. SHEET NO.  
 N423-02 SP-02



**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.NF-ENGR.COM

**LEGAL DESCRIPTION**

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 1/4 NORTH, RANGE 4 EAST, SECTION 11, PART OF THE NORTHWEST 1/4 BEGINNING AT A POINT DISTANT EAST 508.80 FEET FROM THE NORTH 1/4 CORNER, THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS EAST 23.00 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 18.00 FEET, THENCE WEST 18.00 FEET TO BEING.

TAX ID NO. 23-11-201-004

PARCEL 2: THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 4 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 658.00 FEET FROM THE NORTH 1/4 CORNER, THENCE EAST 81 FEET, THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS EAST 23.00 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 18.00 FEET, THENCE WEST 18.00 FEET TO BEING.

TAX ID NO. 23-11-201-005

PARCEL 3: THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 4 EAST, MICHIGAN COMMENSAL AT THE NORTHWEST CORNER OF THE NORTH 1/4 OF THE SAID SECTION 11; THENCE SUE EAST ALONG THE CENTERLINE OF WOODROW ROAD, A DISTANCE OF 84.50 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION; THENCE EAST ALONG THE CENTERLINE OF WOODROW ROAD, A DISTANCE OF 333.38 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 333.38 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 333.38 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 333.38 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 23-11-201-006

**BASIS OF BEARING NOTE**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD LEGAL DESCRIPTION.

**ACCESS NOTE**

THE SUBJECT LAND HAS DIRECT VEHICLE AND PEDESTRIAN ACCESS TO W. 13 MILE ROAD, A PUBLICLY DEDICATED RIGHT OF WAY.

**CEMETERY NOTE**

THERE WAS NO DISCOVERABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.

**UTILITY NOTE**

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND UTILITIES WHICH MAY EXIST CAN BE DETERMINED BY A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

**FLOOD HAZARD NOTE**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE 1 OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS SA-10-24100035F BEARING AN EFFECTIVE DATE OF 09-29-2006.

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

**LEGEND**

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



PROJECT:  
 Mulberry Park  
 P.U.I.D.

CLIENT:  
 Schafer Development  
 31400 Northwest  
 Highway, Suite H  
 Farmington Hills, MI 48334

Contact:  
 Spencer Schafer  
 Tel. (248) 613-6262

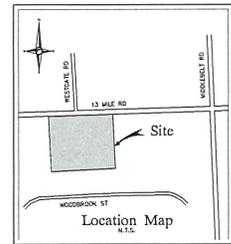
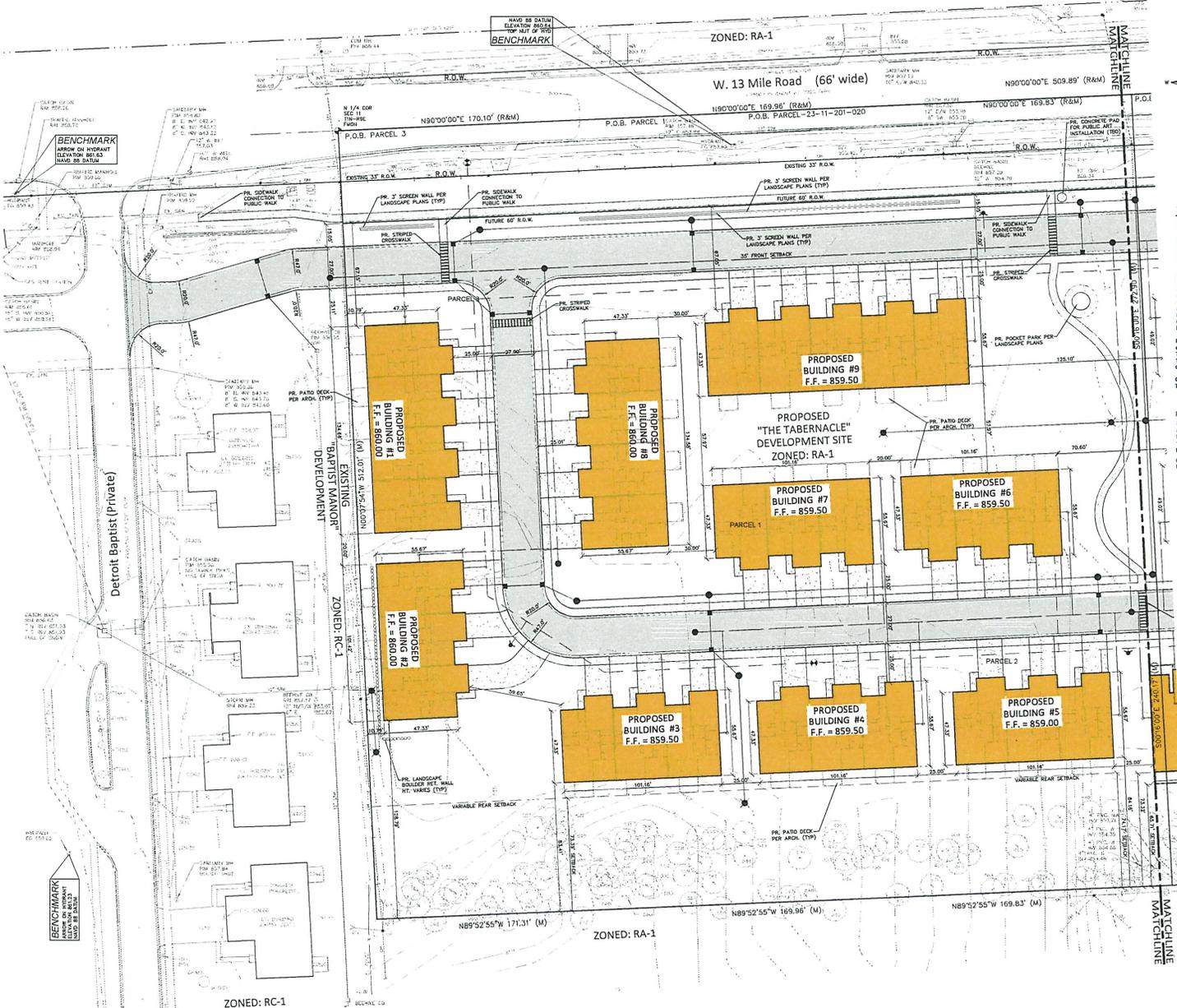
PROJECT LOCATION:  
 Part of the NE 1/4  
 of Section 11  
 T.1N, R.9E  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET:  
 Boundary / Topographic /  
 Tree Survey - East



DATE	ISSUED/REVISED
02/23/24	ISSUED PER CLIENT
02/21/24	REVISED PER CLIENT
02/21/24	REVISED PER CLIENT
01/10/24	REVISED PER CLIENT
01/09/24	REVISED PER CLIENT
09/26/23	REVISED PER CLIENT

DRAWN BY:  
 DESIGNED BY:  
 APPROVED BY:  
 J. Williams  
 DATE:  
 09-12-2024  
 SCALE: 1" = 30'  
 SHEET NO. SP-03



**LEGAL DESCRIPTIONS (REVISED TITLE AGENCY)**

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

**PARCEL 1:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point 170.10 feet due East along the North corner of the Northeast 1/4, Section 11, Town 1 North, Range 9 East; thence due East 684.16 feet; thence South 87° 57' 50" East, 81.28 feet; thence South 89° 15' 00" West 195.96 feet; thence North 0° 16' 00" West 872.40 feet to the point of beginning.

**PARCEL 2:** That part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, described as: Beginning at a point located due East along the North corner, 245.86 feet and South 0° 16' East 272.5 feet from the North 1/4 corner; thence South 0° 16' East 23.9 feet; thence South 87° 57' 50" East 168.83 feet; thence North 0° 16' West 245.86 feet; thence North 0° 16' East 272.5 feet to the point of beginning, together with a 20 foot easement for water line utilities and ingress and egress over the East 20 feet of the Northeast 27.13 feet of the East 1/2 acre of the West 1/2 Acre of the following described Parcel: Beginning at the North 1/4 corner of said Section; thence South 0° 16' East 81.28 feet; thence North 89° 15' 00" East 684.16 feet; thence North 0° 16' West 874 feet; thence due West 848.50 feet along the North Section line to the point of beginning.

**PARCEL 3:** Part of the Northeast 1/4 of Section 11, Town 1 North, Range 9 East, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the said Section 11, Town 1 North, Range 9 East; thence due East along the centerline of the 13 Mile Road a distance of 170.10 feet; thence South 0° 16' 00" East a distance of 612.16 feet; thence North 89° 15' 00" West a distance of 170.10 feet; thence North 0° 16' 00" West a distance of 512.00 feet to the point of beginning.

Commonly known as: 39110 West 13 Mile Road, Farmington Hills, MI 48334-2206  
Tax ID: 23-11-021-020; 23-11-021-022 & 23-11-021-023

**SITE DATA**

**PARCEL 1:** GROSS LAND AREA: 9711.51 S.F. OR 222.08 ACRES.  
**PARCEL 2:** GROSS LAND AREA: 40797.57 S.F. OR 933.6 ACRES.  
**PARCEL 3:** GROSS LAND AREA: 40797.57 S.F. OR 933.6 ACRES.  
**PARCEL -020:** GROSS LAND AREA: 40346.57 S.F. OR 926.4 ACRES.

**ZONED:** RA1 (RESIDENTIAL DISTRICT)  
**BUILDING SETBACKS:**  
 FRONT: 30'  
 REAR: 10'/25' TWO  
 DEAR: 20'

**MAX. LOT COVERAGE = 25% PROVIDED COVERAGE = 23%**  
**MAX. BUILDING HEIGHT PERMITTED: N/A**  
**TOTAL STRIPPED PARKING, 0 STRIPPED SPACES INCLUDING 0 SHARED FREE SHARED SPACES.**

THE ABOVE ZONING AND ZONING REQUIREMENTS WERE OBTAINED FROM THE CITY OF FARMINGTON HILLS ONLINE ZONING MAP AND ZONING ORDINANCE.

NOTE: THE SETBACKS & HEIGHT RESTRICTIONS NOTED ABOVE ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION AND SHOULD NOT BE USED TO DETERMINE COMPLIANCE. A DETAILED ZONING MAP OR CERTIFICATION OF THE BASIS OF AN INTERPRETATION OR OPINION OF ANY OTHER PARTY. A ZONING ENFORCEMENT LETTER SHOULD BE OBTAINED FROM FARMINGTON HILLS TO RESOLVE CONFUSION AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED SETBACKS & HEIGHT REQUIREMENTS.

**PAVING LEGEND**

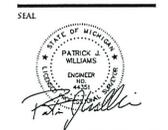
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

**LEGEND**

	EXISTING SANITARY / SEWER
	SAFETY CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PAVT. ELEVATION
	FINISH GRADE ELEVATION

**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL (248) 332-7931  
 FAX (248) 332-8257  
 WWW.NFE-ENGR.COM



PROJECT: The Tabernacle P.U.D.

CLIENT: The Baptist Manor  
 30301 W 13 Mile Farmington Hills, MI 48334

Contact: Ryan Doelle  
 Phone: (248) 842-9106  
 Email: r.doelle@thebaptistmanor.org

PROJECT LOCATION: Part of the NE 1/4 of Section 11, T.1N, R.9E, City of Farmington Hills, Oakland County, Michigan

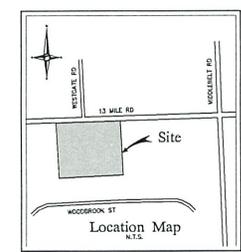
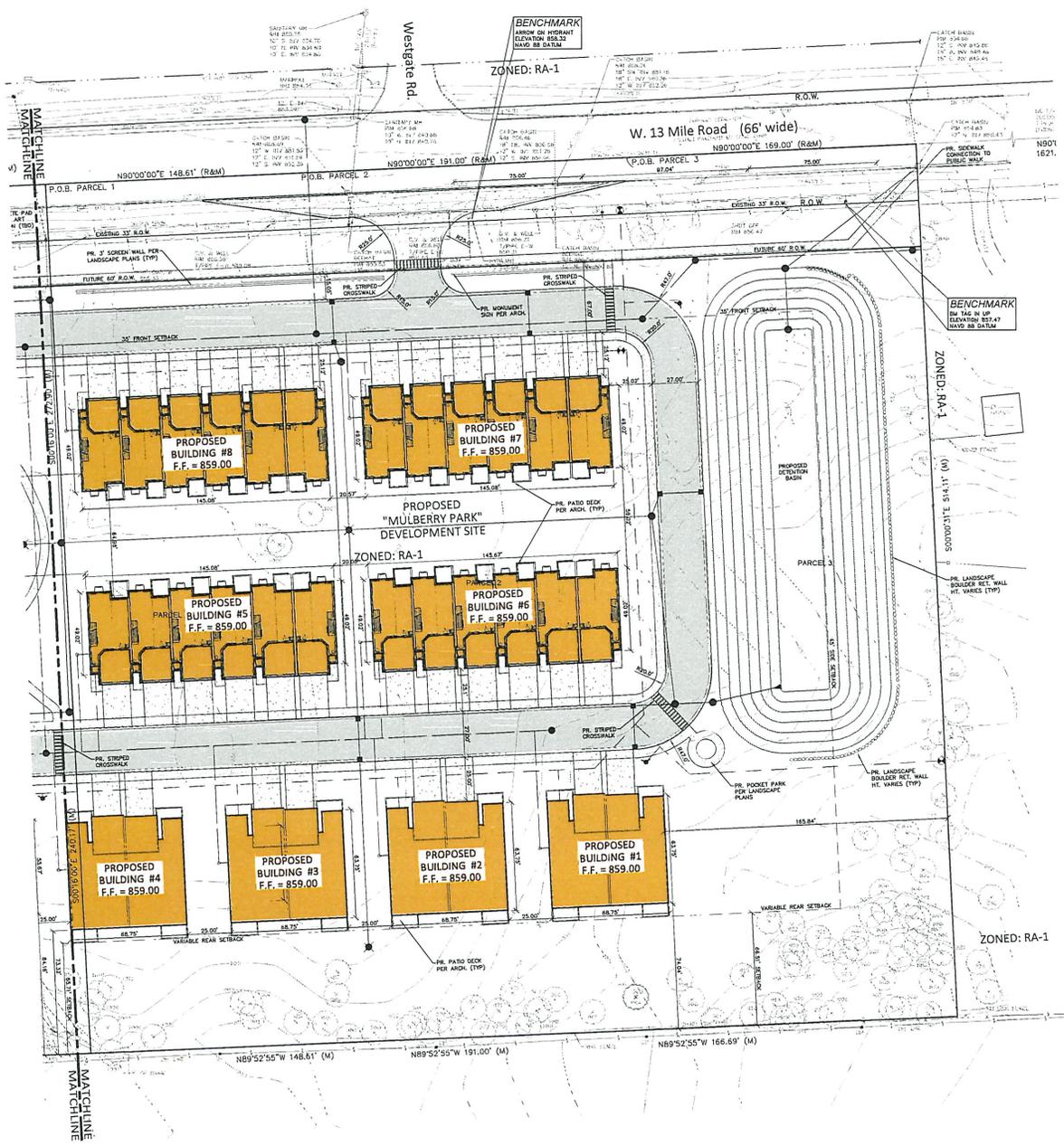
SHEET: General Site Plan - West

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

**DATE ISSUED/REVISED**

09/21/24	ISSUED/REVISED
09/26/24	REVISED PER CLIENT
02/21/25	REVISED PER CLIENT
01/21/25	REVISED PER CLIENT
09/26/24	REVISED PER CLIENT
09/26/24	REVISED PER CLIENT

DRAWN BY: A. Wiseman  
 DESIGNED BY: A. Wiseman  
 APPROVED BY: P. Williams  
 DATE: 09-12-2024  
 SCALE: 1" = 30'  
 SHEET NO. SP-04



**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-3032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM

**LEGAL DESCRIPTION**  
 LAND IN THE CITY OF FARMINGTON HILLS, OHMARD COUNTY, MI, DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
 TOWN 1 NORTH, RANGE 8 EAST, SECTION 11, PART OF THE NORTHEAST 1/4 BEGINNING AT A POINT BEARING EAST 50.84 FEET FROM THE NORTH 1/4 CORNER, THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 33.00 FEET, THENCE SOUTH 80 DEGREES 48 MINUTES 00 SECONDS EAST 148.41 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 33.00 FEET, THENCE NORTH 80 DEGREES 14 MINUTES 00 SECONDS WEST 33.56 FEET TO BEGINNING.

**PARCEL 2:**  
 PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 8 EAST, CITY OF FARMINGTON HILLS, OHMARD COUNTY, MICHIGAN, BEGINNING AT A POINT BEARING EAST 128.00 FEET FROM THE NORTH 1/4 CORNER, THENCE EAST 181 FEET, THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 33.56 FEET, THENCE NORTH 80 DEGREES 21 MINUTES 00 SECONDS WEST 181 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 33.56 FEET TO BEGINNING.

**PARCEL 3:**  
 THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES, PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 8 EAST, CITY OF FARMINGTON HILLS, OHMARD COUNTY, MICHIGAN, BEGINNING AT A POINT BEARING EAST 148.41 FEET FROM THE NORTH 1/4 CORNER, THENCE EAST 181 FEET, THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 33.56 FEET, THENCE NORTH 80 DEGREES 21 MINUTES 00 SECONDS WEST 181 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 33.56 FEET TO BEGINNING.

**BASIS OF BEARING NOTE**  
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD LEGAL DESCRIPTION.

**SITE DATA**  
 PARCEL 1 GROSS LAND AREA: 76,289 SF, OR 1.750 ACRES  
 PARCEL 2 GROSS LAND AREA: 88,000 SF, OR 2.000 ACRES  
 PARCEL 3 GROSS LAND AREA: 80,000 SF, OR 1.828 ACRES

**ZONING:** RA1 (RESIDENTIAL DISTRICT)  
**REAR SETBACKS:**  
 FRONT: 45' (RESIDENTIAL DISTRICT)  
 REAR: 35'

**MAX. LOT COVERAGE = 30% PROVIDED COVERAGE = 10%**  
 MAX. BUILDING HEIGHT PERMITTED: 11'-0"

**TOTAL STRIPED PARKING: 0 STRIPED SPACES INCLUDING 0 BARRIER FREE (HANDICAP) SPACES.**

THE ABOVE ZONING AND SETBACK REQUIREMENTS WERE OBTAINED FROM THE CITY OF FARMINGTON HILLS ONLINE ZONING MAP AND ZONING ORDINANCE.

NOTE: THE SETBACKS & HEIGHT RESTRICTIONS NOTED ABOVE ARE PERFORMANCE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES UNLESS THEY ARE CERTIFIED ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A DESIGN CORRECTION LETTER SHOULD BE OBTAINED FROM FARMINGTON HILLS TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK & HEIGHT REQUIREMENTS.

**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

**LEGEND**

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	G.I. MANHOLE		EX. R. Y. CATCH BASIN
	HYDRANT		EXISTING BURIED CABLES
	INLET		OVERHEAD LINES
	MANHOLE		LIGHT POLE
	INLET		SIGN
	MANHOLE		EXISTING GAS MAIN
	INLET		P.S. SANITARY SEWER
	MANHOLE		P.S. WATER MAIN
	INLET		P.S. STORM SEWER
	MANHOLE		P.S. R. Y. CATCH BASIN
	INLET		PROPOSED LIGHT POLE
	MANHOLE		P.R. TOP OF CURB ELEVATION
	INLET		P.R. OUTER ELEVATION
	MANHOLE		P.R. TOP OF WALK ELEVATION
	INLET		P.R. TOP OF P.W.T. ELEVATION
	MANHOLE		FINISH GRADE ELEVATION

SEAL

**PROJECT**  
 Mulberry Park  
 P.U.I.D.

**CLIENT**  
 Schafer Development  
 31400 Northwestern  
 Highway, Suite II  
 Farmington Hills, MI 48344

**Contact:**  
 Spencer Schafer  
 TEL (248) 613-6262

**PROJECT LOCATION**  
 Part of the NE 1/4  
 of Section 11  
 T.1N, R.9E  
 City of Farmington Hills,  
 Oakland County, Michigan

**SHEET**  
 General Site Plan - East

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

**DATE ISSUED/REVISED**

10/23/24	REVISED PER CLIENT
12/26/24	REVISED PER CLIENT
02/21/25	REVISED PER CLIENT
03/19/25	REVISED PER CLIENT
03/19/25	REVISED PER CLIENT
06/26/25	REVISED PER CLIENT

**DRAWN BY:**  
 A. Wiseman

**DESIGNED BY:**  
 A. Wiseman

**APPROVED BY:**  
 P. Williams

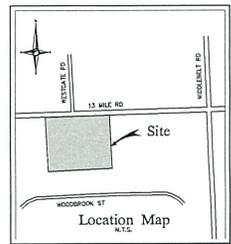
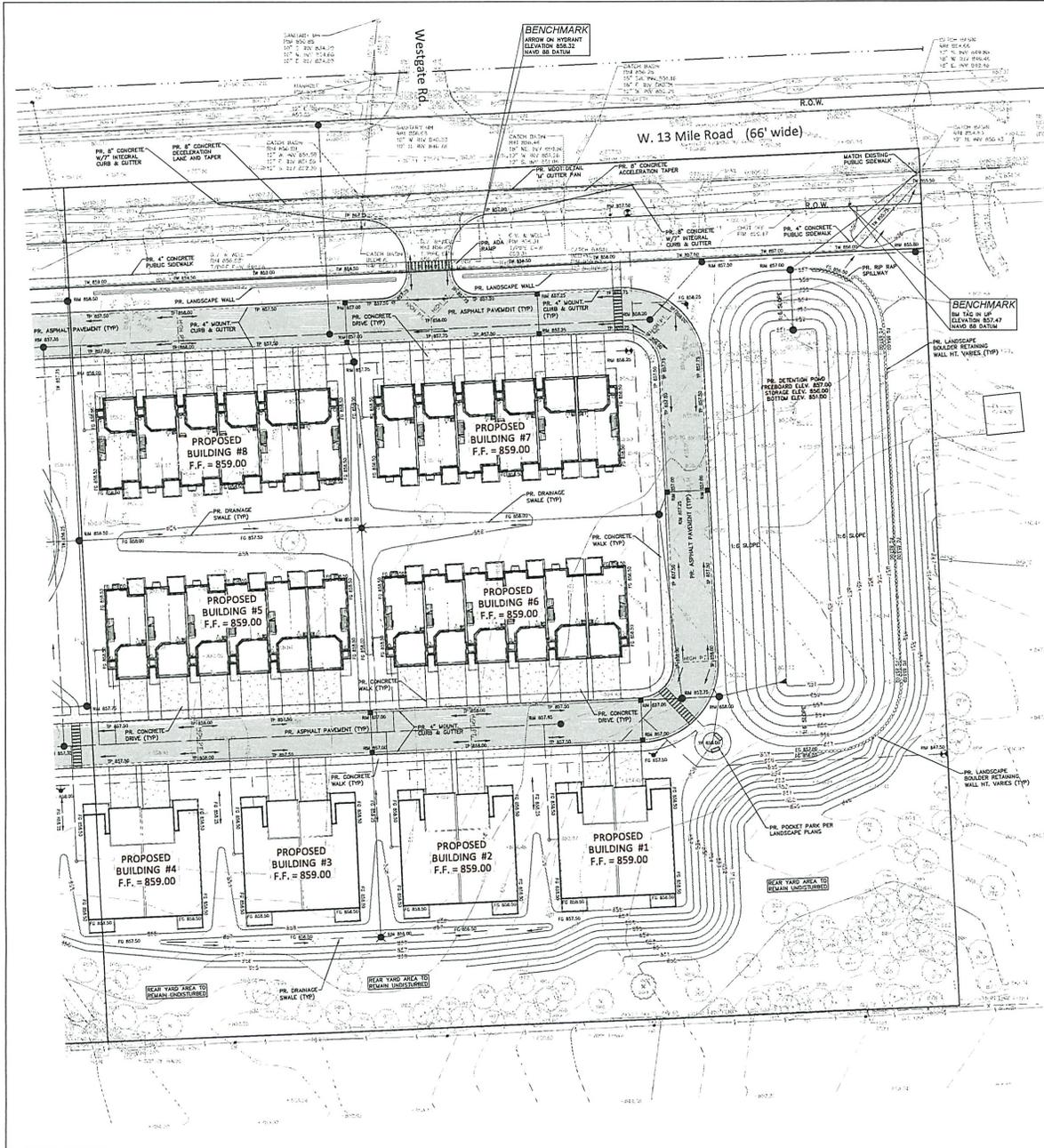
**DATE:**  
 09-12-2024

**SCALE:** 1" = 30'

**NFE JOB NO.:** N423-03

**SHEET NO.:** SP-05





**NF ENGINEERS**  
 CIVIL SURVEYORS  
 LAND ENGINEERS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODLAWN AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM

**GENERAL PAVING NOTES**

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE:  
 PAVEMENT COURSE TYPE IS (AS-DETERMINED) WITH A MAXIMUM DENSITY (MODIFIED PROCTOR) OF 98% FOR CURBS, WALKS, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLOPE OF 1/2 TO 3/8 INCHES.

ASPHALT:  
 BASE COURSE - 100% BITUMINOUS WYTHEMITE HMA, 48 MI. SURFACE COURSE - 100% BITUMINOUS WYTHEMITE HMA, 32 MI. BOND COAT - 100% BITUMINOUS EMULSION AT 6.0 GAL/100 SQ YARD.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURBS & GUTTERS, ETC. SHALL BE SPIN CURVED WITH WHITE MARIANNE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT GROUT SEALING COMPOUND IMMEDIATELY AFTER CURING OPERATION. FEDERAL SPECIFICATION SS-5164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE WORKMANSHIP AND THE MODERN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 4" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPING, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED POINT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL WAIVE FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL INSPECTION.

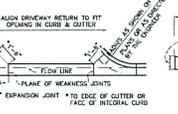
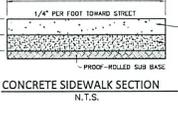
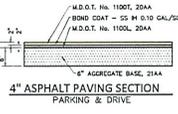
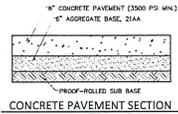
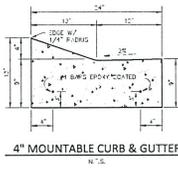
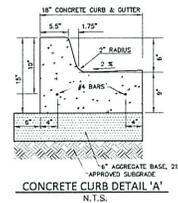
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RAILS.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL PARKED FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MADE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



**PAVING LEGEND**

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

**LEGEND**

M	MANHOLE	ES	EXISTING SANITARY SEWER
SV	SEWER VALVE	SC	SAN. CLEAN OUT
W	WATER MAIN	EW	EXISTING WATER MAIN
CB	CONCRETE BENCH	ES	EXISTING STORM SEWER
CS	CONCRETE SIDEWALK	ES	EXISTING BURIED CABLES
CP	CONCRETE PAVEMENT	OL	OVERHEAD LINES
AP	ASPHALT PAVEMENT	LP	LIGHT POLE
SP	SPRINKLER	S	SIGN
GP	GRASS	GS	EXISTING GAS MAIN
GP	GRASS	SW	SEWER
GP	GRASS	SV	SEWER VALVE
GP	GRASS	W	WATER MAIN
GP	GRASS	CB	CONCRETE BENCH
GP	GRASS	CS	CONCRETE SIDEWALK
GP	GRASS	CP	CONCRETE PAVEMENT
GP	GRASS	AP	ASPHALT PAVEMENT
GP	GRASS	SP	SPRINKLER
GP	GRASS	GP	GRASS

**PROJECT**  
 Mulberry Park  
 P.U.D.

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

**Contact:**  
 Spencer Schafer  
 Tel. (248) 613-6262

**PROJECT LOCATION**  
 Part of the NE 1/4  
 of Section 11  
 T. 1N, R. 9E  
 City of Farmington Hills,  
 Oakland County, Michigan

**SHEET**  
 Paving and Grading  
 Plan - East



**DATE ISSUED/REVISED**

03-21-24	ISSUED PER CLIENT
02-21-25	REVISED PER CLIENT
03-19-25	REVISED PER CLIENT
03-19-25	REVISED PER CLIENT
03-20-25	REVISED PER CLIENT

**DRAWN BY:**  
 A. Wiseman

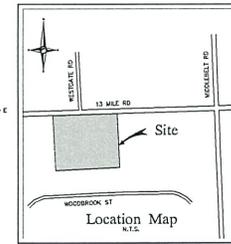
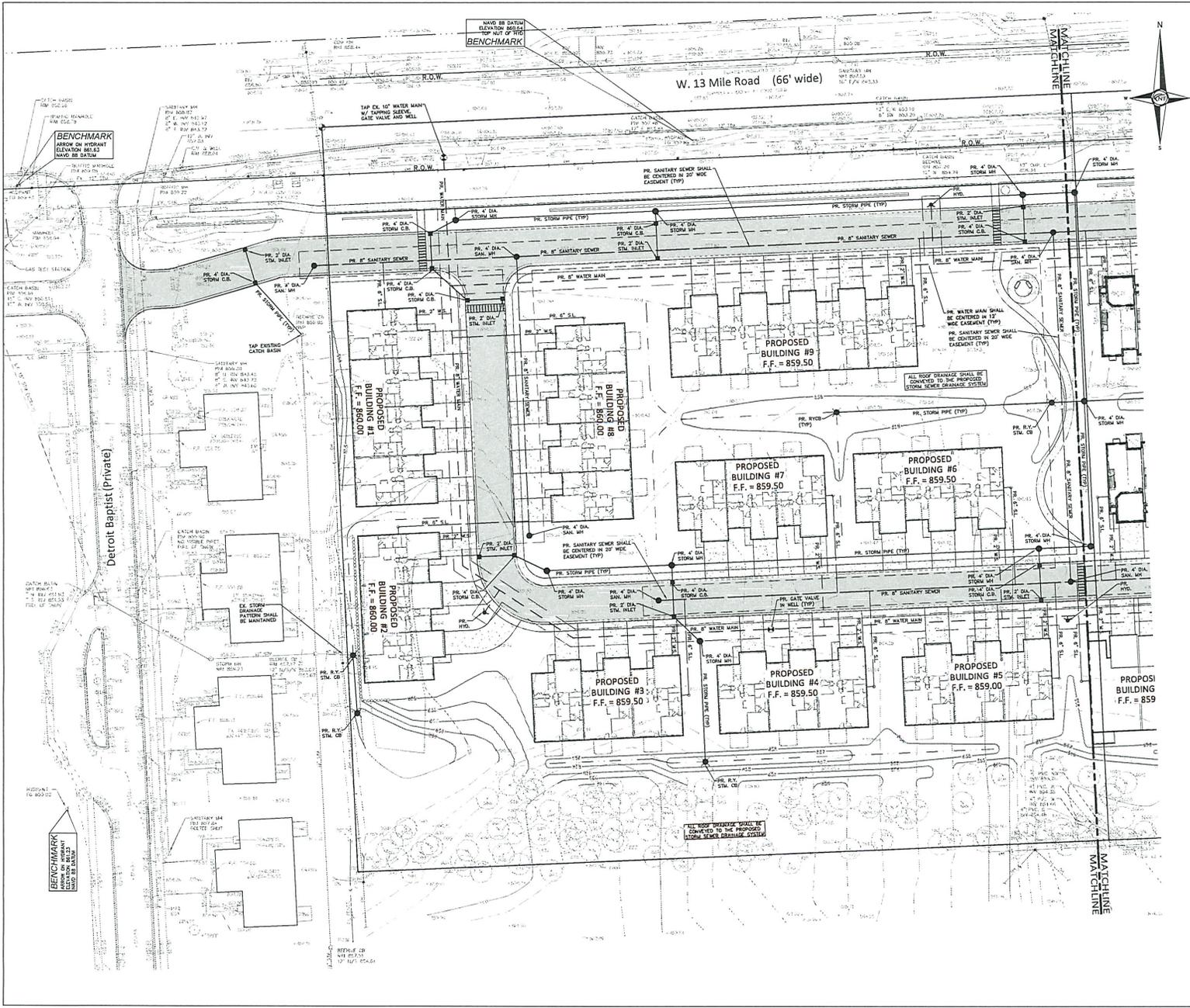
**DESIGNED BY:**  
 A. Wiseman

**APPROVED BY:**  
 P. Williams

**DATE:**  
 09-12-2024

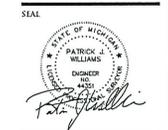
**SCALE:** 1" = 30'

**NFE JOB NO.:** N423-03 **SHEET NO.:** SP-07



**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 4077 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL (248) 332-7931  
 FAX (248) 332-8257  
 WWW.NFE-ENGR.COM



PROJECT  
 The Tabernacle  
 P.U.D.

CLIENT  
 The Baptist Manor  
 30301 W 13 Mile  
 Farmington Hills, MI 48334

Contact:  
 Ryan Doelle  
 Phone: (248) 842-9106  
 Email: r.doelle@thebaptistmanor.org

PROJECT LOCATION  
 Part of the NE 1/4  
 of Section 11  
 T.1N, R.9E  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET  
 Utility Plan - West



LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE CATCH BASIN	EXISTING WATERMAIN
UTILITY POLE	EXISTING STORM SEWER
GOY POLE	EX. R. Y. CATCH BASIN
OVERHEAD LINES	EXISTING BURIED CABLES
ELV. WIRE	OVERHEAD LINES
ELV. WIRE	LIGHT POLE
ELV. WIRE	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN
PR. SANITARY SEWER	PR. SANITARY SEWER
PR. WATER MAIN	PR. WATER MAIN
PR. STORM SEWER	PR. STORM SEWER
PR. R. Y. CATCH BASIN	PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE	PROPOSED LIGHT POLE
PR. TOP OF CURB ELEVATION	PR. TOP OF CURB ELEVATION
PR. TOP OF FINISH GRADE ELEVATION	PR. TOP OF FINISH GRADE ELEVATION
PR. TOP OF WALK ELEVATION	PR. TOP OF WALK ELEVATION
PR. TOP OF PLANT ELEVATION	PR. TOP OF PLANT ELEVATION
FINISH GRADE ELEVATION	FINISH GRADE ELEVATION

DATE	ISSUED/REVISED
12/22/24	REVISED PER CLIENT
02/21/25	REVISED PER CLIENT
03/19/25	REVISED PER CLIENT
03/19/25	REVISED PER CLIENT
06/26/25	REVISED PER CLIENT

DRAWN BY:  
 A. Wiseman

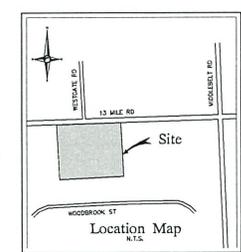
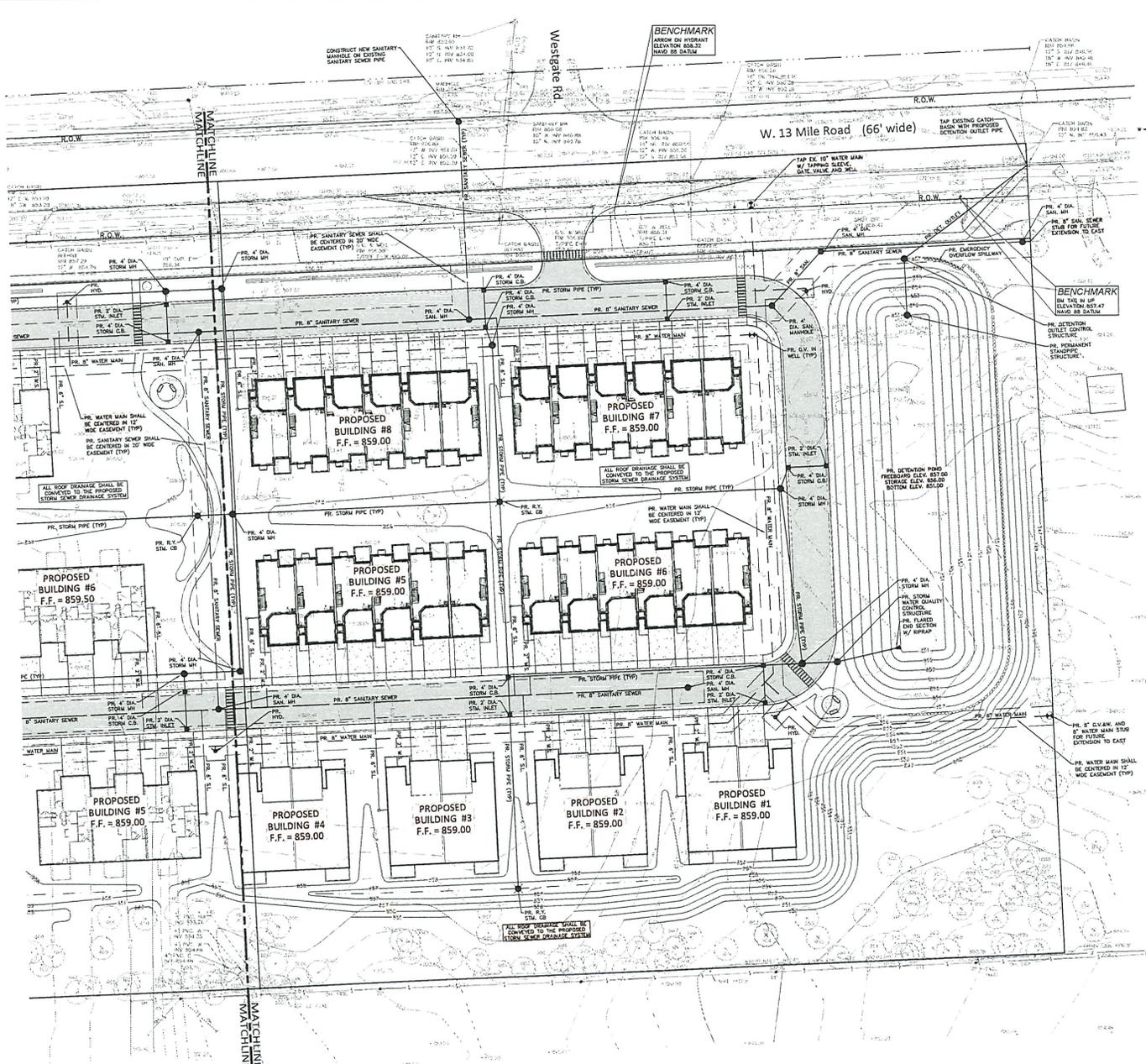
DESIGNED BY:  
 A. Wiseman

APPROVED BY:  
 P. Williams

DATE:  
 09-12-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
 N423-02 SP-08



**NF ENGINEERS**  
 CIVIL SURVEYORS  
 LAND PLANNERS

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 46777 WOODWARD AVE.  
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 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM

**REQUIRED DETENTION VOLUME CALCULATIONS**  
 100 Year Peak Development Detention Volume

Name of Project:	Name:
100 Year Peak Development Detention Volume	
Location of Project:	Location:
NFE Project No.:	N423
Contributing Area (Ac):	7.76 ac
Weighted Runoff Coefficient (C <sub>w</sub> ):	0.68
Unseal Exposed Area (Ac):	29.00 ac
1. Calculate Required Water Quality Volume (WQV) (1" Rainfall Event)	18,155 cu ft
WQV = 1.05(A)C <sub>w</sub>	
2. Calculate Required Water Quality Rate (QWR)	10.87 cfs
QWR = WQV / (1.4888(60)(24)(3600))	
3. Calculate Required Channel Protection Volume (CPV) (1.3" Rainfall Event)	24,801 cu ft
CPV = 1.3(A)C <sub>w</sub>	
4. Calculate Required Extended Detention Volume (EDV) (1.3" Rainfall Event)	16,164 cu ft
EDV = CPV - WQV	
5. Calculate Extended Detention Outlet Rate (EDOR) (48 hour discharge)	0.21 cfs
EDOR = EDV / (1.4888(48)(3600))	
6. Determine the Variable Release Rate (VRR)	5.42 in/hr
VRR = 1.4888(48)(3600)(EDOR)	
7. Calculate 100 year Storm Inlet Rate (SIR)	28.00 cfs
SIR = 1.4888(72)(3600)(QWR)	
8. Determine the Variable Release Rate (VRR)	0.18 cfs/cu ft
VRR = SIR - EDOR	
9. Calculate Allowable 100 year Storm Inlet Rate (SIR)	1.16 cfs
SIR = VRR / (1.4888(72)(3600))	
10. Calculate Storage Curve Factor (SCF)	0.016
SCF = SIR / (1.4888(72)(3600)(QWR))	
11. Calculate Required 100 year Storm Volume (V <sub>100</sub> )	100,100 cu ft
V <sub>100</sub> = 1.4888(72)(3600)(SIR)	
12. Calculate 100 year Storm Detention Storage Volume (V <sub>100</sub> )	68,748 cu ft
V <sub>100</sub> = V <sub>100</sub> - WQV	
13. Calculate 100 year Storm Detention Storage Volume (V <sub>100</sub> )	68,748 cu ft
V <sub>100</sub> = V <sub>100</sub> - WQV	
TOTAL DETENTION VOLUME REQUIRED:	68,748 cu ft
TOTAL DETENTION VOLUME PROVIDED:	68,748 cu ft

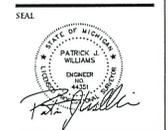
**PROVIDED DETENTION VOLUME CALCULATIONS**  
 Volume of Frustum:  $V = \frac{1}{3} \pi H (R^2 + r^2 + H^2)$

Contin. Station	Surface Area (Sq Ft)	Incremental Volume (Cu Ft)	Cumulative Volume (Cu Ft)
0	0	0	0
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
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199	0	0	0
200	0	0	0

**EMERGENCY OVERTFLOW SPILLWAY WEIR**  
 100 Year Storm Inlet Rate (Q<sub>100</sub>): 28.00 cfs  
 100 Year Storm Inlet Rate (Q<sub>100</sub>): 5.50 ft  
 Calculate Required Length of Weir:  
 Length = 0.0100(28.00)(3.27) / (0.35) = 24.60 ft  
 TOTAL LENGTH PROVIDED: 25.00 ft

**LEGEND**

- MANHOLE
- EXISTING SANITARY SEWER
- SAF. CLEAN OUT
- HYDRANT GATE VALVE
- EXISTING WATERMAIN
- MANHOLE CATCH BASIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE GUY POLE
- OVERHEAD LINES
- CLAY PIPE
- LIGHT POLE
- SI
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- PR. TOP OF CURB ELEVATION
- PR. GUTTER ELEVATION
- PR. TOP OF WALK ELEVATION
- PR. TOP OF PAVT. ELEVATION
- FINISH GRADE ELEVATION



PROJECT  
 Muberry Park  
 P.U.D.

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

Contact:  
 Spencer Schafer  
 Tel. (248) 613-6262

PROJECT LOCATION  
 Part of the NE 1/4  
 of Section 11  
 T.1N. R.9E  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET  
 Utility Plan - East



DATE ISSUED/REVISED

10/27/24	REVISED PER CLIENT
09/21/24	REVISED PER CLIENT
07/21/24	REVISED PER CLIENT
03/10/24	REVISED PER CLIENT
01/19/24	REVISED PER CLIENT
06/26/23	REVISED PER CLIENT

DRAWN BY:  
 A. Wiseman  
 DESIGNED BY:  
 A. Wiseman  
 APPROVED BY:  
 E. Williams  
 DATE:  
 09-12-2024  
 SCALE: 1" = 30'  
 NEE JOB NO. SHEET NO.  
 N423-03 SP-09











July 22, 2025

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

Received August 7, 2025

# PUD Review

Case: PUD 2, 2024/56-8-2024  
Site: 29845, 29905, 29915, 30005, 30115 W 13 Mile  
(Parcel IDs 22-23-11-201-001, -002, -004, -005, -006, -020, -021)  
Applicant: Schafer Development, LLC  
Application Date: Plans revised 7/15/25  
Zoning: RA-1 One Family Residential District (20,000 square feet)

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



## SUMMARY OF FINDINGS

### Existing Conditions

1. **Zoning.** The site is currently zoned RA-1.
2. **Existing site.** The site is 12.04 acres over seven parcels and there are three houses present. The site has no wetlands or other notable natural features apart from trees, which are especially dense in the southern portion of the property.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1	Single family homes
RA-1	RA-1	Single family homes
South	RA-1	Single family homes
West	RC-1	Baptist Manor

4. **Site configuration and access.** The site is proposed to be accessed from two driveways to 13 Mile Rd.

### Project Summary

The applicant proposes a two-fold development under two names: The Tabernacle (6.06 acres) and Mulberry Park (5.98 acres).

The Tabernacle consists of nine buildings with a total of ~~33~~ 31 units of single-story attached ranch homes. The community will be a 55+, age-restricted neighborhood and an extension of Baptist Manor to the west, which will manage the development. This corresponds to the four westernmost existing parcels.

Mulberry Park consists of nine buildings with ~~34~~ 32 units of attached, two-story, 3-bedroom townhouses. These townhouses are for sale and the development will be managed by a property association. This corresponds to the three easternmost existing parcels.

Buildings in both developments are oriented toward a shared ring road with garages and driveways on the front façade. Structures are buffered from neighboring developments by a minimum 83.4-foot setback along the southern border, with a 67-foot greenbelt along 13 Mile Road.

### PUD Qualification

At its meeting on April 18, 2024, the Planning Commission granted preliminary PUD qualification to this application with the following motion:

MOTION by Brickner, support by Aspinall, to make a preliminary finding that PUD 1, 2024, dated March 19th, 2024, submitted by Schafer Development LLC, qualifies for the Planned City of Farmington Hills Approved 05-16-2024 Planning Commission Meeting April 18, 2024 Page 13 Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34-3.20.2.E.i. through viii. and that it be made clear to the applicant that final granting of the PUD plan and contract requires approval by City Council, after recommendation by the Planning Commission, with the following finding and condition:

1. The proposed plan preliminarily meets the following qualification standards of Section 34- 3-20-2.E.i through viii.: Standards i, iii, vii, viii
2. The applicant shall include as part of their plans all the recommendations from the Giffels Webster review memorandum dated April 11, 2024.

Motion passed unanimously by voice vote.

**This determination was made based upon the following:**

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.  
*The proposed use—townhouses—is not permitted in the RA-1 district. However, this proposed use may be considered as a deviation from the ordinance as a part of the PUD. Density is consistent with the RC-1 district.*
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.  
*The applicant is proposing density consistent with the RC-1 district. The Planning Commission should note that the site was carried forward from the 2009 Master Plan as a "special residential planning area." During the current planning process, it has been recognized that the thoroughfare frontage of the 13 Mile corridor, particularly between Orchard Lake and Middlebelt Roads, is less desirable for single-family residential lots. A flexible residential designation has been applied to the draft future land use map.*
- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.  
*The number of attached units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1 zoning (~~76~~ 69 versus 26). The applicant should provide a traffic study to compare the likely traffic volume from this development to potential commercial development on the site. The complex would utilize two access points to 13 Mile Rd.*

E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city. The applicant has provided responses to five of the PUD objectives.

i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**

*The applicant notes that the attached concept plans include a substantial buffer to the neighboring subdivision. Rear yard buffers on the concept plan are generally 83 feet or greater.*

ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

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

*The applicant proposes that the buffer area along the southern property line will be dedicated as an open space preservation area in perpetuity.*

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

v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

vi. To promote the goals and objectives of the Master Plan for Land Use.

*The applicant provided responses citing the Master Plan. However, the goals and policies listed in the Applicant's response were specific to the West Side of Orchard Lake and South of Thirteen Mile Study Area, which does not contain the subject site.*

vii. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**

*The applicant's response cites the southern perimeter setback for the provision of open space. In addition, the application notes the PUD will result in a unique townhouse development capable of producing an attractive for-sale community.*

viii. **To bring about redevelopment of sites where an orderly change of use is determined to be desirable.**

*The applicant's narrative also addresses this criterion.*

*Though only one objective must be met by the plan, the applicant’s narrative addressed objectives i, iii, vi, vii, and viii. **The PC found that the plan preliminarily met objectives i, iii, vii, and viii.***

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

*An increase in density over current zoning is sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance.*

**Final Determination**

Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	✓
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	✓
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	✓
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	*
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	✓
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	✓
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	**
(5) The general location of residential unit types and densities and lot sizes by area.	✓
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	✓
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	✓
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	✓

(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	✓
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	✓
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	✓
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	✓

**\*Land use is all attached single family; plan shows split between managed 55+ housing and for-sale unrestricted housing.**

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

**Site Plan Review (56-8-2024):**

1. **Summary of Proposed Use.** The plan is presented as two site plans, both falling under the same PUD. The plan proposes 65 63 total units in 16 17 buildings; 34 32 townhome units in the Mulberry Park portion are proposed to be for-sale units, each including three bedrooms; the 31 ranch units in the Tabernacle portion are 55+. In Mulberry Park, all units in Buildings 1, 2, 3, and 4 are ranch units, while buildings 5, 6, 7, and 8 are two stories. Access to the site would be via one driveway from 13 Mile, and a connection to Baptist Manor to the west.

2. **Density.** The parcel is 524,462.4 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

Two-bedroom unit: 3 rooms

Three-bedroom unit: 4 rooms

The applicant proposes 65 63 total units, including 34 32 three-bedroom units (136 128 rooms) and 31 two-bedroom ranch units (93 rooms). The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	276 rooms
RC-2	1,400	374 rooms
RC-3	1,050	499 rooms

Across the two portions of the PUD, 229 221 rooms are proposed, which is in line with the RC-1 district.

Taken individually, the 6.06 acres of the Tabernacle portion permits 138 rooms in RC-1, and 93 are provided. The 5.98 acres of the Mulberry Park portion permits 137 rooms in RC-1, and 136 128 are provided; this number is in line with the permitted RC-1 density.

3. **Master Plan.** The master plan’s Future Land Use map designates this site as Flex Residential, and it is part of a Residential Special Planning Area, titled 13 Mile Road Near Middlebelt in the 2024 Master Plan. This area covers several additional lots in that plan, and was identified as an area with the potential to be aggregated and redeveloped with a single access point off 13 Mile Rd.

**Flex Residential Description**

“The Flex Residential category is intended to acknowledge the challenging nature of redevelopment on the designated land and allow for a variety of approaches to future residential projects. Such approaches may include clustering of detached or attached units, constructing units in a townhome, rowhouse, or cottage court format, duplexes, triplexes, or quadplexes in either side-by-side or stacked arrangements, with a height of one to three stories. In all cases, density beyond that permitted in the current zoning district should be tied to the provision of preserved open space, and especially natural buffers to adjacent, established neighborhoods. For more detail on the sites in the City that are identified for this category, see Special Residential Planning Areas in the following chapter.”

**2024 Master Plan Recommendations for This Area**

“The Flex Residential future land use category has been applied to this planning area. Redevelopment could occur in a variety of formats, from small detached units to attached units built as townhomes, small multiplex buildings, or a mix of multiple styles. This category recommends clustering of units. Where a portion of the site is developed, planning for cross-connections to future redevelopment should be integrate into site design. Increases in density should be tied to deep buffering from the neighborhood to the south, including preservation of the natural vegetation to the greatest extent possible.”

4. **Dimensional Standards of the RA-1 district (34-3.1.4.E).** The applicant has not specified any requested relief from the dimensional standards of the RA-1 district.

Standard	RA-1 Requirement	Proposed (Overall)	Proposed (Tabernacle)	Proposed (Mulberry Park)
Lot Size	20,000 sq ft	12.04 acres	6.06 acres	5.98 acres
Lot width	100 ft	Over 1,000 feet	509.89	508.61
Lot coverage	25%	19%		
Front setback	40 ft	67 ft	67.05 ft	67 ft
Rear setback	35 ft	74 ft / 66 ft to decks	83.41 ft/73.39 ft to patio decks	74 ft/66 ft to patio decks
Side setback (east)	10 ft/25 total of two	165.84 ft	To Mulberry Park	165.84 ft
Side setback (west)	10 ft/25 total of two	10.79 ft	10.79 ft	To Tabernacle
Building height	Max. 30 ft	27 ft; two stories max	20 ft; one story max	27 ft; two stories max

Note: the internal setbacks between buildings along the southern edge of the Mulberry Park side of the development have been increased from 20 feet to 25 feet.

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

Standard	Required Parking	Proposed
Two BR Unit or Three BR Unit	2 spaces/unit	Mulberry: Each proposed 3BR townhouse unit includes a two-car garage and driveway (20-22 ft)

		Tabernacle: Each proposed 2BR townhouse has a one-car garage and 22-foot driveway
--	--	---

6. **Circulation.** Vehicular circulation is via a ring road through both portions of the PUD, with outlets to 13 Mile Road and Baptist Manor. There is a pedestrian pathway through the center of the PUD, along the boundary between the two portions, and this connects to the public sidewalk, the plans have been revised to show sidewalk circulation throughout the site, with two small seating areas. Fire and Engineering would like to see a stub connection to the east, but the applicant has stated that this is not practical. The updated narrative letter from the applicant also notes that the 13 Mile frontage will include a space for public art, and a pad for this installation is now shown where the internal sidewalk meets the public sidewalk.
7. **Open Space.** All areas outside the walls of the units are held in common in both portions. As noted in the project summary, Tabernacle will be managed by Baptist Manor, and Mulberry Park will be managed by an association of the units’ owners. Each portion includes a small pocket park; the retention basin is on the Mulberry Park portion.
8. **Rooftop Screening (34-5.17).** Rooftop equipment does not appear to be proposed. Units placed on the ground may require screening.
9. **Waste Management.** The plan does not show dumpster enclosures on either portion of the PUD; the applicant notes that curbside pickup is planned.
10. **Lighting.** The only lighting proposed on the site is from standard residential wall sconces directed toward the ring road. These appear to have frosted glass preventing direct viewing of the source of illumination. The photometric plan indicates that lighting is concentrated in front of the units and the common areas around the site’s perimeter are not lit.
11. **Landscaping (34-5.14) and Screening (34-5.14).** The majority of preserved trees are located along the road frontage and the southern property line; in both cases, the number preserved is adequate to meet the buffer tree requirements on the ordinance. A meandering 3-foot brick wall is proposed along the road frontage on both portions of the PUD. Arborvitae are provided in rows along the eastern property line in addition to the required trees.

Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect  The spacing and root type of all proposed trees.			<i>Compliant</i>
Minimum size and spacing requirements (34-5.14.F)	<b>Size</b>	<b>Center to center distance (max)</b>		
	<b>(Height/width)</b>	<b>groupings</b>	<b>rows</b>	
• 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, but 3' fence is proposed between ring drive and right-of-way, in addition to numerous existing and replacement trees.</i>
Buffer area from RA District (34-5.14.6)	Required along east and south property lines			<i>Preserved trees along the southern property line are adequate to meet the buffer tree requirement; a large portion of the required replacement trees are also placed in the buffer area and along the eastern property line to provide screening.</i>

No wall or berm is required given the absence of a parking lot; the plan does not provide any fences or walls in addition to the dense vegetative screening; **City Council may discuss whether this plan, as a PUD, warrants any additional screening.**

12. **Tree Removal.** A tree removal and replacement plan was provided. It provides calculations for Tabernacle and Mulberry Park separately. This plan was adjusted from the last submission. The middle column below shows the applicant’s numbers, with our observations in the right column. **We find that the replacement calculations do not accurately reflect the trees listed to be removed. This will require verification.**

Tabernacle		
Standard	Shown in Table	Notes
<b>Total Trees Removed</b>	229	We count 214
<b>Total Regulated Trees Removed</b>	207 (replace 1:1)	We count 197
<b>Total Landmark Trees/dbh</b>	$22 (527.1") \times 0.25 = 131.78" / 3 = 44$	We count only 17 removals, with 433.5 " dbh = 36 replacements
<b>Replacements Required</b>	$207 + 44 = 251$	233
<b>Replacements Provided</b>	202 + 49 on Baptist Manor property	
Mulberry Park		
Standard	Shown in Table	Notes
<b>Total Trees Removed</b>	153	We count 140
<b>Total Regulated Trees Removed</b>	103 (replace 1:1)	We count 100
<b>Total Landmark Trees/dbh</b>	$50 (1,320.2" dbh) \times 0.25 = 330.05" / 3 = 110$	We count 40 removals, with 1,041.5" dbh = 87 replacements
<b>Replacements Required</b>	$103 + 110 = 213$	187

<b>Replacements Provided</b>	213	
<b>Totals</b>		
<b>Required</b>	<b>464</b>	
<b>Provided</b>	<b>415 + 49 off-site = 464</b>	
<b>Total Shortfall</b>		

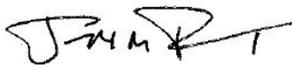
**13. Relief Sought from Ordinance Standards**

- a. Permit attached units at RC-1 density.
- b. Permit 49 replacement trees to be planted off-site.

It appears possible that this plan could be achieved under RC-1 zoning.

We are available to answer questions.

Respectfully,  
**Giffels Webster**



Joe Tangari, AICP  
Principal Planner



Julia Upfal, AICP  
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map



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

## INTEROFFICE CORRESPONDENCE

**DATE:** July 29,2025  
**TO:** Charmaine Kettler-Schmult, Director of Community Development  
**FROM:** James Cubera, City Engineer  
**SUBJECT:** **FOURTH REVISED** Tabernacle & Mulberry Park   
29845, 29905, 29915, 30005, & 30115 Thirteen Mile Road  
22-23-11-201-002 thru 006, 021 & 022  
**FOURTH REVISED** PUD #2, 2024; PJ #11-23-89

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This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on July 15, 2025. The plan appears to replace the southern 2-story townhouses with ranch style duplexes. It includes a reduced southern setback and an expanded side yard setback for the southern units. We have no objection to this plan as many of our concerns have been addressed or will be addressed during construction review. Our preliminary comments remain as called out in our memos of November 12, 2024, February 21, 2025, and April 10, 2025.



INTEROFFICE CORRESPONDENCE

DATE: July 25, 2025  
TO: Planning Commission  
FROM: Jason Baloga, Fire Marshal  
SUBJECT: 4<sup>th</sup> Revised PUD 2-2024, Site Plan 56-8-2024 (Mulberry Park & The Tabernacle)

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

1. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.
2. 72 hours or more of backup power may be considered for age restricted buildings.
3. Site shall meet Chapter 12, Section 12-11(2)d of the City Ordinance (hydrants); "All points on the exterior of the building shall be no further than two hundred fifty (250) feet from a hydrant. Hydrant placement will be discussed further with Proponent during the Engineering review to satisfy all portions of 12-11 (2).

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

Jason Baloga, Fire Marshal

JB/al

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
APRIL 18, 2024, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

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

Commissioners Absent:           Countegan, Grant

Others Present:                   City Planner Perdonik, Staff Planner Canty, Staff Engineer Alexander,  
City Attorney Schultz, Planning Consultants Tangari and Upfal

**APPROVAL OF THE AGENDA**

**MOTION by Brickner, support by Aspinall, to approve the agenda as submitted.**

**Motion passed unanimously by voice vote.**

**D. PLANNED UNIT DEVELOPMENT (PUD) QUALIFICATION 1, 2024**

LOCATION:                           South side of Thirteen Mile Road, approximately 0.3 miles west  
of Middlebelt Road  
PARCEL I.D.:                       22-23-11-201-001, 002, 004, 005, 006, 020, and 021  
PROPOSAL:                         Construction of ranch and townhomes in RA-1, One Family  
Residential zoning district  
ACTION REQUESTED:           Qualification of PUD  
APPLICANT:                       Schafer Development, LLC  
OWNER:                             MOBI Investments, LLC, and Detroit Baptist Manor

Spencer Schafer, Steve Schafer, and Aaron Schafer were present on behalf of this request for PUD qualification, in order to construct a ranch and townhome development in the RA-1 residential zoning district, on parcels located on the south side of Thirteen Mile Road, approximately 0.3 miles west of Middlebelt Road. Ryan Goleski and Ryan Doelle, Baptist Manor, were also present.

Spencer Schafer provided the following information:

- Schafer Development is under contract with property owner Moby Investments, LLC. Schafer Development and Baptist Manor are coordinating their efforts on a PUD qualification, to ensure both properties are developed in a cohesive and complementary land use pattern.
- The applicants have had substantial outreach to the neighbors (Westgate, Holly Hills) in the first 3 months of this year. Additionally, they had watched the recordings of the Planning Commission and City Council meetings for the previous proposal for this site, and understood neighbor concerns as stated in those meetings.
- The properties are currently zoned RA-1 single family. However, the likelihood of the properties being developed as single-family homes is very low. The draft Master Plan currently under

consideration contemplates this parcel for flex residential, allowing a variety of single residential products up to 3 stories in height.

- Neighbors' concerns included setbacks, traffic, density, building height. Based on conversations with the neighbors, the applicants had revised their initial plans relative to height and density. They were requesting forty 22' wide two-story townhouses. They were also working in conjunction with Baptist Manor, who wanted to develop their property as part of this PUD with age restricted single-story condominium ranches. The result will be a multi-generational community, with townhomes targeted toward young families, and ranches targeted toward senior citizens.
- The plans as submitted met all the requirements of the RC District, with the exception of some internal side yard setbacks. The applicants were in discussion with two nationally traded home builders. The proposed setbacks are consistent or greater than other similar communities in the southeast Michigan area.
- City Engineer Cubera had communicated concern about providing internal connections to development to the west. Fire and other public safety individuals were concerned about providing good circulation within the development. The applicants felt their plan met both these concerns.
- There was a substantial change in topography to the east of the proposed site, which made further development on those single-family residential sites unlikely.
- Regarding the submitted site plan, there is an optional sunroom extension and deck extension. Homeowners who utilize that option would have a 67' setback to the Holly Hill Farms subdivision to the south. Those who did not utilize that option would have a 70' setback.
- The PUD option enables the applicant to shift the development further north, increasing the buffer to the south. This would leave a 35' greenbelt to the north, with the potential of adding landscape walls and plantings to further shield and buffer the development from the roadway. They were providing as large a buffer as possible to satisfy the neighbors to the south. Additionally, the applicants were exploring providing a 40'-50' conservation easement to the south. They had also discussed with the residents filling in any landscape gaps in that area, potentially placing some of the developer's required landscaping on neighboring properties.
- Generous setbacks had also been provided to the properties to the east and west.
- The applicants had spoken with the residential neighbor to the east; they were proposing locating the detention basin closer to 13 Mile Road and bringing the eastern townhouses closer in to the site, minimizing disruption to the east as much as possible.
- Renderings showed representative examples of the 2-story townhomes, as well as the 1-story ranches that Baptist Manor was seeking to develop.

#### Planning Commission questions and discussion:

Commissioner Mantey said that he would want to walk the site, to see what the planned buffer actually looked like in terms of distance from the properties to the south.

Commissioner Stimson asked if Engineering will have issues with the easternmost access not being directly opposed to the Westgate subdivision entrance to the north. And while development to the east of the proposed site might not be likely right now, some type of future access or cross easement to the east should at least be discussed, in case the residential properties to the east ever did develop. Last, per the renderings the front elevations of the townhomes provided contrasting looks, but the rear elevations were all identical, resulting in a more massive appearance, rather than presenting as distinct units.

#### Planner's review

Referencing the April 11, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for PUD Qualification.

- The site is 12.04 acres and there are four houses present. The site has no wetlands or other notable natural features apart from trees, which are especially dense in the southern portion of the property. There are two development areas on the conceptual plan: the three easternmost properties are identified for a 2-story townhome development, and the four westernmost parcels are identified for age-restricted (55+) ranch homes.
- The applicant's concept plan shows 40 units of attached, two-story townhouses in eight buildings, each including four to six units, and 36 units of attached, one-story, age-restricted ranch townhomes in nine buildings, each including three to five units. The age-restricted portion of the project is to be constructed in collaboration with Baptist Manor, which borders the site to the west.
- Tonight the Planning Commission is being asked whether this proposal qualifies for a PUD. Qualification standards are listed on pages 2-4 of the April 11 memorandum.
  - A. The PUD option may be effectuated in any zoning district.
  - B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.

The proposed use – townhouses – is not permitted in the RA-1 district. However, this proposed use may be considered as a deviation from the ordinance as a part of the PUD. Density is consistent with the RC-1 District.

- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

The applicant is proposing density consistent with the RC-1 district. The Planning Commission should note that the site was carried forward from the 2009 Master Plan as a "special residential planning area." During the current planning process, it has been recognized that the thoroughfare frontage of the 13 Mile corridor, particularly between Orchard Lake and Middlebelt Roads, is less desirable for single-family residential lots. A flexible residential designation has been applied to the draft future land use map.

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

The number of attached units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1 zoning (76 versus 26). The applicant should provide a traffic study to compare the likely traffic volume from this development to potential commercial development on the site. The complex would utilize two access points to 13 Mile Road.

E. The Planned Unit Development must meet, as a minimum, one 8 objectives as listed in the Ordinance and on on pages 3-4 of the April 11 memorandum. The applicants believe they have met 5 of the objectives:

- i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

The applicant notes that the attached concept plans include a substantial buffer to the neighboring subdivision. Rear yard buffers on the concept plan are generally 70 feet, with one ranch building at 60 feet. There has also been conversation regarding a conservation easement.

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

The applicant proposes that the buffer area along the southern property line will be dedicated as an open space preservation area in perpetuity.

- vi. To promote the goals and objectives of the Master Plan for Land Use.

The applicant provided responses citing the Master Plan. However, the goals and policies listed in the Applicant's response were specific to the West Side of Orchard Lake and South of Thirteen Mile Study Area, which does not contain the subject site.

- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant's response cites the southern perimeter setback for the provision of open space. In addition, the application notes the PUD will result in a unique townhouse development capable of producing an attractive for-sale community.

- viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

The applicant's narrative also addresses this criterion.

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

An increase in density over current zoning is sought by the applicant. Given that the proposed use is not permitted in the underlying district (attached townhomes), it appears that the request is not made solely to avoid a variance.

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.**

**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 3<sup>rd</sup> bedroom. The smaller 24' units will provide 2 bedrooms and a den, which could be converted to a 3<sup>rd</sup> 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

**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

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  
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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  
FARMINGTON HILLS CITY COUNCIL  
CITY HALL – COMMUNITY ROOM  
FEBRUARY 10, 2025 – 6:00PM**

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

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

Council Members Absent: None

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

**DISCUSSION ON THE USE OF CITY FACILITIES POLICY AMENDMENTS REGARDING CITY HALL ROOM RENTALS AND SIGNATURE GATHERING**

**City Facility Policy Amendment – City Hall Room Rentals**

City Clerk Lindahl provided an overview of the discussion from the December 9, 2024 study session regarding limiting the use of City Hall rooms for outside groups. At that time, it seemed like there was consensus to move forward with some restrictions, and draft revisions of *Use of City Facilities Policy* was included in tonight's packet.

- Alternative meeting spaces were identified, including the Spicer House (undergoing renovations), Fire Station 5 Headquarters (also set for renovations), and two newly available meeting rooms on the third floor of the Hawk. These rooms have an estimated capacity of 35 to 50 people.
- The John Grant Community Center was not included in the list of replacement facilities because there is no evening staff there.
- The City had also explored recommending library meeting rooms, which are now more easily accessible through the library's online scheduling system, and which are also free.
- Impacted groups, such as homeowners associations and political organizations, will be contacted to discuss scheduling options and receive assistance with finding alternative locations.
- The primary concern is that City Hall is often left open and unstaffed for extended periods while outside groups use City Hall facilities.

In response to questions, Clerk Lindahl confirmed that groups from both major political parties currently use meeting space in City Hall. Assistant City Manager Mondora also explained that while fire stations, such as Fire Station 4, can accommodate meetings, they may be unstaffed if crews are dispatched on emergency calls. Fire Station 5 is more consistently staffed and available for evening meetings.

**Security Concerns for Night Meetings at City Hall**

Mayor Pro Tem Dwyer raised concerns about security at City Hall during evening meetings, when the building is open to anyone for extended periods of time when a group is using City Hall to meet, often without any staff present. Even when staff is present, they are active in the meeting, and no one is patrolling the building. He strongly recommended limiting night meetings at City Hall as much as

possible and ensuring that when meetings such as Planning Commission or Zoning Board of Appeals do occur, a law enforcement presence, such as an on-duty officer or police cadet, patrols the hallways.

Council discussion focused on limiting night meetings at City Hall to those official boards and commissions appointed by Council, and who had city staff present at their meetings, versus the importance of keeping City Hall available for other community groups.

Council pointed out that while the building needs to be protected, it is a taxpayer-funded facility used by various groups, including homeowners associations. Council expressed concern about overly restricting public access to a building that was specifically designed to serve the community. Also, the Spicer House was difficult for seniors and individuals with disabilities to access, particularly in winter.

Consensus appeared to support scheduling on duty police or police cadets to patrol the halls during night meetings. Live feed City Hall camera monitoring at the police station was also noted.

#### City Manager and Clerk Input

City Manager Mekjian assured Council that official boards and commissions would continue to have access to City Hall. The proposed policy changes primarily affect groups that do not have staff present.

Clerk Lindahl underscored security concerns, particularly with election-related materials stored in City Hall and the new rules regarding early voting. She explained that her staff often works late hours, and the presence of unsupervised groups in the building can be unsettling. Again, the City will assist affected groups in finding alternative meeting spaces.

Mekjian and Lindahl further highlighted issues with non-City groups using City Hall's technology, noting that frequent incidents of damage and improper use lead to costly repairs.

#### **Security and Alternative Meeting Locations**

- Council Member Bridges pointed out that some commissions already meet outside City Hall, including the Council on Aging at the Costick Center and the Economic Development Corporation at the John Grant Community Center. Some of these groups do not require advanced technology.
- Council Member Aldred supported the proposed policy, stating it is reasonable given the increased number of election-related events requiring City Hall's use and that other free community spaces are available.
- Council Member Knol reiterated that she supports the proposal as long as boards and commissions continue to have access to City Hall for meetings.
- Council Member Boleware supported the proposed changes, noting that groups not affiliated with City Council would still have access to taxpayer-funded facilities such as The Hawk, Spicer House, and fire stations. She expressed concern about the overall security of City Hall, particularly regarding the artwork displayed in the hallways. While the City may have insurance coverage, stronger precautions should be considered to prevent theft or damage.
- Council Member Boleware also stressed the importance of ensuring that any alternative meeting spaces are appropriate and accessible for the groups using them. Council Chambers accommodates a significant number of attendees, particularly during political forums hosted by homeowners' associations. Her subdivision has held meetings on the third floor of The Hawk and found the third

floor rooms difficult to navigate and suggested exploring options to make lower-level spaces at The Hawk available for those who may need them.

- Council Member Bruce confirmed that there were security cameras in the halls at City Hall.
- City Manager Mekjian stated that if Council desired a police officer or cadet presence at board and commission meetings, it could be arranged, but consideration for this would need to be included in budget discussions.

Mayor Rich noted that there appeared to be general agreement to keep City Hall open for official boards and commissions while exploring additional security measures, which would be addressed during budget discussions. Other affected organizations could be notified about alternative taxpayer-funded locations available for their meetings.

### **Discussion on Petition Signature Gathering at Heritage Park**

#### Designated Signature Gathering Area at the Amphitheater

Clerk Lindahl explained that the City has identified a suitable area for people gathering signatures for ballot initiatives or candidates at Heritage Park when events are going on at the amphitheater. The space set aside for signature gathering is in a high-traffic area near the amphitheater, where people frequently enter and exit. Concerns had been raised regarding signature gathering activities during marijuana establishment petition efforts, when signature gatherers would walk among people who were at the amphitheater to attend a concert or other event. Since the amphitheater is considered a “designated use” area during such events, the proposal is for signature gatherers to be directed to an appropriate accessible location to minimize event disruptions while still allowing signature gathering.

Clerk Lindahl clarified that the city does not plan to physically mark off the assigned signature gathering area. However, if a park ranger receives a complaint from a resident or community member, they will be able to direct signature gatherers to the appropriate location. The proposed guidelines, including this specified signature gathering area, are detailed on page 27 of the draft amendment to *Use of City Facilities Policy*.

#### Clarification on Signature Gathering Rules

Mayor Rich confirmed that the discussion was focused only on Heritage Park and the amphitheater, not citywide signature gathering rules.

In response to questions, Clerk Lindahl clarified that:

- Signature gatherers would continue to be allowed in Heritage Park but during “designated use” events would not be allowed in the area where people were sitting to enjoy the event.
- Heritage Park remains a traditional public forum where signature gathering is generally allowed, except in areas reserved for designated uses like sports fields, the splash pad, and reservation-based picnic shelters and areas for programmed events (camp-out, fry and fry, amphitheater, etc.)

#### Balancing Free Speech and Public Use

- Council Member Dwyer stressed that the city could maintain the status quo without violating free speech rights. The intent is to balance public privacy, ensuring families attending concerts or picnics were not disrupted while still allowing signature gatherers to do their work.
- Council Member Bruce noted that both the ACLU and City Attorney Joppich confirmed that the proposed policy does not violate First Amendment rights. However, he also expressed concern

about broader signature gathering restrictions in the city, particularly near certain city buildings where signature gatherers are forced to stand on the road rather than on private walkways closer to entrances. He suggested that if aggressive signature gathering becomes an issue, enforcement mechanisms similar to those used for panhandling in traffic could be explored. Most signature gatherers are respectful and do not wish to alienate the public by being overly aggressive. While he supported the current proposal in terms of designated use events at Heritage Park, he expressed interest in revisiting and potentially expanding signature gathering rights across the city in the future.

- Council Member Knol also expressed concern that the restrictions on signature gathering at city buildings, particularly City Hall and the Costick Center, were too strict. She supported allowing signature gatherers to stand near entrances to engage with individuals entering and exiting city buildings. She also requested a clearer definition of the amphitheater's boundaries to ensure signature gatherers could position themselves effectively between the parking lot and the hill where people walk to events.

Special Services Director Schnackel explained that the designated signature gathering area was chosen based on heavy foot traffic patterns, allowing signature gatherers to approach attendees without obstructing movement or interfering with performances.

City Manager Mekjian reiterated that the goal was to provide a clearly visible location for signature gatherers that aligned with pedestrian movement. He confirmed that while signature gatherers were free to move within permitted areas, they should not be in roadways or parking lots due to safety concerns.

- Council Member Boleware noted that collecting signatures can be challenging due to already existing restrictions, something council members have personally experienced. She emphasized the need for clearer boundaries defining where signature gatherers are permitted and suggested that the city should reassess all signature gathering restrictions, as she believed they were currently too restrictive.
- City Attorney Morita clarified that signatures could be collected in public areas, such as sidewalks, as long as the activity was not obstructing traffic or creating safety hazards. Also, nothing in the city's policy prevented signature gathering in the amphitheater area when no event was occurring.
- Council Member Aldred did not see any significant issues with the current signature gathering process. However, if the change was made, the boundaries of the amphitheater need to be more clearly defined. While he understood the intent behind establishing a designated space, he expressed skepticism about its effectiveness. He pointed out that signature gatherers tend to move naturally to high-traffic areas, and simply designating a specific spot may not necessarily enhance their ability to gather signatures. If the goal is to create a more practical signature gathering space, he suggested that the city reconsider whether the proposed approach would accomplish that objective.
- Council Member Bridges inquired whether City Attorney Joppich had reviewed the proposed restrictions and whether they aligned with state guidelines. Attorney Morita confirmed that Mr. Joppich had addressed the matter in a previous legal memo and had not identified any legal concerns.

Legal and policy considerations related to signature gathering access at City Hall

Council Member Knol noted that three council members had expressed interest in making signature gathering policies less restrictive. She proposed directing city administration and the city attorney to draft less restrictive revisions, starting with allowing signature gathering near the entrances at City Hall. Security concerns were minimal, as police were stationed nearby, cameras were already in place, and increased law enforcement presence was under discussion for certain meetings.

City Manager Mekjian emphasized that the issue of signature gathering is fundamentally a First Amendment free speech matter, not a singular policy issue. Expanding signature gathering access could open the city to broader demonstrations, relative to potentially controversial topics such as abortion rights, capital punishment, or international political causes.

City Attorney Morita supported this view, noting that the city's existing signature gathering restrictions have been in place since the 1990s for reasons related to safety, operational efficiency, and fairness. She explained that allowing signature gathering in certain areas would require the city to permit all forms of free speech in those spaces, which could lead to unintended consequences. There has to be a rule that says no to everyone, or the City has to be prepared to let everybody come in close to the building to do what they want.

Council Member Aldred acknowledged the legal complexities of expanding signature gathering rights, particularly at facilities like The Hawk, where children are frequently present. He noted that allowing signature gathering there could create enforcement challenges, as all political speech would need to be accommodated. He expressed some openness to loosening restrictions at City Hall, given its role as a government building, but remained cautious about the broader implications.

Council Member Bruce suggested reviewing how other cities regulate signature gathering at public facilities. He supported allowing signature gathering on all issues, even controversial ones, as a fundamental free speech right. While he may not always agree with each cause, he strongly believed in the right to gather signatures. He noted that most signature gatherers are respectful, with aggressive behavior being rare and manageable. He advocated for designated signature gathering areas at City Hall, the Costick Center, and possibly other facilities, allowing signature gatherers to engage with the public near entrances. Although the ACLU affirmed the city's current policies as legally sound, he found them overly restrictive. He urged expanding signature gathering opportunities, particularly at City Hall, to give residents better access to the process.

Mayor Rich reminded Council that expanding signature gathering rights at City Hall or other locations would encompass all forms of First Amendment activity, including protests and demonstrations.

Council Member Bridges also inquired whether other cities had similar policies. City Manager Mekjian responded that the city's current approach is consistent with other municipalities but if Council so directed, a broader review could be conducted.

Mayor Rich confirmed with Council that they generally supported the proposed amendment regarding gathering signatures at Heritage Park relative to "dedicated uses" such as concerts and other events at the amphitheater and she suggested that the rest of the discussion be tabled to a future study session item regarding free speech.

**DISCUSSION ON PLANNED UNIT DEVELOPMENT 2, 2024 INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD**

Director of Planning and Community Development Kettler-Schmult gave the background to this discussion item, noting that the last discussion on this item took place during the January 13, 2025 regular Council meeting, which included a public hearing, following which Council and staff provided feedback. The Schafer development team has returned with a presentation outlining proposed improvements, and they are seeking Council's reaction this evening as to whether they are moving in the right direction.

The project remains scheduled for a public hearing on March 3. After Council provides feedback during this meeting, the developers can choose to submit their revised plans for formal staff review.

Members of the development team present this evening included Aaron, Spencer, and Stephen Schafer, who presented revisions relative to the following topics:

- **Reduced Density**
  - The number of units has been reduced from 76 to 69 with room count adjustments leading to an overall decrease of 25 to 35 rooms across the project, and a density reduction from 6.3 to 5.5 units per acre (12.2% reduction), with room counts decreasing to 18–19.5 rooms per acre (9.3% reduction).
  - Schafer Development conducted an analysis of residential density along the south side of 13 Mile Road between Orchard Lake and Middlebelt:
    - Glen Oaks: 21 rooms per acre, 5.3 units per acre.
    - Cove Creek: 17 rooms per acre, 4.2 units per acre.
    - Proposed Mulberry Park Plan: Falls between Glen Oaks and Cove Creek at 18–19.5 rooms per acre.
  - The developers emphasized that the revised plan creates a balanced density transition in the area.
- **Traffic Flow/Safety**
  - Baptist Manor will remove the first duplex unit to create a new entrance at the Detroit Baptist Drive/13 Mile Road signalized intersection. There will also be a secondary entrance on 13 Mile Road east of Westgate Drive, aligning with engineering recommendations.
  - The plan maintains flexibility to comply with engineering and fire code requirements, ensuring adequate access points.
  - The curved roadway connecting to Baptist Manor will result in removing four older duplex units, with Baptist Manor committed to relocating affected residents within its campus.
  - The project maintains two access points to meet International Fire Code standards.
- **Deep Buffering**
  - Building setbacks along the southern property line have increased by 11 to 16 feet, creating a total buffer of 83 to 86 feet, exceeding the original 75-foot buffer request.
  - The revised plan approximately doubles the eastern stormwater basin and potentially completely eliminates the western stormwater basin, thereby increasing open space.

- **Visual Impact**
  - The unit configurations to the south have been modified to better match the surrounding neighborhood, shifting from four-, five-, and six-unit structures to primarily three- and four-unit buildings to reduce visual impact on adjacent residential properties.
  
- **Walkability**
  - The revised plan includes sidewalks on both sides of the roadway and along the south side of the main thoroughfare connecting the development to Detroit Baptist.
  - The 13 Mile Road sidewalk will be reconstructed, as the existing sidewalk is unsafe due to its close proximity to the roadway. The new design will include a buffer to accommodate future expansion and improve pedestrian safety.
  - Regarding landscaping enhancements:
    - The developers will enhance landscaping rather than request a waiver for reduced tree planting.
    - The revised plan adds significant new plantings along the PUD frontage and Baptist Manor's property, particularly along the 13 Mile corridor.
  - Placemaking enhancements include:
    - A designated space for public art along the 13 Mile Road frontage.
    - A walking trail for community wellness, with additional features such as a butterfly or pollinator garden or a rain garden for ecological sustainability. This space may expand further if the western stormwater basin is removed.
    - Eastern overlook – a passive amenity area, possibly including a pergola or seating area, overlooking the basin and the wildlife corridor/tree preservation area at the southern property line.

### **Council feedback**

In response to questions, Director Kettler-Schmult provided the following information:

- Revisions to this plan have been ongoing since the January 13, 2025 City Council meeting. Once a final plan is submitted, updated staff and planner's reviews will be prepared. The primary items brought out in the January 13 meeting have been addressed.
- The area is zoned RA-1, a low-density residential designation. The newly adopted master plan introduces a "flex zoning" category intended to allow for varied land uses and increased development flexibility including increased density in some cases. However, the master plan has not been fully implemented, and specific definitions and guidelines for flex zoning have not yet been adopted. The proposed density aligns more closely to RC-3 or RC-1 zoning.

Aaron Schafer pointed out that the revised plan presented this evening proposes 35 to 55 fewer rooms than what RC-1 zoning permits, reflecting a reduction in density.

- Council Member Knol acknowledged the proposed connection to Baptist Manor, allowing residents access to a signalized entrance, and asked whether the eastern entrance would be gated for emergency use only, directing all traffic to the light.

Aaron Schafer responded that discussions with engineering are ongoing, and recent conversations had focused on restricting turn movements at the eastern entrance. Installing a breakaway gate

might not be feasible due to separation distances. The fire marshal has approved the current entrance designs, pending engineering approval, and options like a right-in, right-out configuration are under consideration.

In response to further questions, Aaron Schafer said that:

- They had shared the revised plan with the Westgate Homeowners Association who were receptive to the changes. The developers were hoping to schedule a meeting with the Holly Hill Farms HOA within the next week or two.
  - An updated traffic study was being prepared, and the developers would submit it as soon as possible.
  - A comprehensive stormwater management plan will address concerns about potential drainage and flooding issues affecting neighboring properties, in that all runoff from the southern units, particularly near the natural foliage, will be directed northward into designated basins, eventually connecting to the 13-mile stormwater outlet. This aligns with recommendations from the engineering department, which suggested that roof runoff be channeled into the stormwater system, while other surface runoff should infiltrate the ground at a controlled, agricultural rate. By preserving existing vegetation and minimizing land disturbance, the plan will enhance natural infiltration and reduce the need for additional infrastructure. Schafer Development has engaged with individual residents to identify specific areas of concern and is committed to addressing these issues proactively. Overall, this strategy is expected to significantly improve current drainage conditions experienced by neighboring properties.
- Council Member Boleware advocated for the inclusion of adult playgrounds in the design, particularly near the proposed pergola.
  - Several council members expressed appreciation for the detailed responses to concerns raised at the January 13 meeting and also for the continued interaction with nearby residents.

City Manager Mekjian emphasized the importance of submitting the traffic impact study as soon as possible. He noted that as a best management practice, the recommendation is always to line up driver approaches across major roads to minimize traffic impacts/accidents as much as possible. The geometrics that were shown tonight in the revised plan were not good geometrics in terms of traffic safety.

Mayor Rich reiterated that the March 3rd meeting is scheduled as planned. At that time, Council will decide whether to approve, deny, or defer the proposal based on the information and revisions presented.

#### **ADJOURNMENT**

The Study Session meeting was adjourned at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk

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.

**NEW BUSINESS**  
**PUBLIC COMMENTS**

Pea Gee, resident, thanked the Council for recognizing National Police Week and encouraged all Farmington Hills residents to participate in the Citizens Police Academy.

David Velor, Hunters Drive, spoke to the difficulties of buying a house in Farmington Hills, and advocated for more affordable housing.

Randi Resnick, Bellcrest St., was strongly opposed to the City's decision to cull the deer population, stating that alternative methods such as birth control should be considered despite their higher cost. Ms. Resnick said she had called Deputy Director Farmer and Director Schnackel, but had not received a response. She urged Council to revisit the decision, suggesting a citywide survey to gauge resident support.

Abigail Thompson, Willow Lane, also spoke against the deer culling program, stating that Farmington Hills is a densely populated suburban area where such a program poses safety risks to families, children, and pets. Ms. Thompson advocated for non-lethal alternatives such as sterilization, habitat modification, and public education, citing successful examples from Staten Island, Fairfax City, Rochester Hills, and Ann Arbor.

Monica Sipe, Royal Oak, expressed concern over plans to kill up to 200 deer annually in Farmington Hills, noting that this approach is intended to continue indefinitely as part of the City's master plan and would eliminate residents' input. She criticized the effectiveness and ethics of ongoing deer culling efforts, questioned the use of archery hunts, and raised concerns about food safety, disease transmission, and baiting practices. She disputed claims made by City staff regarding the source of advocacy mailers and AVMA's (American Veterinary Medical Association) position on deer euthanasia methods. She asked that Council rescind the resolution authorizing the deer cull.

Inez Garfield, West Bloomfield, asked City Council to reconsider their decision to support deer culling. She asked that, if residents present a proven non-lethal alternative—similar to approaches used successfully in other cities—the Council remain open to reversing its decision.

**ADJOURNMENT**

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

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
JULY 14, 2025 – 6:00PM**

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

Councilmembers Present: Aldred, Boleware, Bruce, Dwyer, Knol (arrived at 6:03pm) and Rich

Councilmembers Absent: Bridges

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

**CLOSED SESSION ITEMS:**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASE OF SKILKEN GOLD REAL ESTATE DEVELOPMENT, LLC, ET AL. V FARMINGTON HILLS (OAKLAND COUNTY CIRCUIT COURT, CASE NO. 2025-213392-AA); AND TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS WITH COMMAND OFFICERS ASSOCIATION OF MICHIGAN (COAM). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).**

MOTION by Dwyer, support by Boleware to enter into a closed session to consider and discuss attorney client written communications from the City Attorney under Section 8(1)(h) of the Open Meetings Act and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the case of Skilken Gold Real Estate Development, LLC, et al. v Farmington Hills (Oakland County Circuit Court, Case No. 2025-213392-AA); and to discuss collective bargaining negotiations with Command Officers Association of Michigan (COAM).

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES AND KNOL

Abstentions: NONE

MOTION CARRIED 5-0

City Council entered closed session at 6:00pm and returned to open session at 6:49pm.

**STUDY SESSION ITEMS:**

**DISCUSSION ON PLANNED UNIT DEVELOPMENT 2, 2024, INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD.**

Director of Planning and Community Development Charmaine Kettler-Schmult explained that the applicants were presenting revisions for Planned Unit Development (PUD) Plan No. 2, 2024, which includes the site plan for both the Mulberry Park and Tabernacle multifamily properties on 13 Mile Road. The proposal had previously been reviewed by Council, and the present revisions were in response to feedback at those meetings (January, February study session, March and May, 2025).

Members of the development team present this evening included Aaron Schafer and Steve Schafer, as well as a representative from the Pulte Group.

Revisions included:

- Change in Homebuilder Partnership for the Mulberry Park component: Schafer Development will now work with Pulte Group rather than M/I Homes, as Pulte Group can provide duplexes, but M/I Homes did not have duplexes in their portfolio.
- Transition to Ranch Units: All units along the southern property line of the Mulberry Park property will now be one-story ranch-style duplexes, replacing the originally proposed two-story townhouses there. There will be townhomes on the east side of Mulberry Park, and on the west side will be the Tabernacle development.
- Revised Layout and Density:
  - The total unit count has been reduced from 63 units proposed in May 2025 to 61 units.
  - The layout now includes four ranch-style buildings (eight units) on Mulberry Park's southeastern edge. Previously there had been 12 units across three buildings.
  - Density was reduced to 4.9 units per acre, aligning with feedback suggesting a target of 5 units per acre was acceptable.
- Setback Adjustments:
  - The one-story ranches are slightly deeper and wider than what the townhouse product would be, which will change the rear yard setback from the southern property line to the back of the covered patios, reducing the rear yard setbacks from the southern property line from 76 feet to 66 feet.
  - A uniform 25-foot separation between buildings is now maintained along the southern edge (increased from 20 feet).
- Property Line Clarification: Building 4 straddles the Mulberry Park and Tabernacle sites. A revised legal description will clarify the boundaries.
- Updated Renderings and Heights:
  - Tabernacle units remain as previously presented in January 2025, at a height of approximately 17 feet measured to the roof midpoint per ordinance.
  - Pulte ranch units will be slightly taller at 19 feet.
  - Pulte's townhouse designs feature varied facades to prevent visual monotony. Similar successful Pulte developments can be viewed in Commerce Township (Townes at Merrill Park) and Northville Township (Northville Glades).
  - The ranch duplexes will feature zero barrier entry.
  - The Mulberry Park and Tabernacle developments will have a similar color palette.

Schafer Development had completed the revisions, with final engineering plans, and they were ready to submit in time for the August meeting deadline.

### **Council comments**

Councilmember Bruce raised ongoing concerns about the appropriateness of the proposed density for this RA-1A zoned area. He referenced prior community comments suggesting the existing single-family properties on the site could have been marketed and sold as RA-1 lots. He asked the applicant to provide historical sales data for the subject properties, including listing dates, duration on the market, any price reductions offered, and marketing efforts undertaken.

Steve Schafer responded that the site had long been posted for sale by NAI Farbman, with some signs dating back 30 years. He explained that the large lot sizes and deteriorated conditions of existing homes made redevelopment more practical than preservation. He offered to provide the marketing history and comparative valuations.

Councilmember Bruce expressed skepticism about the properties' management history, suggesting the homes were allowed to deteriorate to justify a more lucrative redevelopment. He reiterated his opposition to high-density development in this location and emphasized the need for Council to have marketing data before considering support for this application.

The Schafers clarified that Schafer Development is the project developer, not the landowner. The current owners had owned the properties for 3-4 years, with individual homeowners listed as owners before that. The Schafers noted that the longstanding lack of redevelopment likely indicates the site's limitations under RA-1 zoning. More recently, Schafer Development has been maintaining the properties by mowing as well as boarding up the deteriorated single family structures.

Councilmember Bruce asked Director Kettler-Schmult to provide historical ownership and sales data. Schafer Development also offered to provide title work and relevant sales data.

Councilmember Bruce reiterated his objection to rewarding the current property owner for allowing the properties to deteriorate over time in order to justify redevelopment. His position on the inappropriateness of the dense development remained unchanged.

Councilmember Knol sought clarification regarding which entities would be constructing different sections of the development. The Schafers explained that the east side (Mulberry Park) will now be developed by Pulte instead of M/I Homes, who were unable to provide the desired duplex product. The Tabernacle portion remains under Baptist Manor ownership and will feature one-story rental units for seniors, which differ from the for-sale three-bedroom condos on the east side. A general contractor will construct the Tabernacle rental units.

Councilmember Knol supported the change to one-story ranches at the rear of the site, pointing out improved sightlines and compatibility with adjacent neighborhoods. She questioned the reduced setback distance due to the change in building type. The Schafers confirmed the change was necessary to accommodate the deeper three-bedroom units, which replaced two-bedroom rentals.

Councilmember Aldred echoed appreciation for the shift to one-story units but also expressed concern about the 10 to 13-foot reduction in the rear setback. He suggested the benefit of lowering building height was somewhat offset by the reduced distance from neighboring properties. While he acknowledged the revised plan decreased overall density from 63 to 61 units, he encouraged exploring opportunities to further reduce unit count or increase rear setbacks.

The Schafers responded that significant concessions had been made in response to public input. They emphasized that the project aligns with the Flex Residential designation approved by Council and balances market demands, neighborhood compatibility, and planning goals.

Councilmember Boleware expressed appreciation for the developers' responsiveness and the revisions presented this evening. Mayor Pro Tem Dwyer also commended the team for addressing council concerns.

Councilmember Knol raised the idea of advancing the new ranch units closer to the street to gain additional southern setback space. The Schafers pointed out that eliminating the sidewalk on the south side of the internal street could reclaim up to five feet, allowing increased southern setbacks without reducing building footprints. There would still be a sidewalk on the north side of the street, and additional crosswalks could be added, allowing residents to utilize the interior sidewalks to get to 13 Mile Road and from there to shopping on Orchard Lake Road. They could also put in 10'-12' trees, rather than 8' evergreens, to increase visual buffering.

Mayor Rich inquired about the two proposed pocket parks. The Schafers responded that the southern park would feature passive landscaping and seating areas near existing woodlands, while the central park would offer more social space, native landscaping, butterfly gardens, and public art. Mayor Rich suggested incorporating a small play structure to serve children in the nearby townhomes.

In response to comments regarding the renderings, the development team acknowledged the renderings were preliminary; future versions would better illustrate landscaping details. The interior design is generally fixed, and is based on internal market research and design standards.

Mayor Rich acknowledged that the development team had addressed numerous council concerns, including density, building height, access, stormwater, trees and buffering, parks, and art.

#### **ADJOURNMENT**

The Study Session meeting was adjourned at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk



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

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**DATE:** August 11, 2025

**DEPT:** Planning and Community Development

**RE:** Enactment of Zoning Text Amendment ("ZTA") 3, 2025 - Revisions to OS-4 Office Research District and Off-Street Parking Standards for Multiple-Family Residential and Office Uses

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**ADMINISTRATIVE SUMMARY**

This is the second reading of ZTA 3, 2025 which contains 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.

As requested at City Council's July 14, 2025 Text Amendment Introduction and Public Hearing, staff has added permitted uses within the OS-4 District - Vocational and Tutoring centers and Indoor Recreation (maximum of 3,300 sq.ft.). Per the city council motion, staff has removed the "bonus height" section and related code. That section referenced a minimum 15% of the lot would have been set aside as a public park or plaza in exchange for 20 feet of additional height on proposed buildings within the OS-4 district.

**ATTACHMENTS**

- ZTA 3, 2025 - revised per City Council motion
- July 14, 2025 City Council meeting minutes

###

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

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

ORDINANCE NO. C-5-2025

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. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- ii. Outdoor space for seating areas accessory to a restaurant § 34-4.32 Medical offices including clinics, hospitals, and medical laboratories
- iii. Banks, credit unions, savings and loan associations and similar uses with out drive-in ~~through facilities~~ facilities as an accessory use only
- iv. Business schools, colleges, vocational schools, and tutoring centers
- ~~v.~~ v. Hotels
- ~~vi.~~ vi. Multi-family residential, including office-to-residential conversions
- ~~vii.~~ vii. Live/work units
- ~~viii.~~ viii. Artisan manufacturing
- ~~ix.~~ 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
- ~~x.~~ x. Secondary use which is accessory to and located in the same building as a principal permitted use § 34-4.23
- ~~xii.~~ xii. Stand-alone parking structures §34-4.61
- ~~xiii.~~ xiii. Cellular tower and cellular antennae § 34-4.24
- ~~xiv.~~ xiv. Other uses similar to the above uses
- ~~xv.~~ xv. Accessory structures and uses customarily incident to any principal use permitted

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

- i. Retail businesses that supply commodities on the premises
- ii. Personal service establishments that perform services on the premises
- iii. Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25
- iv. Private clubs and lodge halls § 34-4.18
- v. Carryout restaurant
- vi. Sit down restaurants
- ~~i.~~ vii. Veterinary hospital or clinic § 34-4.26
- viii. Indoor Recreation Facilities not exceeding 3,300 square feet in gross leasable area § 34-4.19

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. 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](#)
- xi. [Indoor Recreation Facilities not exceeding 3,300 square feet in gross leasable area § 34-4.19](#)

- 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/10 ft if alley is present  
 Minimum side yard setback: ~~40 ft~~ 0 ft  
 Minimum from residential district: 20 ft  
 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.

**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.

<b>34-3.5.1 Applicability of Notes to District Standards</b>										
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													
<del>P</del>	-	-	-	-	-	-	-	-	-	-	-	-	-
<del>QP</del>													
<del>RQ</del>													
<del>SR</del>													
<del>TW</del>													
<del>UT</del>													
<del>VU</del>			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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				✓									
<del>P</del>	-	-	-	-	✓	-	-	-	-	-	-	-	-
<del>QP</del>											✓		
<del>RQ</del>											✓		
<del>SR</del>												✓	
<del>TS</del>												✓	
<del>UT</del>		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
<del>VU</del>	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓

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
<del><math display="block">Y = \frac{L + 2H}{6}</math></del>	<del>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.</del>
<del><math display="block">Y = \frac{L + 2H}{3}</math></del>	<del>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.</del>
<del><math display="block">Y = \frac{L + 2H}{4}</math></del>	<del>Other one family residential district.</del>

~~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:

<b>34-3.5.2.RQ Setbacks</b>	
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.

**UT.** Rooftop equipment shall be screened in accordance with Section 34-5.17.

**VU.** 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, 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.
- 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.
  - ~~AB.~~ 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.~~
  - BC. 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.

**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.~~

**410. Required spaces.** 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>34-5.2.11 Minimum Off-street Parking Spaces</b>	
Use	Minimum number of parking spaces per unit of measure
<b>A. Residential:</b>	
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>
iiii. 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>B. Institutional:</b>	
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
<b>C. Business and commercial:</b>	
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
<b>D. Offices:</b>	
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 <del>three hundred (300) two hundred twenty (220)</del> square feet of usable floor area <del>for the first fifteen thousand (15,000) square feet</del>
	<del>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</del>

iii. Professional offices of doctors, dentists or similar profession	One (1) for each <del>two hundred fifty (250), one hundred thirty five (135)</del> square feet of usable floor area <del>for the first five thousand (5,000) square feet</del>  <del>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</del>
iv. Telemarketing, call center or similar use	One (1) for each one hundred (100) square feet of usable floor area
<del>v. Chiropractic office</del>	<del>One (1) for each two hundred (200) square feet of usable floor area</del>
<b>E. Industrial:</b>	
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

**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 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:

<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>
<u>250+</u>	<u>25</u>

- 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:

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

- ~~E~~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~~y. 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.

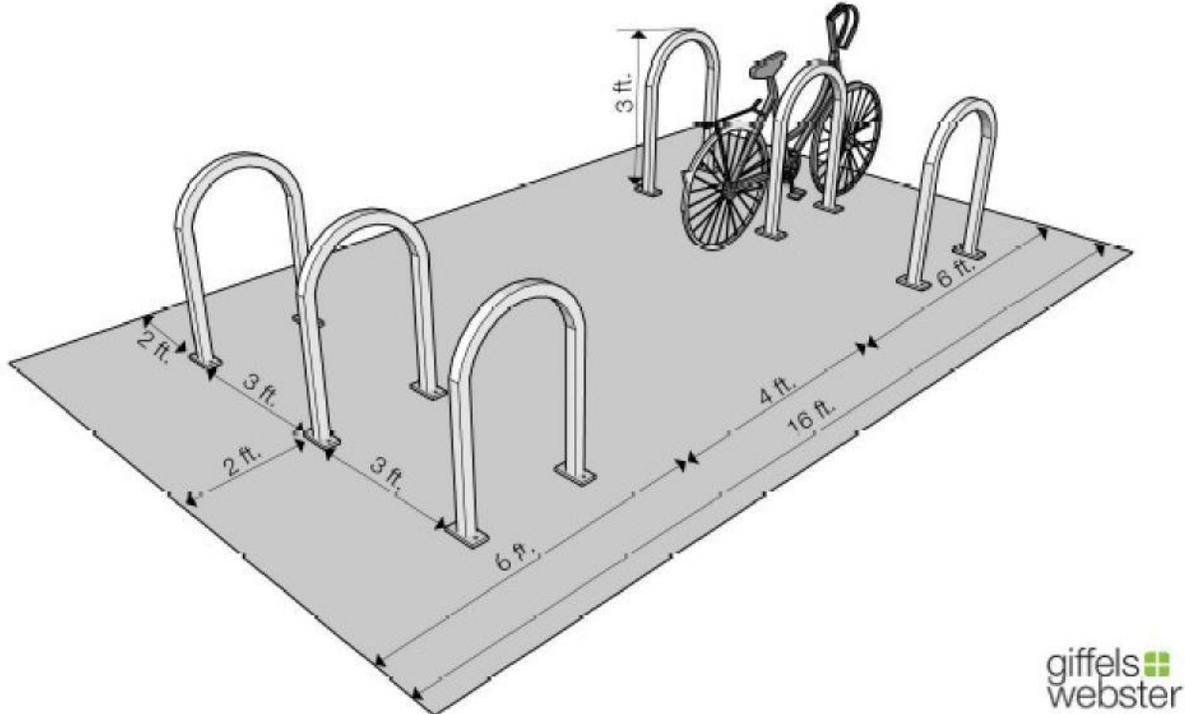
12.-13. [No change]

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. 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



- 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



SUMMARY  
ORDINANCE NO. C-5-2025  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

NOTICE OF 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.

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

Section 1, Ordinance Amendment

Section 2, Ordinance Amendment

Section 3, Ordinance Amendment

Section 4, Ordinance Amendment

Section 5, Ordinance Amendment

Section 6, Ordinance Amendment

Section 7, Repealer

Section 8, Savings

Section 9, Severability

Section 10, Effective Date      The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 11, Date and Publication

CARLY LINDAHL, City Clerk

Publish: Oakland Press 8/17/2025

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
JULY 14, 2025 – 7:30 PM**

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

Councilmembers Present: Aldred, Boleware, 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; Fire Chief Unruh; City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Councilmember Boleware.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

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

MOTION CARRIED 6-0.

**PROCLAMATION RECOGNIZING JULY 2025 AS PARKS AND RECREATION MONTH**

The following proclamation was read by Councilmember Aldred and accepted by Special Services Director Ellen Schnackel:

**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.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

There were no announcements/presentations.

**CORRESPONDENCE**

Councilmember Knol noted that the City Manager had shared with Council a thank-you letter from a woman whose relative is buried in Utley Cemetery. The woman had visited the cemetery a couple of years ago and found it in disrepair, but on a recent return visit, she was pleased to see significant improvements. Councilmember Knol explained that the City's Historic District Commission, with assistance from the Department of Public Works and local Boy Scout troops, had undertaken restoration efforts—repairing gravestones, cleaning them with care, and improving landscaping. She thanked the HDC, DPW, and Boy Scouts for their work preserving the City's history.

**CONSENT AGENDA**

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

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

### **COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Aldred highlighted the launch of the Police Department's first Youth Police Academy for ages 12 to 16, beginning August 4 and running for two weeks, three evenings per week, with space for up to 30 participants. He encouraged families to take advantage of the opportunity, which aims to engage youth with the Police Department in a fun, educational way and inspire interest in public service careers. Councilmember Aldred praised the program as a reflection of the Police Department's commitment to education, community connection, and responsiveness to residents.

Mayor Rich reported that during the summer *Walk the Hawk* sessions are held on Tuesday evenings, with the next one scheduled for August 12 at 7pm at The Hawk. Recent discussions included topics such as adult-accessible restrooms and motorized changing tables, senior programming, the future of the Costick Center, whether to move forward with the potential contract with Oakland County regarding Heritage Park, and responsible contracting practices. Mayor Rich also reported on concerns raised at the U.S. Conference of Mayors about illegal vaping products targeting youth; the Mayor is seeking model legislation to address the issue locally.

### **CITY MANAGER UPDATE**

City Manager Mekjian announced that Farmington Hills is partnering with the organization Make Food Not Waste to develop a blueprint for reducing food waste. As part of this effort, the City is seeking input from residents and businesses through a survey available until Friday, July 25. The survey aims to assess awareness of food waste, gather information on current disposal practices, and evaluate interest in a potential composting program. Both community and business surveys can be accessed on the City's website at [www.fhgov.com/foodwastesurvey](http://www.fhgov.com/foodwastesurvey).

### **PUBLIC HEARING**

#### **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**

Director Kettler-Schmult introduced Zoning Text Amendment 3, 2025, which proposes updates to the OS-4 Office Research District along the Twelve Mile Road corridor and I-275, as well as modifications to off-street parking standards for multi-family residential and office uses. The proposal reflects current planning objectives and incorporates feedback from prior study sessions and the Planning Commission.

Planning Consultant Tangari, Giffels Webster, outlined key elements of the proposed amendment:

- Definitions for new zoning terms: "artisan manufacturing" and "live-work unit".
- Updates to the OS-4 district to align with the master plan, including revised intent language, permitted and special land uses, mixed-use incentives, building setback and height modifications, and new conditions for office zoning.
- Establishment of design standards for standalone parking structures in non-residential districts.
- Revisions to Section 34-5.2 to reduce parking requirements for multi-family and office uses, increase flexibility, and introduce bicycle parking standards.
- Clarification and full listing of permitted uses, including all restaurant types, for improved usability.

**Council discussion:**

Councilmember Aldred asked about the approval process for sit-down restaurants. Planning Consultant Tangari confirmed that sit-down restaurants are permitted by right in mixed-use buildings but require special approval when in standalone structures.

Mayor Rich inquired about the scope of the term “business schools or colleges” and whether other educational uses such as tutoring centers would be permitted. Planning Consultant Tangari explained that the restriction was carried over from the existing ordinance and that broader educational uses might require an amendment.

Mayor Rich also questioned a reference to Section 34-4.23 in the list of permitted uses. Planning Consultant Tangari clarified that Section 34-4.23 provides standards for secondary uses in office districts.

Mayor Rich asked about the potential exclusion of indoor recreation uses such as yoga studios in mixed-use buildings. Kettler-Schmult confirmed that indoor recreation could be added as a permitted use, with appropriate size limitations to avoid large-scale facilities such as trampoline parks or go-kart centers.

During Council deliberation, concerns were raised about Section 34-3.9.5e, which ties additional building height to the provision of public amenities such as parks or plazas. Councilmembers expressed a desire for greater flexibility in how public benefit requirements are applied, especially in infill developments near I-696 where a plaza may not be appropriate. Questions were also raised about the rationale behind the 15% set-aside requirement and whether that percentage should be reconsidered or revised.

Community Development Director Kettler-Schmult explained that the proposed language is intentionally prescriptive to provide developers with clarity and predictability through the site plan approval process, which falls under planning commission purview. Planning Consultant Tangari added that the 15% requirement is designed to strike a balance between meaningful public space and preserving developable land across a variety of parcel sizes. The broader goal is to reduce excessive surface parking and promote more vibrant, engaging development.

City Attorney Joppich explained that the draft amendment is structured to allow by-right approvals if standards are met. Adding discretionary language could alter the nature of the approval process, potentially moving it into the realm of special land uses, planned unit developments, cluster options, and so forth. He recommended that any consideration of discretionary or negotiated approvals be carefully reviewed by Planning staff and legal counsel before making changes to the ordinance.

After discussion, there appeared to be consensus to approve the introduction of the text amendment excluding Section 34-3.9.5e, and the following motion was offered:

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the Introduction of an Ordinance for 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; with the removal of section 34-3.9.5e to a later date, after

further research, and allowing indoor recreational facilities with a square footage limitation of 3,300 square feet, and allowing private schools under the proposed update.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT 1, 2025, TOWNES AT WOODCREEK, LOCATED AT 29150 TWELVE MILE ROAD. CMR 7-25-98**

Community Development Director Kettler-Schmult introduced Planned Unit Development (PUD) 1, 2025, Townes at Woodcreek, located at 29150 Twelve Mile Road. The proposal includes a conceptual plan for 24 two-story attached townhouse units within six four-unit buildings on a 4.55-acre parcel. The Planning Commission qualified the site for PUD consideration on October 17, 2024, and subsequently held a public hearing before forwarding the proposal to City Council with a recommendation for approval. This Council meeting serves as the public hearing for the PUD plan, which will require a future return to the Planning Commission for final site plan approval.

Planning Consultant comments

Referencing the June 11, 2025 Giffels Webster review letter addressed to the Planning Commission, Planning Consultant Tangari explained that the 4.55-acre vacant site is zoned RA-1A and is surrounded by residential and institutional uses. The development would include 24 two-story townhouse units in six buildings, with each unit having a two-car garage. There would be a T-shaped access drive, and no internal sidewalks, though a sidewalk is proposed along Twelve Mile Road.

Planning Consultant Tangari highlighted the following requests for exceptions:

- Density is equivalent to the RC-1 district, with the plan showing 94 rooms but potentially including up to 112 rooms based on optional lofts in purchase agreements. 94 rooms is in line with the RC-1 district. 112 rooms would put the development into RC-2 density.
- Lot coverage of 37.5%, exceeding the RA-1A maximum of 35%.
- The applicant is requesting a waiver of the interior sidewalks within the development.

Other design elements, including building elevations, landscaping, lighting, and floor plans, will be finalized during site plan review. It has not been confirmed that the building height will not exceed 30 feet, but the applicant is not requesting an exception to the height requirement.

The primary PUD questions are whether to approve the attached housing at the proposed density and lot coverage, and whether to accept the sidewalk waiver.

Applicant presentation

Aaron Schafer, Schafer Development, presented the Townes at Woodcreek proposal. David Straub and Frank Lucido, M/I Homes, were also present.

Mr. Schafer made the following points:

- Internal sidewalks were omitted to preserve open space and enhance buffering. The neighbor to the west, AIM Academy, and the resident to the east, Mr. Levy, had requested to have as much of a natural buffer as possible along the perimeter property lines. Substantial plantings had been added along the eastern property line, with similar landscaping to the west.
- Mr. Schafer emphasized compatibility with adjacent uses, highlighting transitional benefits of the proposed development, located between institutional/commercial uses to the west and residential neighborhoods to the east.
- A key site constraint is the steep topography and presence of Pebble Creek, which bisects the northern third of the site and complicates traditional development due to erosion and slope conditions. While engineering staff initially requested embankments to help resolve some of the Pebble Creek erosion, Planning Commissioners urged the developers to leave the banks natural and undisturbed. The creek is impacted by existing debris and beaver activity, but also has been stabilized in some areas.
- The proposed plan permanently dedicates the northern portion of the site as open space and stormwater detention, creating a lasting buffer between the development and single-family homes to the north. Additional permanent open space is included along the eastern edge.
- The clustered townhome layout preserves over 62.8% open space.
- Mr. Schafer described outreach efforts to neighboring HOAs and residents. Adjustments were made in response to public feedback, including increasing setbacks and reducing density. The Schafers had received a letter of support from Hank Murawski on behalf of the Wood Creek Homeowners Association.
- Schafer Development had also conducted a site visit with Mr. Payne to the north, who requested chain link fencing along the northern property line.
- They had conversations with Mr. Levy and Mr. Cole to the east, who requested increased tree buffering and increased setbacks, both of which were incorporated in the plans. Mr. Cole had submitted a letter of support.
- Schafer Development had engaged with AIM Academy to the west, which supports the development and has reviewed a proposed Knox box emergency access gate, in line with a 2001 shared access agreement. Shared access to AIM Academy is formalized via the existing recorded agreement, which was reviewed with the school's board and legal counsel.
- They had shared plans with HOA representatives from Timbercrest and Greencastle Homeowners Associations.
- The Schafers had met with city staff regarding anticipated road improvements along Twelve Mile Road.

Design revisions since the October 24, 2024 Planning Commission PUD qualification included:

- Reconfiguring building clusters into four- and five-unit groups to improve site access and circulation in light of a planned 60-foot right-of-way.
- Increasing rear yard setbacks based on neighbor input. The northern setback was increased from 160 feet to between 217 and 221 feet. Including interior sidewalks would encroach into the rear yard setbacks.
- Revising the location of the open space amenity to the eastern quadrant due to ADA access challenges at the original site.

- Maintaining two townhome unit sizes (24' wide for the interior units, and 28' wide for the end cap units) to appeal to a range of buyers, including empty nesters and families.

Regarding items called out in the Giffels Webster review letter:

- Schafer Development believed the density would remain within the RC-1 density limits.
- All structures remain under the 30-foot limit, with a maximum height of 26 feet, 6 inches.
- Waste collection will be curbside, and lighting fixtures will include dusk-to-dawn photo sensors. Updated plans include revisions requested by Giffels Webster but were not yet submitted due to the July 4th holiday. Elevations and floor plans have been provided and show modern, open-concept townhomes with the two size choices as already mentioned.
- Regarding the T-shaped road design, Mr. Schafer explained that topographical constraints prevent construction of a standard cul-de-sac, with over 47 feet of grade fall from the northernmost driveway to the northern property line.
- A traffic study was submitted prior to the engineering review and indicated that no roadway improvements were warranted based on projected traffic volumes and existing County road improvement plans. The fire department noted the T-turnaround or access connection as a requirement, which the proposal fulfills via the western shared access.

**Council discussion:**

- Council opened discussion with clarifying questions about the approval process. Staff confirmed that tonight's request was for review and potential approval of the PUD plan. Future steps would include a PUD agreement or, if the applicants chose, a return to the Planning Commission with a final site plan.
- Council asked about outreach to the southern subdivisions (Greencastle and Timbercrest). Mr. Schafer confirmed that site and landscape plans had been shared with both HOA presidents. Communication was kept general until greater certainty was achieved through the PUD process, and as of yet no letters of support had been solicited or received from these HOAs.
- Council comments emphasized the importance of setbacks and buffering, particularly along the eastern property line adjacent to Mr. Levy's residence.
- Council supported the applicant's decision to eliminate interior sidewalks to maximize open space and protect existing trees.
- Council inquired about how buildings on sloped land would be constructed. Mr. Schafer explained that units in Buildings 3 and 4 would feature walkout basements to follow the natural grade. The other townhomes would be built on slab.
- Questions were raised regarding the open space calculation and whether the proposed detention basin significantly altered usable green space. Mr. Schafer responded that the basin had been designed with the natural grade in mind and would include retaining walls where necessary, in order to minimize disturbance to the land.
- Council asked about the pocket park amenity, with some questioning its value. Mr. Schafer explained the intent was to provide a quiet, internal space for residents rather than a street-facing amenity.
- Council expressed support for the applicant's approach to preserving Pebble Creek and the wooded ravine on the north end of the site. The site's unique topography was noted as a primary factor in both the design layout and the decision to seek PUD approval. Council supported the decision to omit sidewalks to allow for greater preservation of natural features.

- The applicant confirmed that the proposed townhomes are not ADA-accessible due to their two-story design. A ranch-style option was considered but would have required larger footprints and more disturbance to sensitive areas.
- Council requested clarification on the submitted traffic study. Mr. Schafer explained that the study concluded no additional improvements were necessary due to the planned widening of Twelve Mile Road, which includes a continuous left-turn lane from the site to Middlebelt Road.
- Council discussed the layout of the stub road and pocket park relative to the Levy residence to the east. The stub road ends close to Mr. Levy's backyard, with the pocket park situated even closer. Council raised concerns that this configuration may conflict with Mr. Levy's request for dense tree coverage and privacy. Mr. Schafer agreed to re-evaluate the location of the pocket park, which was not yet finalized and could be relocated.

**Public hearing:**

Mayor Rich opened the public hearing.

Mr. Levy, the resident directly east of the proposed development, expressed concerns about the impact of increased traffic and loss of natural buffering. The existing wooded area has provided privacy and a sense of security for his family, and the addition of 24 townhomes would significantly alter the character of his backyard environment. Mr. Levy emphasized the importance of dense vegetation to maintain a sense of separation and safety, particularly for his two young children. He questioned the location and function of the stub road, which would bring moving vehicles close to his property.

Mr. Schafer clarified that the stub road is required for vehicular access to several townhome units and had been intentionally shortened based on earlier conversations with Mr. Levy. Residents of the new development would need to use the stub road to access their driveways.

Mayor Rich suggested that the Schafers meet directly with Mr. Levy to address his concerns in detail, noting that Council would expect the PUD contract to reflect a thoughtful response to these issues.

As no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back for Council deliberation.

**Council deliberation:**

In response to comments regarding fencing, Mr. Schafer noted that while they preferred natural screening, they were already willing to construct a fence along the northern property line that abuts Mr. Payne's property, and they would also be willing to construct a fence to the east. They would work directly with Mr. Levy to determine his preferences.

City Attorney Joppich recommended including in the motion several conditions to be incorporated into the PUD contract:

- As part of the site plan process, provide additional landscape buffering and/or fencing along the eastern property line.
- As part of the site plan process, reposition the pocket park away from the eastern property line.
- Retain the cul-de-sac unless the Fire Department and Engineering Department determine it is unnecessary.

Council discussed the necessity and placement of the cul-de-sac. Council expressed concern that a cul-de-sac would reduce buffering and green space, conflicting with the development's open space goals. However, Council acknowledged uncertainty around the underlying rationale for the cul-de-sac, such as potential fire truck turnaround requirements. There was general consensus that if the cul-de-sac were ultimately required, the design would need to be revised, in which case the PUD would be negated, and the applicants would need to return to Council with a revised plan for further consideration.

Mayor Rich suggested adding a condition requiring further review of traffic flow and safety issues along Twelve Mile Road.

City Manager Mekjian noted that although extending the road fully to the east property line was not proposed, an easement for future road and utility access should be included to preserve flexibility for Mr. Levy, should he choose to sell or develop his property in the future.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025), submitted by Steven Schafer, 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)
  1. That the proponent discuss the possibility of a fence on the eastern property line next to Mr. Levy's property, and that a decision be made about the fence that satisfies Mr. Levy as to whether he wants a fence or not. The decision is up to Mr. Levy.
  2. That the pocket park not be on the eastern property line next to Mr. Levy's property.
  3. That an easement be placed next to the stub road extending to the eastern property line for utilities and road in case Mr. Levy decides to develop his property in the future.
  4. That the proponent meet with the Engineering Department to review the traffic report and accommodate any of the Engineering Department's recommendation regarding traffic – whether any sort of decel lane is needed.
  5. That the proponent meet with Fire and Engineering regarding the Fire Department's and Engineering's letter advising the need for a cul-de-sac to better understand where they are referencing the need for a cul-de-sac; and if they want the cul-de-sac to be placed at the end of the stub road on the eastern side of the property, that at that point, this PUD is negated and has to come back to Council for further potential revisions.

Roll Call Vote:

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

Nays: NONE  
Absent: BRIDGES  
Abstentions: NONE

MOTION CARRIED 6-0.

**NEW BUSINESS**

**CONSIDERATION OF APPROVAL OF APPOINTMENTS TO THE BEAUTIFICATION COMMITTEE.**

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the listed individuals to the following Committee:

**Beautification Committee**

	<b>Length of Term:</b>	<b>Term ending:</b>
James D Geisling	3 years	February 1, 2028
Frank A. Romano	3 years	February 1, 2028

MOTION CARRIED 6-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF A CONTRACT FOR SPONSORSHIP SOLICITATION SERVICES TO THE SUPERLATIVE GROUP. CMR 7-25-99**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a contract for the Department of Special Services for Sponsorship Solicitation Services to the Superlative Group.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**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**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes 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.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**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**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes 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.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**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**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for Diesel Engine rebuild and repair of Fire Truck (Engine 33) to Cummings Sales and Service New Hudson MI Branch in the amount of \$57,749.05 + \$5,774.90 (10% contingency).

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A PICKLEBALL INSTRUCTOR. CMR 7-25-103**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Sanjeev Majalikar, as a Pickleball Instructor, who is related to an employee of the City, Shruti Majalikar, who is a Guest Services Assistant for the Special Services Department.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CONCESSIONS ATTENDANT. CMR 7-25-104**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Skylar Gilbert, as Concessions Attendant, who is related to an employee of the City, Janina Gilbert, in Human Resources.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A DISPATCHER. CMR 7-25-105**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Felicia Henderson, as a Dispatcher, 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.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE NISSAN CARS & COFFEE EVENT TO BE HELD ON SATURDAY, AUGUST 23, 2025.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills 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 following terms and conditions:

- 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

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**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.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills 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 following terms and conditions:

- 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
- Fire 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
- Event shall comply with minimum Fire Prevention Code requirements

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR ISKCON COLOR FESTIVAL TO BE HELD ON SATURDAY, JULY 26, 2025.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills 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 following terms and conditions:

- 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

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF JUNE 9, 2025.**

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the City Council study session minutes of June 9, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF JUNE 9, 2025.**

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the regular session minutes of June 9, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL STUDY SESSION MINUTES OF JUNE 23, 2025.**

MOTION by Bruce support by Boleware, that the City Council of Farmington Hills hereby approves the special study session minutes of June 23, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

### **ADDITIONS TO AGENDA**

There were no additions to the agenda.

### **PUBLIC COMMENTS**

Pea Gee, Farmington Hills resident, announced an upcoming community forum focused on public safety and health on Wednesday, July 23, from 5:30pm to 8:30pm at the Southfield Pavilion, located at 26000 Evergreen Road in Southfield. Key topics will include the dangers of synthetic drugs and fentanyl, proper administration of Narcan, and awareness and prevention of human trafficking. Featured speakers will include, among others, Farmington Hills Police Chief Piggott.

Michelle Austin, founder and president of the Oakland County Foster Closet, shared information about the nonprofit's mission to provide essential items free of charge to children in foster care, adoption, guardianship, and low-income families. Located in Farmington Hills, the organization offers clothing, hygiene products, birthday kits, toys, and specialized items such as sensory tools and adaptive equipment for children with special needs. Ms. Austin announced the launch of a capital campaign to expand from their current 4,000-square-foot space to a larger facility of 12,000 to 15,000 square feet, aiming to improve service delivery rather than broaden their mission. Programs such as "Birthday in a Bag," the toy room supported by the Farmington Hills Goodfellows, and "Hair Care for People Like Me" were highlighted as meaningful ways the organization supports children's dignity and well-being. She encouraged residents to learn more and offer support at [ocfostercloset.org](http://ocfostercloset.org).

Edwin Matysiewicz, Vice President of Barrington Green HOA, expressed concerns about ongoing issues related to the Fiber City installation in his subdivision. He reported open holes—one as large as two feet wide and nearly two and a half feet deep—posing safety hazards, especially for children. Residents are frustrated by incomplete cleanup efforts, including exposed trenches, scattered debris, and junction boxes not properly graded. Mr. Matysiewicz urged the City to press Fiber City to address these issues promptly. He also suggested that new housing developments incorporate motion-sensor exterior lighting for improved energy efficiency.

Assistant City Manager Mondora will follow up with Mr. Matysiewicz regarding these concerns.

William Stieber, Farmington Hills resident, expressed concern about the City of Farmington Hills' minimum quarterly water usage charge of 16 units, as established by the City per the Oakland County Water Resources Department. He stated that for 10 of the past 13 quarters, his actual usage was less than 16 units, yet he was charged for the full 16 units, resulting in an estimated overpayment of more than \$200 annually. Mr. Stieber contrasted this with utility billing practices for gas and electricity, which are based on actual usage, and emphasized the financial burden this policy places on seniors and low-usage households. He requested a review of the policy to ensure billing is based on actual water consumption.

Mayor Rich asked Assistant City Manager Mondora to speak with Mr. Stieber regarding these concerns.

### **CITY ATTORNEY REPORT**

City Attorney Joppich noted he had met with City Council earlier this evening.

**ADJOURNMENT**

The regular session of City Council meeting adjourned at 9:39PM.

Respectfully submitted,

Carly Lindahl, City Clerk

## Nancy Moore

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**From:** Charles Blackwell <[REDACTED]>  
**Sent:** Friday, May 23, 2025 2:51 PM  
**To:** Ashley Hopper; Carly Lindahl; FOIA Request Clerk  
**Subject:** FOIA Fee Appeal  
**Attachments:** FOIA Request Response - Deposit.pdf

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

Hello

Please accept this email as a FOIA fee appeal.

1. Basis as to why this fee is unwarranted:

MCL 15.234(3) states that a public body must provide public records for free “unless failure to charge a fee would result in a **unreasonable** high cost to the public body.”

\$51 is not a unreasonably high FOIA request and nor has the City provided evidence to meet its burden of this matter.

## Nancy Moore

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**From:** Charles Blackwell <[REDACTED]>  
**Sent:** Thursday, May 15, 2025 3:49 PM  
**To:** Carly Lindahl; Ashley Hopper; FOIA Request Clerk; Gary Mekjian; Karen Mondora  
**Subject:** FOIA Request

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

Charles Blackwell  
[REDACTED]

1. I am seeking text messages between City Manager Mekijan and assistant City Manager Karen Mondora from April 1st, 2025 to May 15th, 2025.

**MCL 15.234(3) states:**

A fee as described in subsection (1) shall not be charged for the cost of search, examination, review, and the deletion and separation of exempt from nonexempt information as provided in section 14 unless failure to charge a fee would result in unreasonably high costs to the public body because of the nature of the request in the particular instance, and the public body specifically identifies the nature of these unreasonably high costs.



OFFICE OF CITY CLERK

May 23, 2025

Charles Blackwell



Re: Freedom of Information Act Request

Dear Charles Blackwell:

This letter is in response to your Freedom of Information Act (FOIA) request the City Clerk's Office received via email on May 15, 2025, requesting text messages between City Manager Gary Mekjian and Assistant City Manager Karen Mondora from April 1<sup>st</sup>, 2025 to May 15th, 2025.

Please be advised that in order to fulfill your request, it is estimated that the fee to search, retrieve and scan/copy the documents that you are seeking will be \$51.84. Therefore, I am requesting a good-faith deposit of one-half the estimated amount or \$25.92. A fee itemization form is included with this letter.

If you wish for us to proceed with your request, please submit the deposit within 45 days to the City of Farmington Hills, City Clerk's Office, 31555 West Eleven Mile Rd, Farmington Hills, MI 48336 and made payable to the City of Farmington Hills. Upon receipt of deposit, staff will commence with processing your request and estimate it will take 5 days to complete. The deposit is due no later than Wednesday, July 10, 2025.

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

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

Sincerely,

CITY OF FARMINGTON HILLS

A handwritten signature in black ink that reads "Carly Lindahl".

Carly Lindahl, MMC, MiPMC II  
City Clerk

/nm

**FOIA Fee Itemization Form**

**(Effective July 1, 2015)**

Component	Cost Calculations	Total
<p><b>1. Labor Costs – Search, Location, and Examination of Records*</b></p> <p>City Manager's Office</p>	<p>Enter the hourly wage of lowest paid employee capable of performing the search, location and examination  <math>\\$ 76.00</math> per hour</p> <p>Multiply the wage by the fringe benefit multiplier (maximum of 50% of the hourly wage); OR, if the requested information is available online and the requestor request the documents to be provided in another format, the fringe benefit multiplier may exceed 50% (not to exceed actual cost)  <math>50\%</math></p> <p>Multiply the hourly wage times the fringe benefit multiplier  <math>\\$ 76.00 \times 1.50 = \\$ 114.00</math></p> <p>If stipulated by the requestor, add the hourly overtime wage increment (but do not include in the calculation of fringe benefit costs)  <math>\\$ - + - = \\$ -</math></p> <p>Divide the resulting hourly wage by four (4) to determine the charge per fifteen (15) minute increment  <math>\\$ 114.00 / 4 = \\$ 28.50</math></p>	
	<p>Number of 15 minute increments (partial time increments must be rounded down) multiplied by the permitted rate  <math>1 \times \\$ 28.50 = \\$ 28.50</math></p>	<p><u>\$ 28.50</u></p>
<p><b>2. Employee Labor Costs – Redaction*</b></p>	<p>If performed by the public body's employee:</p> <p>Enter the hourly wage of lowest paid employee capable of performing the redaction  <math>\\$ 31.12</math> per hour</p> <p>Multiply the wage by the fringe benefit multiplier (maximum of 50% of the hourly wage); OR, if the requested information is available online and the requestor request the documents to be provided in another format, the fringe benefit multiplier may exceed 50% (not to exceed actual cost)  <math>50\%</math></p> <p>Multiply the hourly wage times the fringe benefit multiplier</p>	

**FOIA Fee Itemization Form**

**(Effective July 1, 2015)**

Component	Cost Calculations	Total
<p><b>1. Labor Costs – Search, Location, and Examination of Records*</b></p> <p>Clerk's Office</p>	<p>Enter the hourly wage of lowest paid employee capable of performing the search, location and examination  <math>\\$ 31.12</math> per hour</p> <p>Multiply the wage by the fringe benefit multiplier (maximum of 50% of the hourly wage); OR, if the requested information is available online and the requestor request the documents to be provided in another format, the fringe benefit multiplier may exceed 50% (not to exceed actual cost)  <math>50\%</math></p> <p>Multiply the hourly wage times the fringe benefit multiplier  <math>\\$ 31.12 \times 1.50 = \\$ 46.68</math></p> <p>If stipulated by the requestor, add the hourly overtime wage increment (but do not include in the calculation of fringe benefit costs)  <math>\\$ - + - = \\$ -</math></p> <p>Divide the resulting hourly wage by four (4) to determine the charge per fifteen (15) minute increment  <math>\\$ 46.68 / 4 = \\$ 11.67</math></p>	
	<p>Number of 15 minute increments (partial time increments must be rounded down) multiplied by the permitted rate  <math>2 \times \\$ 11.67 = \\$ 23.34</math></p>	<p><u>\$ 23.34</u></p>
<p><b>2. Employee Labor Costs – Redaction*</b></p>	<p>If performed by the public body's employee:</p> <p>Enter the hourly wage of lowest paid employee capable of performing the redaction  <math>\\$ \underline{\hspace{2cm}}</math> per hour</p> <p>Multiply the wage by the fringe benefit multiplier (maximum of 50% of the hourly wage); OR, if the requested information is available online and the requestor request the documents to be provided in another format, the fringe benefit multiplier may exceed 50% (not to exceed actual cost)  <math>50\%</math></p> <p>Multiply the hourly wage times the fringe benefit multiplier</p>	

	$\underline{\$ 31.12} \times \underline{1.50} = \underline{\$ 46.68}$ <p>If stipulated by the requestor, add the hourly overtime wage increment (but do not include in the calculation of fringe benefit costs)</p> $\underline{\$ \quad} + \underline{\quad} = \underline{\$ \quad}$ <p>Divide the resulting hourly wage by four (4) to determine the charge per fifteen (15) minute increment</p> $\underline{\$ 46.68} / 4 = \underline{\$ 11.67}$	
	<p>Number of 15 minute increments (partial time increments must be rounded down) multiplied by the permitted rate</p> $\underline{\quad} \times \underline{\$ 11.67} = \underline{\$ \quad}$	\$ _____
<b>2. Contracted Labor Costs – Redaction*</b>	<p>If performed by Contracted Labor (Only permitted if the public body does not employ a person capable of redacting the records as determined by the FOIA Coordinator):</p> <p>Name of person or firm contracted:</p> <p>_____</p> <p>Enter the hourly rate charged by the contractor (may not exceed six (6) times the State minimum wage (i.e. <math>\\$8.15 \times 6 = \\$48.90</math>))</p> $\underline{\$ \quad} \text{ per hour}$ <p>Divide the hourly rate by four (4) to determine the charge per fifteen (15) minute increment</p> $\underline{\$ \quad} / 4 = \underline{\$ \quad}$	
	<p>Number of 15 minute increments (partial time increments must be rounded down) multiplied by the permitted rate</p> $\underline{\quad} \times \underline{\$ \quad} = \underline{\$ \quad}$	\$ _____
<b>3. Non-Paper Physical Media</b>	<p>Actual and most reasonably economical cost of:</p> <p>Flash Drives \$ _____ x number used _____ = \$ _____</p> <p>Computer Discs \$ _____ x number used _____ = \$ _____</p> <p>Other Media \$ _____ x number used _____ = \$ _____</p>	\$ _____
<b>4. Paper Copies</b>	<p>Actual total incremental cost of duplication (not including labor) up to a <u>maximum of 10 cents per page</u>:</p> <p>Letter paper (8 ½" x 11")</p> $\underline{\text{number of sheets}} \times \underline{\$ 0.05} = \underline{\$ \quad}$	

	<p>Legal paper (8 1/2" x 14")  number of sheets ___ x \$0.05 = \$ _____</p> <p>Actual cost of other types of paper:</p> <p>Type of Paper: <u>Plan Sheets (24 x 36)</u>  number of sheets ___ x \$ 0.25 = \$ _____</p> <p>Type of Paper: _____  number of sheets ___ x \$ _____ = \$ _____</p> <p>(NOTE: Must print double-sided if available and costs less.)</p>	<p>\$ _____</p>
<p><b>5. Labor Cost – Duplication Copying, and transferring records to non-paper physical media</b></p>	<p>Enter the hourly wage of lowest paid employee capable of performing the duplication, copying, or transferring digital records to non-paper physical media  \$ _____ per hour</p> <p>Multiply the wage by the fringe benefit multiplier (maximum of 50% of the hourly wage); OR, if the requested information is available online and the requestor request the documents to be provided in another format, the fringe benefit multiplier may exceed 50% (not to exceed actual cost)  _____ %</p> <p>Multiply the hourly wage times the fringe benefit multiplier  \$ _____ x 1.00 = \$ _____</p> <p>If stipulated by the requestor, add the hourly overtime wage increment (but do not include in the calculation of fringe benefit costs)  \$ - + - = \$ -</p> <p>Divide the resulting hourly wage by <u>4</u> to determine the charge per <u>fifteen</u> (15) minute increment  \$ _____ / 4 = \$ _____</p> <p>(NOTE: May use any time increment for this category)</p>	
	<p>Number of ___ minute increments (partial time increments must be rounded down) multiplied by the permitted rate  x \$ _____ = \$ _____</p>	<p>\$ _____</p>
<p><b>6. Mailing</b></p>	<p>Actual cost of mailing records in a reasonable and economical manner:</p> <p>Cost of mailing: \$ _____</p> <p>Cost of least expensive form of postal delivery confirmation:  \$ _____</p> <p>Cost of expedited shipping or insurance only if specifically stipulated by the requestor:</p>	

	\$ _____	\$ _____
	<b>Subtotal</b>	\$ <u>51.84</u>
<b>Waivers and Reductions</b>	<p>Subtract any Fee Waiver or Reduction: \$20.00 for indigency or nonprofit organization as further described in the Public Body's procedures and guidelines.</p> <p>Any amount determined by the Public Body due to the search and furnishing of the Public Record determined to be in the public interest. \$ _____</p> <p>The reduction amount due to the late response of the Public Body. 5% of fee x ____ days late = _____% reduction (maximum reduction is 50%)</p>	-\$ _____
<b>Deposit</b>	Subtract any good-faith deposit received: \$ _____	-\$ _____
	<b>Total Due</b>	\$ <u>51.84</u>

\*Note: Labor costs for search, location, examination and redaction (categories 1 and 2 on the itemization form) may not be charged unless the failure to charge a fee would result in unreasonably high costs to the public body because of the nature of the request in the particular instance, and the public body specifically identifies the nature of these unreasonably high costs.

The Court of Appeals has interpreted this provision to require that the determination be made relative to the usual or typical costs incurred by the public body in responding to FOIA requests. The key factor in determining whether the costs are "unreasonably high" is the extent to which the particular request differs from the usual request. *Bloch v Davison Cmty Schools*, (Mich.App. Apr. 26, 2011), 2011 WL 1564645.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** 08/11/2025

**DEPT:** Department of Public Services

**RE:** Consideration of authorization of a purchase agreement with Detroit Edison Electric Company (DTE) to update and install street lighting at the 12 Mile Road and Orchard Lake Road intersection.

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### ADMINISTRATIVE SUMMARY

- City Council identified lighting and aesthetic improvements of the 12 Mile and Orchard Lake Road intersection as a goal. The proposed lighting improvement project aims to partially address that goal as well as enhance public safety by increasing nighttime visibility and fostering a more secure environment for both motorists and pedestrians.
- Scope of work includes replacing one existing overhead cobra-style LED fixture, installing one additional overhead cobra-style LED fixture, and adding seven new underground-fed LED fixtures mounted on decorative black posts that include banner arms for city use of public displays.
- Project installation is scheduled for completion by late fall 2025.
- Based on current DTE Energy rates, the anticipated annual operating cost for the new fixtures is approximately \$4,213.
- DTE has provided an installation cost estimate of \$60,387.37. Consistent with standard street lighting agreements, DTE is offering a three-year revenue credit of \$12,641.37, reducing the City's net installation cost to \$47,746.00.

### RECOMMENDATION

IT IS RESOLVED, that the City of Farmington Hills enter into a purchase agreement with DTE Electric Company for work order #75200945, to furnish, install, operate and maintain street lighting at the 12 Mile Road and Orchard Lake intersection.

Prepared by: Mark S. Saksewski, P.E., Senior Engineer

Reviewed by: James Cubera, P.E., City Engineer



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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Department Authorization: Jacob Rushlow, P.E., Director of Public Services  
Approved by: Gary Mekjian, P.E., City Manager

**Exhibit A to Master Agreement**

**Purchase Agreement**

This Purchase Agreement (this "Agreement") is dated as of **April 22, 2025** between DTE Electric Company ("Company") and **City of Farmington Hills** ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated July 21, 2022 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	WO# 75200945	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	Orchard lake & Twelve Mile Road intersection as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	8 plus 1 replacement	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	Install (7) underground-fed 206w LED cobra-style fixtures on Code 05B black posts, code 38 concrete foundations and black T-boxes Install (1) overhead-fed 206w LED cobra-style fixture with code 48 support arm on an existing DTE transmission post. Replace (1) overhead-fed 150w LED cobra-style fixture and code 46 arm with (1) 206w LED cobra-style fixture on a new code 48 arm affixed to an existing wood DTE pole.	
5. Estimated Total Annual Lamp Charges	\$4,213	
6. Estimated Total Annual Post Charges if selected	\$N/A	
7. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$60,387.37
	Labor credit:	\$(12,641.37)
	<b>CIAC Amount (cost minus credit)</b>	<b>\$47,746.00</b>
	Credit for Post Charge, if selected	\$_____
8. Payment of CIAC Amount:	Due promptly upon execution of this Agreement <b>\$47,746.00</b>	
9. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.  If Post Charge "box" <input type="checkbox"/> is checked the Customer agrees to following term:	

	<p>10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.</p>
<p>10. Does the requested Customer lighting design meet IESNA recommended practices?</p>	<p>(Check One)      <input type="checkbox"/> YES    x<input checked="" type="checkbox"/> NO          If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices          Sign here _____</p>
<p>11. Customer Address for Notices:</p>	<p>City of Farmington Hills          31555 W. 11 Mile Road          Farmington Hills, MI 48336</p>

12. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one)  YES  NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least 0 posts and 0 luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at N/A. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

\*\*\*\*\*

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

DTE Electric Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Customer:

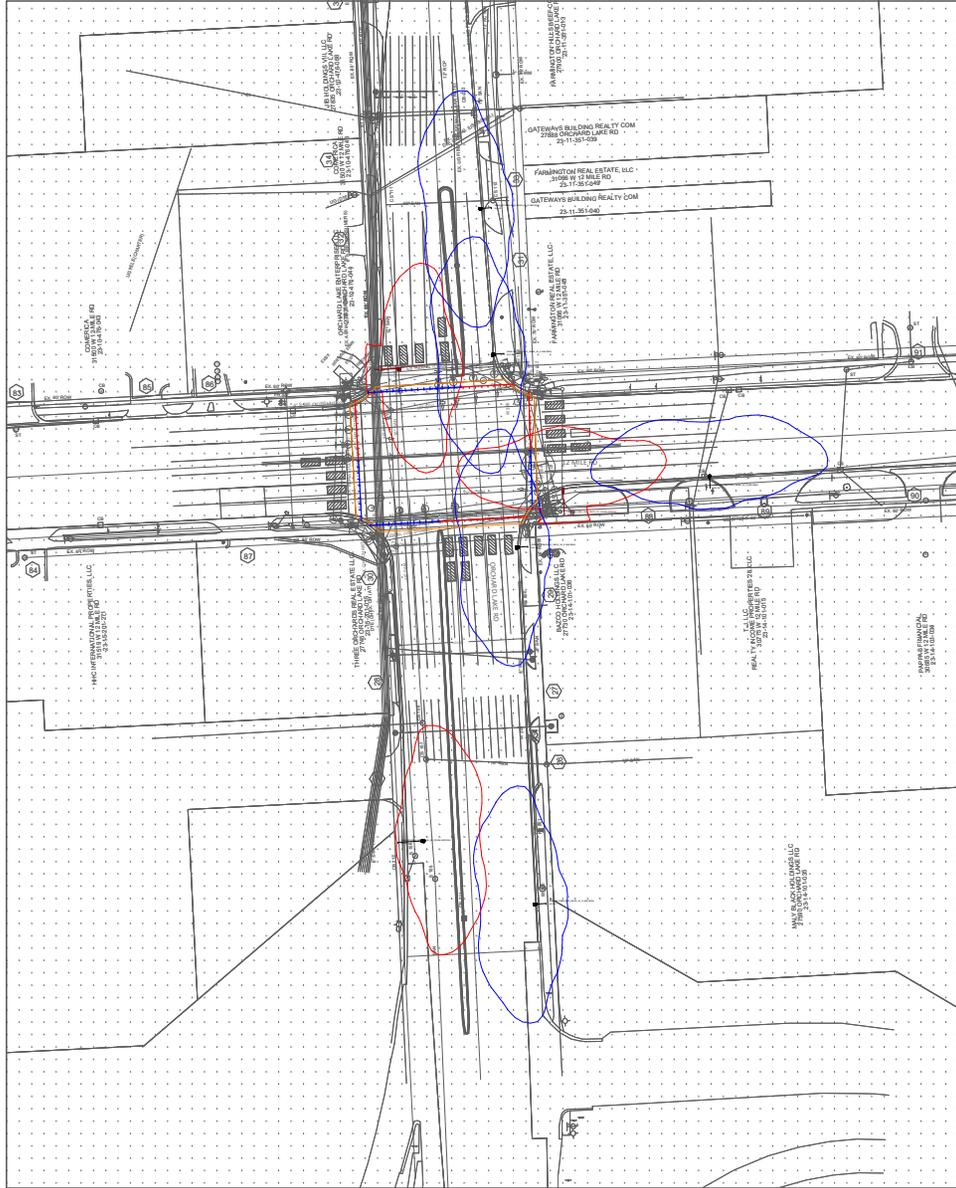
City of Farmington Hills

By: \_\_\_\_\_

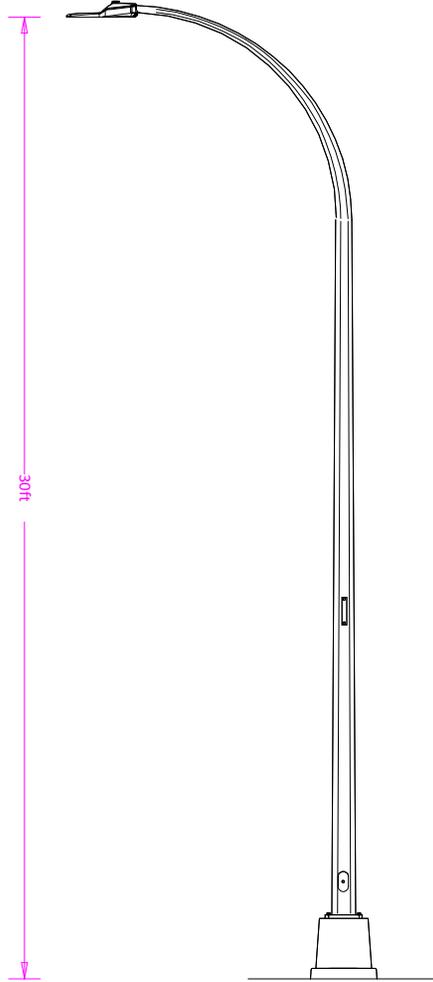
Name: \_\_\_\_\_

Title: \_\_\_\_\_





Site Plan\_Pole Placements  
Scale: 1 inch= 50 Ft.



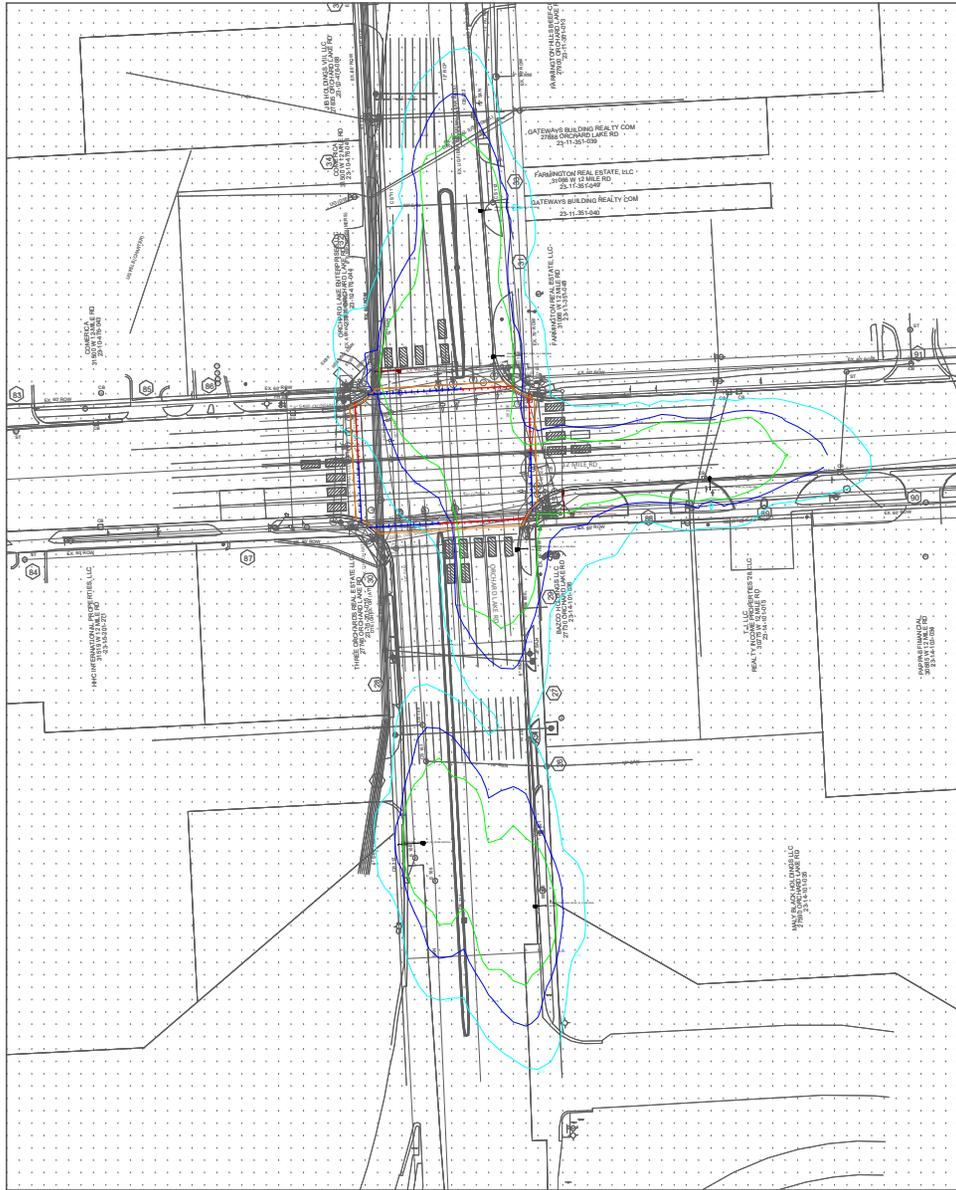
Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Mounting Height
—●	1	206W LED COBRA HEAD_SINGLE_OH_18' ARM (EXISTING)	Single	28
—●	5	206W LED COBRA HEAD_SINGLE_UG_6' ARM (NEW)	Single	30
—●	2	280W LED COBRA HEAD_SINGLE_OH_18' ARM (EXISTING)	Single	28

# DTE

#	Date	Comments

Drawn By: M. Valascho  
Checked By:  
Date: 1/15/2025  
Scale:

Orchard Lake Rd Street Lighting Plan 1\_R1  
DTE Community Lighting Group



Site Plan\_Photometric Results  
Scale: 1 inch= 50 Ft.

Isoline Legend	
Illuminance (Fc)	
Color	Value
Blue	0.1
Green	0.5
Red	1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CROSSWALK 1 NB TRAFFIC	Illuminance	Fc	0.26	0.3	0.2	1.30	1.50
CROSSWALK 1 SB TRAFFIC	Illuminance	Fc	1.86	3.4	0.5	3.72	6.80
CROSSWALK 2 EB TRAFFIC	Illuminance	Fc	0.22	0.3	0.2	1.10	1.50
CROSSWALK 2 WB TRAFFIC	Illuminance	Fc	0.25	0.9	0.0	N.A.	N.A.
CROSSWALK 3 NB TRAFFIC	Illuminance	Fc	2.12	4.0	0.0	N.A.	N.A.
CROSSWALK 3 SB TRAFFIC	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
CROSSWALK 4 EB TRAFFIC	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CROSSWALK 4 WB TRAFFIC	Illuminance	Fc	0.23	0.4	0.1	2.30	4.00
INTERSECTION HORIZONTAL	Illuminance	Fc	1.29	3.8	0.0	N.A.	N.A.
N ORCHARD LAKE RD_HORIZONTAL	Illuminance	Fc	1.21	5.4	0.0	N.A.	N.A.
S ORCHARD LAKE RD_HORIZONTAL	Illuminance	Fc	1.24	6.0	0.0	N.A.	N.A.

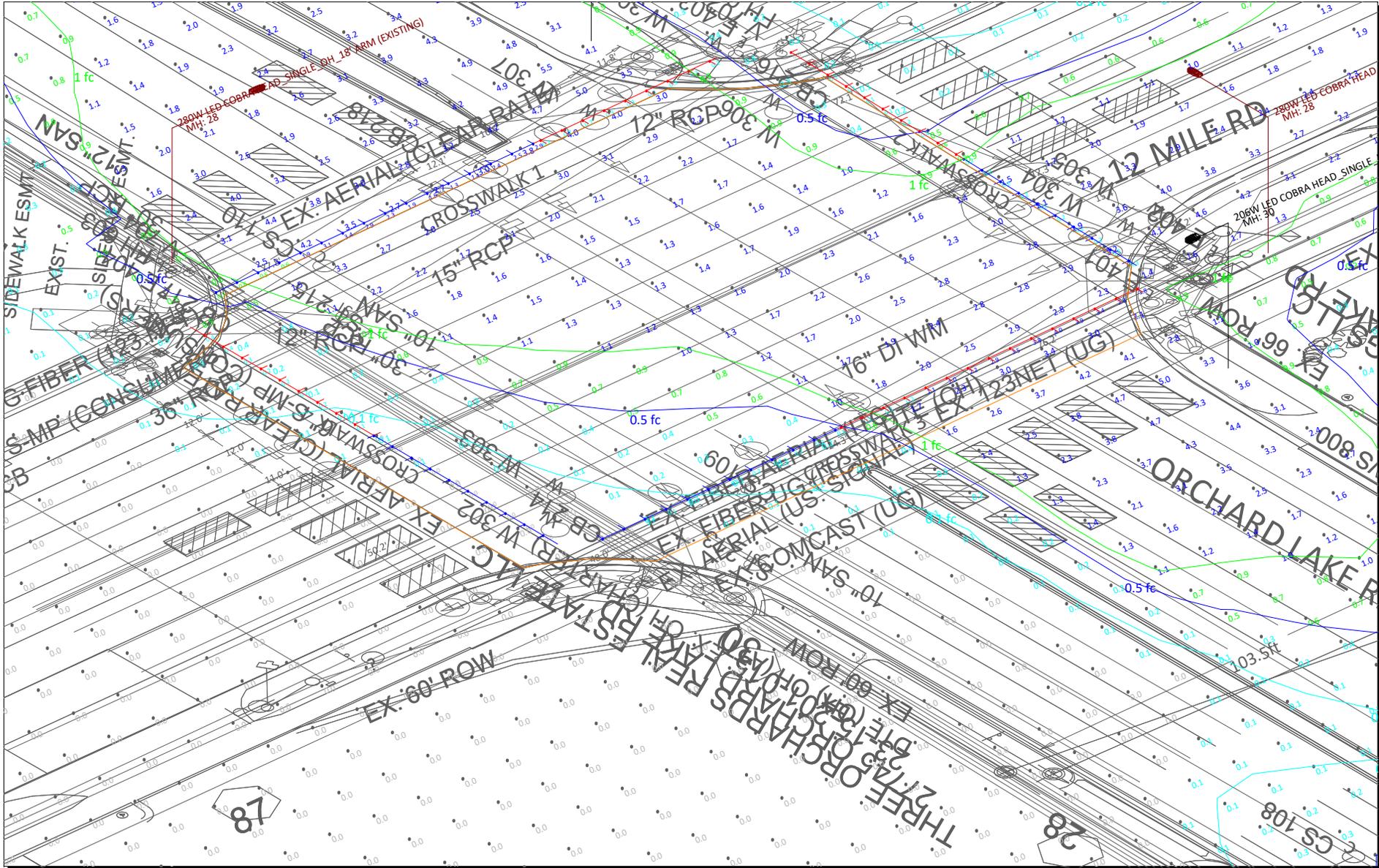
# DTE

#	Date	Comments

Drawn By: M. Valascho  
Checked By:  
Date: 1/15/2025  
Scale:

Orchard Lake Rd Street Lighting Plan - R1  
DTE Community Lighting Group





Isometric View 2



#	Date	Comments

Revisions	

Drawn By: M. Valascho  
 Checked By:  
 Date: 1/15/2025  
 Scale:

Ann Arbor, Michigan

Google Street View

Apr 2024 [See more dates](#)

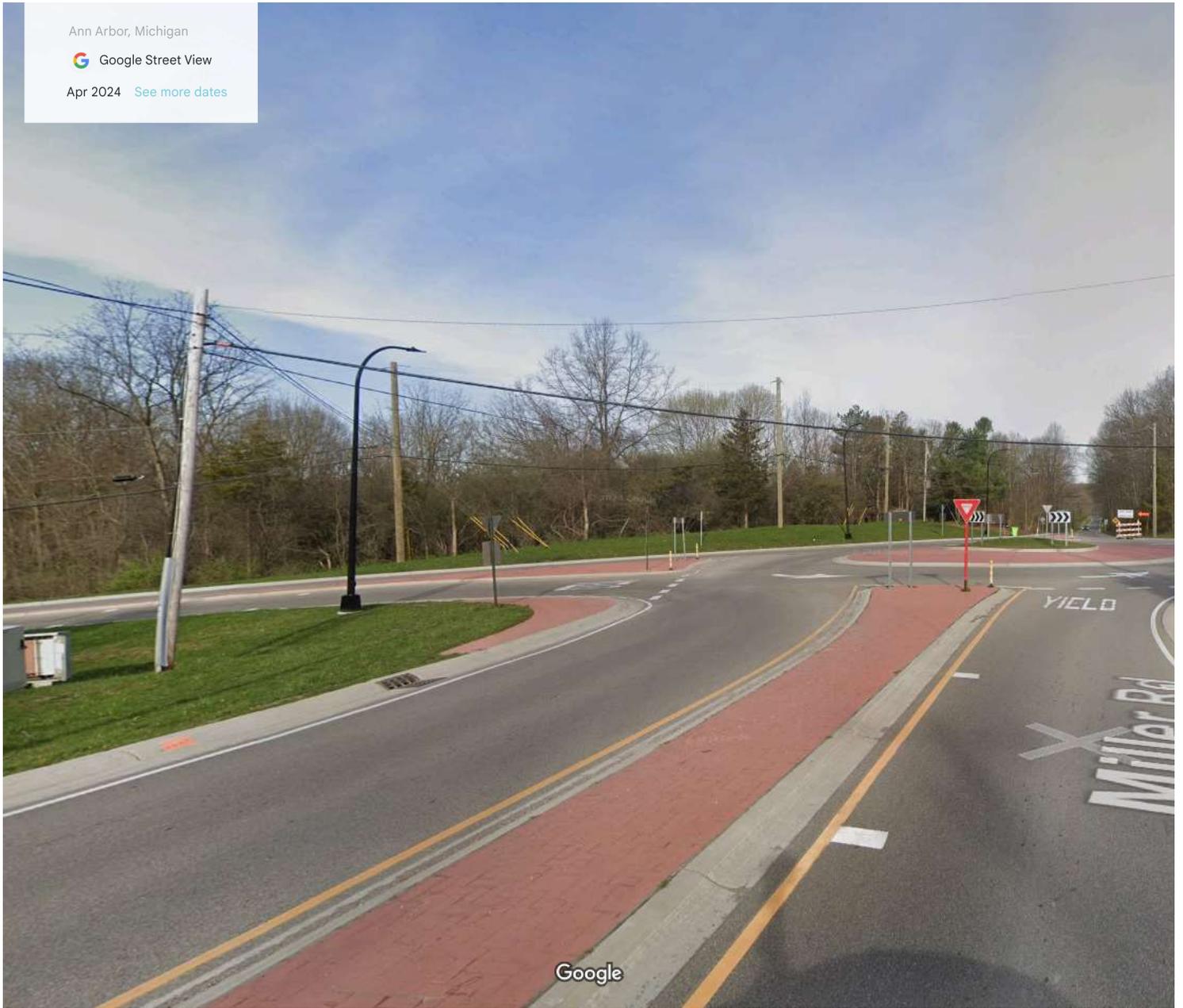


Image capture: Apr 2024 © 2025 Google



Ann Arbor, Michigan

Google Street View

Apr 2024 [See more dates](#)

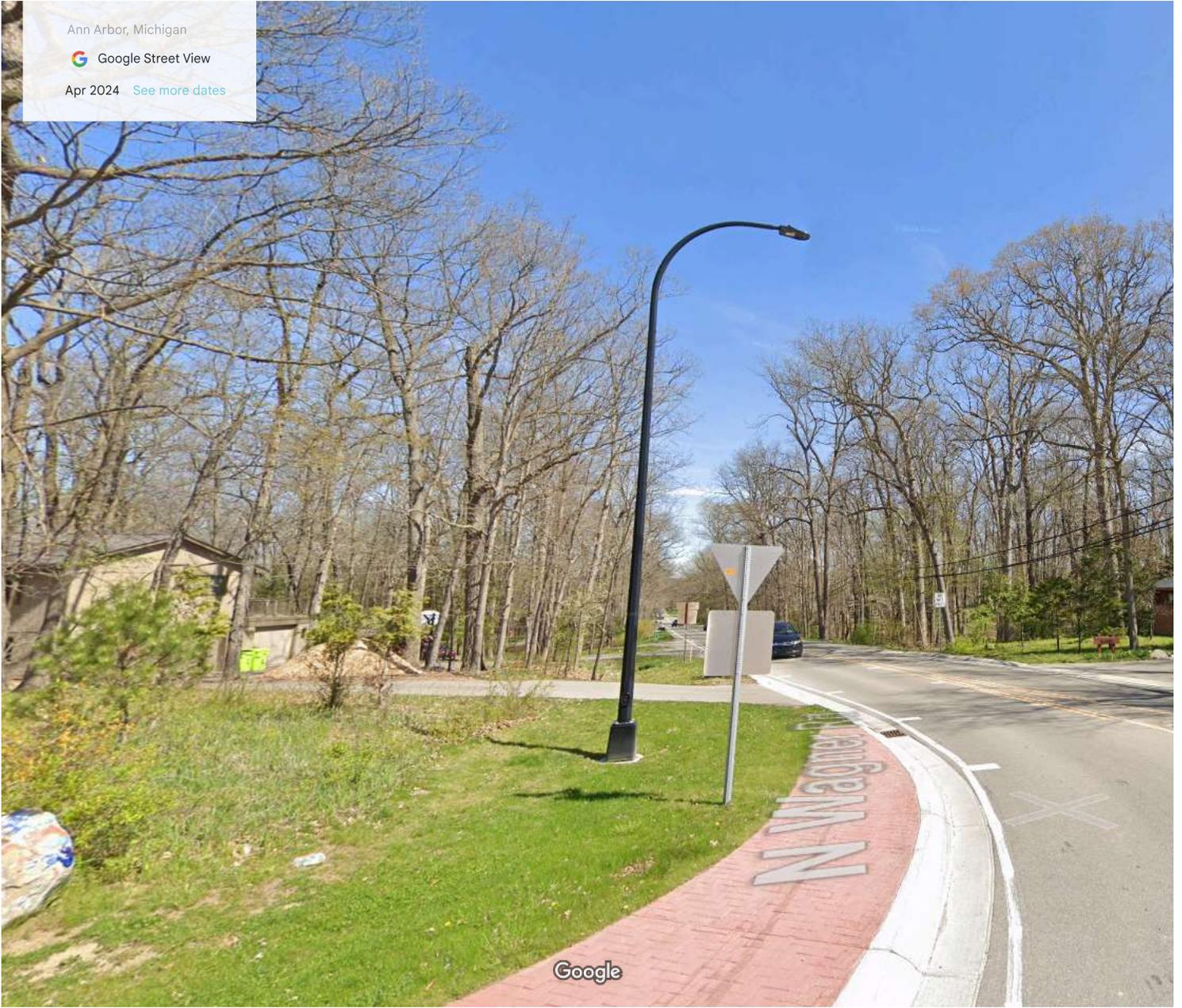


Image capture: Apr 2024 © 2025 Google



Ann Arbor, Michigan

Google Street View

Apr 2024 [See more dates](#)

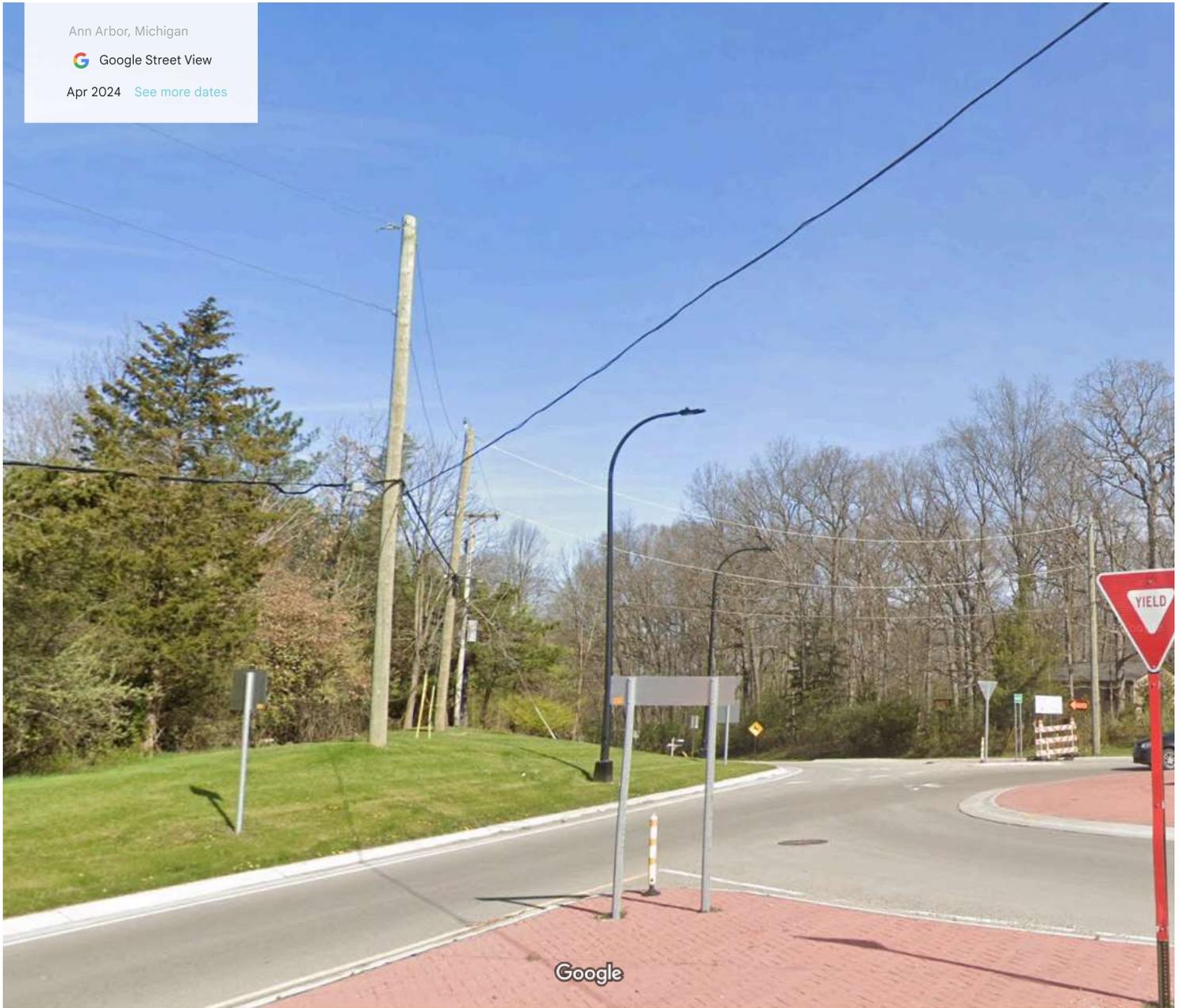


Image capture: Apr 2024 © 2025 Google





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

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**DATE:** August 11, 2025

**DEPT:** Public Services

**RE:** Request for 13 Mile Road Sanitary Sewer Payback Extension

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**ADMINISTRATIVE SUMMARY**

- On December 2, 2019, City Council approved Resolution R-199-19 adopting the 13 Mile Road Sanitary Sewer Payback District (Drake to Marvin).
- As part of the Resolution, property owners who opted to pay for their proportionate share of the improvement costs within five (5) years had the option of amortizing the payback cost over ten (10) years, with interest, through the City.
- The payment plan option expired on December 2, 2024 and the only payment option currently available is for the payback amount to be paid in full at the time of connection.
- The City was recently contacted by a property owner within the payback district indicating their septic system is failing and requesting the City allow them to enter into a payback agreement.
- The property owner has indicated that due to several financial and personal hardships experienced over the past five (5) years, and still experiencing today, they would like the City to consider revising the time period for allowing the payment plan option.
- Following discussion with the City Attorney, under City Code Section 33-203, City Council may choose to modify the time period originally established through the adoption of Resolution R-199-19 within which a property owner may opt to pay the payback amount under an installment payment agreement.

**RECOMMENDATION**

RESOLVE to approve an amendment to Amended Resolution R-199-19 to change the "five (5) year" period to a period of "seven (7) years" for a property to exercise the



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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option of entering into an agreement to pay its proportionate share of the improvement costs with installment payments over a period of years, and to further resolve that Amended Resolution R-199-19, except as specifically amended hereby, shall remain in full force and effect as written.

Prepared by: Tammy Gushard, P.E., Senior Engineer  
Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
Approved by: Gary Mekjian, City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 08/11/2025

DEPT: SPECIAL SERVICES

RE: INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF OAKLAND AND THE  
CITY OF FARMINGTON HILLS FOR HERITAGE PARK

### ADMINISTRATIVE SUMMARY

- Heritage Park is an outstanding 200+ acre park with over 4.5 miles of hiking trails. The park is home to the Spicer House, Nature Center/Day Camp Building, Stables Art Studios, Amphitheater, Heritage & History Center, Barn, Caretaker House, Longacre House, Splash Pad and Riley Archery Range. It also includes picnic shelters, playgrounds, a sled hill, sand volleyball courts, horseshoe pits, and grills.
- In 2024, Heritage Park received well over 750,000 visitors. The annual expense to operate/manage the site was \$1,831,849 and program revenue, from the Nature Center, Archery Range and Shelter Rentals, was \$439,859.
- The Farmington Hills City Manager and Director of Special Services initially met with the Oakland County Parks and Recreation Director, in the Fall of 2023 to initiate conversation about partnering on programs and/or parks. In the Fall of 2024, Oakland County passed an increased Parks Millage and conversations between the County and the City accelerated. This led to the concept of an Interlocal Agreement to create *Heritage Oaks Park*.
- A summary of the initial terms is as follows:
  - ◆ 30-year renewable agreement.
  - ◆ \$4 million payment to the City after a six-month planning and transition period (ending March 31, 2026).
  - ◆ The Park Action Plan is to be developed during the transition period, in coordination with both County and City staff. It includes:
    - **Community Engagement**
    - **Existing Conditions Analysis**
    - **Strategic Plan**
    - **Capital Improvements Plan**
    - **Parks Operations and Maintenance Plan (POMP)**
      - The POMP will be submitted to Farmington Hills City Council for its approval, comments and recommendations by March 31, 2026.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- A partnership of this magnitude would benefit our community by improved capital investments in the park with both upfront and ongoing financial funding. It will also increase our service level for our residents and guests.
- In addition, the upfront investment would allow the City to divert funding to other capital and ongoing Department of Special Services programs, facilities, services and/or debt.
- Oakland County Parks has entered into several similar relationships with the Cities of Oak Park, Southfield, Pontiac, and Madison Heights.

### RECOMMENDATION

- It is recommended that the City Council authorize the City Manager and City Clerk to sign the Interlocal Agreement with Oakland County for Heritage Park and authorize the City Manager and Director of Special Services to finalize the terms of the agreement in consultation with the City Attorney.

###

Prepared by: Ellen Schnackel, Director of Special Services

Department Approval: Ellen Schnackel, Director of Special Services

Executive Approval: Gary Mekjian, City Manager

**INTERLOCAL AGREEMENT BETWEEN  
THE COUNTY OF OAKLAND  
AND  
THE CITY OF FARMINGTON HILLS  
FOR HERITAGE PARK**

This Agreement (the "Agreement") is made between the County of Oakland, a Constitutional and Municipal Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), by, through, and administered by its statutory agent the Oakland County Parks and Recreation Commission ("OCPRC") and the City of Farmington Hills, 31555 West Eleven Mile Road, Farmington Hills, Michigan 48336 ("City"). County and the City may also be referred to jointly as "Parties".

**INTRODUCTION AND PURPOSE OF AGREEMENT.**

- A. The City is the owner of approximately two hundred and twelve (212) acres of real property (hereinafter "Premises").
- B. The Parties desire to have OCPRC operate, manage, plan for, and maintain the Premises, for conservation purposes and for public recreation purposes, including, but not limited to, pathways, trails, and a parking lot for such purposes. To effectuate this desire, the County and the City now enter into this Agreement, pursuant to Michigan law, for the purpose of delineating the duties and responsibilities between the Parties with respect to operation, management, planning, and maintenance of the Premises.

The Parties agree to the following terms and conditions:

- 1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows.
  - 1.1. **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, addendum, or exhibit approved in accordance with Section 2.
  - 1.2. **Capital Improvement Project** means a project that: (1) costs thirty thousand dollars (\$30,000.00) or more and (2) extends the life cycle of an existing facility or asset; replaces, renovates, or remodels an existing facility or asset; or adds a new facility or asset.
  - 1.3. **City** means the City of Farmington Hills, its Council, departments, divisions, elected and appointed officials, board members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors.
  - 1.4. **City Employee** means any City employee, officer, manager, volunteer, attorney, contractor, subcontractor, and/or any such person's successors or predecessors (whether such persons act or acted in their personal, representative, or official capacities). "City Employee" shall also include any person who was a City Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.
  - 1.5. **Claims** means any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against a Party, or for which a party may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based

upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law.

- 1.6. **County** means Oakland County, a Municipal and Constitutional Corporation, including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.
- 1.7. **County Employee** means any County employee, officer, manager, volunteer, attorney, contractor, subcontractor, and/or any such person's successors or predecessors (whether such persons act or acted in their personal, representative, or official capacities). "County Employee" shall also include any person who was a County Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.
- 1.8. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
- 1.9. **Effective Date.** the date all Parties sign the Agreement.
- 1.10. **Exhibits** means the following documents, which this Agreement includes and incorporates:
  - 1.10.1. **Exhibit A:** describes and depicts the Premises.
- 1.11. **OCPRC** means the Oakland County Parks and Recreation Commission, as established by resolution of the Oakland County Board of Commissioners pursuant to Public Act 261 of 1965, MCL 46.351, et seq.
- 1.12. **Park** means the park operated and managed by the Parties on the Premises.
- 1.13. **Park Fees and Charges** means the following fees and charges: (1) equipment/facility rental fees, (2) event program fees, (3) sponsorship of events/programs by third parties, and (4) and all other fees and charges charged and collected by the City associated with the use of the Park.
- 1.14. **Park Revenue** means the monies generated from the Park Fees and Charges received by OCPRC and the City and grants, gifts, and donations received by OCPRC or by the City for the Park.
- 1.15. **Premises** means the real property that is described and depicted in Exhibit A.
- 1.16. **Transition Period** means a period of time commencing on the Effective Date and ending on March 31, 2026.

## 2. **AGREEMENT TERM/ REAL PROPERTY DESCRIPTION & TERMINATION.**

- 2.1. **Agreement Term.** This Agreement shall commence on the Effective Date and end thirty (30) years from the Effective Date ("Initial Term"). On the date the Initial Term ends, this Agreement shall automatically renew, without action of either Party, for thirty (30) years ("Renewal Term"). However, if either Party provides written notice to the other Party, at least one hundred eighty (180) days before the end of the Initial Term, of its desire that the Agreement not renew, then the Agreement shall end on the last day of the Initial Term. The non-renewal of this Agreement pursuant to this Section shall not be deemed a termination of this Agreement under Section 2.7. The terms and conditions contained in this Agreement shall not change during the Renewal Term. The approval and terms of this Agreement and any amendments shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk

with the Secretary of State.

- 2.2. **Agreement Amendments.** All amendments or modifications to this Agreement shall be in writing and approved and filed as set forth in Section 2.1.
- 2.3. **Real Property Subject to Agreement.** The City grants the County use of the Premises for the purposes and according to the terms and conditions set forth herein.
- 2.4. **Use of Premises.** On the date the Transition Period ends, OCPRC shall have care, control, and use of the Premises to operate, manage, plan, maintain, and improve the Premises for public recreation activities, as further described and delineated herein, and to provide other recreation activities mutually agreed upon by the Parties. OCPRC shall obtain the City's prior consent, in writing, to use the Premises for any purpose not described herein, such consent shall be given by the City's Representative.
- 2.5. **Fee for Use of Premises.** The County shall not pay a monetary fee for the use of the Premises. The Parties acknowledge that the services provided by the County during this Agreement are adequate consideration for this Agreement.
- 2.6. **Designation of Park & Name of Park.** During this Agreement, the Premises shall be named "Heritage Oaks Park" or another name mutually agreed to in writing by the City Representative and the OCPRC Representative. Both Parties shall jointly be designated on the signage for the Park.
- 2.7. **Termination/Expiration.**
  - 2.7.1. **Termination by the City.** The City may terminate this Agreement, at any time, if OCPRC is notified in writing at least one hundred eighty (180) days prior to the effective date of termination and any one of the following occur: (1) the Premises are no longer being used for the purposes identified in this Agreement; (2) OCPRC provided the City with information at any time during this Agreement that was false or fraudulent; or (3) OCPRC fails to perform any of its obligations under this Agreement, and such failure is not cured within ninety (90) calendar days after written notice of default to OCPRC.
    - 2.7.1.1. **Termination by the City in Absence of Default/Breach.** If the City terminates this Agreement, in absence of default or breach by OCPRC, then the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, on the date of the termination notice.
    - 2.7.1.2. **Termination by the City for Default/Breach.** If the City terminates this Agreement for default or breach by OCPRC, then the City does not have to reimburse OCPRC the non-depreciated value of Capital Improvement Projects to the Park paid for by OCPRC.
  - 2.7.2. **Termination by OCPRC.** OCPRC may terminate this Agreement, at any time, if the City is notified in writing at least one hundred eighty (180) days prior to the effective date of termination and any one of the following occur: (1) the Premises are no longer being used for the purposes identified in this Agreement; (2) the City provided OCPRC with information, at any time during the Agreement term, that was false or fraudulent; (3) the City fails to perform any of its obligations under this Agreement, and such failure is not cured within ninety (90) calendar days after written notice of default to the City.

2.7.2.1. **Termination by OCPRC in Absence of Default/Breach.** If OCPRC terminates this Agreement in absence of default or breach by the City, then the City does not have to reimburse OCPRC the non-depreciated value of Capital Improvement Projects to the Park paid for by OCPRC.

2.7.2.2. **Termination by OCPRC for Default/Breach.** If OCPRC terminates this Agreement for default or breach of the City, then the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, before the date of the termination notice.

2.7.3. **Disposition of Personal Property Upon Expiration/Termination of Agreement.** Upon expiration or termination, for any reason, of this Agreement, each Party shall retain ownership of personal property purchased by them, unless the Parties otherwise agree in writing. "Personal property" does not include buildings or fixtures.

2.7.4. **Condition of Park Upon Expiration/Termination of Agreement.** Upon the expiration or termination of this Agreement, OCPRC shall cease all Park management and operation, surrender the Premises to the City, and cooperatively work with the City to transfer Park management and operation.

2.7.5. **Payment for Non-Depreciated Capital Improvement Projects Upon Agreement Expiration.** If the Agreement is not renewed at the end of the Initial Term for the Renewal Term, then the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, before the date the Agreement expires. Upon the expiration of the Renewal Term, the City shall not reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC.

### 3. **TRANSITION PERIOD.**

3.1. **Transition Period.** This Agreement includes a Transition Period. During the Transition Period, the Parties shall work cooperatively to facilitate the transfer of Park management and operations to OCPRC.

#### 3.2. **Park Information.**

3.2.1. **Grants & Endowments.** Within thirty (30) days of the Effective Date, the City shall provide OCPRC copies of all grant agreements, endowment agreements, or other agreements that impose restrictions and conditions upon the Premises and its use.

3.2.2. **Agreements between the City and Third Parties.** Within thirty (30) days of the Effective Date, the City shall provide OCPRC copies of all third party agreements relating to the use, management, or operation of the Premises, if any. OCPRC is not under any obligation to assume any third party agreements relating to the management or operation of the Premises.

#### 3.3. **Rights and Obligations During the Transition Period.**

3.3.1. **Park Operation and Maintenance During Transition Period.** During the Transition Period, the City shall be responsible to operate and to maintain the Park and to pay for all costs associated therewith.

- 3.3.2. **County Right to Access and Perform Work on the Premises.** During the Transition Period, the County may access the Premises to perform maintenance, restoration, repairs, and improvements to the Premises, mutually agreed to by the Parties in writing.
- 3.3.3. **Premises Inspections.** During the Transition Period, the County shall inspect the infrastructure and conditions of the Park, including but not limited to the condition of utilities and their connections, the parking lot, trees, restrooms, pavilions, playground equipment, trails and pathways. The inspection shall be codified in a document to illustrate the condition of the Premises at the end of the Transition Period.
- 3.3.4. **Park Planning.** During the Transition Period, the County shall: (1) assume primary responsibility for Park planning, (2) regularly consult with the City about such planning, and (3) organize at least two (2) community forums in the City during the Transition Period to hear suggestions from City residents.
- 3.3.5. **Park Programming.** During the Transition Period, OCPRC may organize and host mutually agreed upon recreation programs, events, volunteer activities, and other activities.
- 3.4. **Environmental Condition.**
  - 3.4.1. **Environmental Assessments.** During the Transition Period, OCPRC shall examine the Premises and perform a Phase I Environmental Site Assessment (ESA), at its sole cost, and additional environmental assessments that OCPRC deems necessary, in its sole discretion and at its sole cost.
  - 3.4.2. **Copies of Environmental Assessments.** OCPRC will provide the City with a copy of the Phase I ESA and any other environmental assessments. OCPRC shall take possession of the Premises subject to such Phase I ESA and other environmental assessments performed pursuant to this Section.
  - 3.4.3. **Termination Related to Environmental Assessments.** Notwithstanding any other provision, OCPRC may terminate this Agreement prior to the end of the Transition Period, if OCPRC is not satisfied with the condition of the Premises as evidenced by the Phase I ESA or other environmental assessments performed pursuant to this Section.

#### 4. **PARK GOVERNANCE & OPERATIONS.**

- 4.1. **Agreement Administration.** The City Manager or their successor or their written designee is the City's Agreement Administrator (hereinafter "the City's Representative"). The OCPRC Director or their successor or their written designee is OCPRC's Agreement Administrator (hereinafter "OCPRC's Representative"). Each Party must notify the other of their written designees.
- 4.2. **Disputes.** All disputes arising under or relating to the interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties shall first be submitted to the City Representative and the OCPRC Representative for possible resolution. If the City Representative and the OCPRC Representative cannot resolve the dispute, then the dispute shall be submitted to the signatories (or their successors) of this Agreement for possible resolution.

- 4.3. **Park Management and Operations.** Except as otherwise provided by this Agreement, OCPRC shall manage and operate the Park in a manner consistent with other OCPRC Parks, OCPRC policies, the OCPRC 5-Year Parks and Recreation Master Plan (“OCPRC Master Plan”), and the plans and programs set forth and described herein. The OCPRC Master Plan can be found on the OCPRC website. OCPRC shall manage and operate the Park with OCPRC staff, volunteers, and contractors.
- 4.4. **Park Improvement Projects.** OCPRC shall be responsible to provide and perform (either directly or through third parties) improvements for the Park. This responsibility and the costs associated therewith shall be addressed in the plans and programs set forth and described herein. All Capital Improvement Projects shall become an integral part of the Premises. No Capital Improvement Projects shall occur without the prior written approval of the City’s Representative, unless such Capital Improvement Project was included in the CIP.
- 4.5. **Park Maintenance/Repairs.** The responsibility for, provision of, and costs for Park maintenance and repairs shall be set forth in the Park Operations and Management Plan described in and required by this Section.
- 4.6. **Park Utilities.** The provision of and costs for utilities for the Park and Premises utilities shall be the responsibility of the City.
- 4.7. **Park Action Plan.** By January 31, 2026, OCPRC shall create a Park Action Plan for the Park. The Park Action Plan shall be created pursuant to OCPRC’s current policies and procedures. Once completed, OCPRC shall submit the Park Action Plan to the City Representative for comments and recommendations. The City Representative shall submit its comments and recommendations to the OCPRC Representative within thirty (30) Days of receipt of the Park Action Plan. The OCPRC Representative shall review and consider the City Representative’s comments and recommendations and shall endeavor to address all comments and recommendations. The Park Action Plan shall not be approved or implemented by OCPRC without prior written approval by the City Representative. If the City Representative does not respond within the thirty (30) day period, then the City Representative is deemed to have approved the Park Action Plan. Notwithstanding any other provision, if the City Representative does not approve the Park Action Plan by March 31, 2026, OCPRC or City may terminate this Agreement. Such termination shall not be deemed a breach or default of the City. Modifications to the Amendment shall be codified according to the procedure set forth in this Section. Every five (5) years OCPRC shall create an updated Park Action Plan, which the City Representative shall have at least sixty (60) days to review and comment on.
- 4.8. **Park Operations and Management Plan.** By January 31, 2026, OCPRC shall create a Park Operations and Management Plan for the Park (“POMP”), addressing and planning for Park operations, use of County-owned equipment by the City, use of volunteers at the Park, use of City employees at the Park, the uniforms that will be worn by City and County employees in the Park, forecasting Park maintenance projects for a five (5) year period and how the City and OCPRC will communicate and meet to review and discuss matters relating to the Park. Except as otherwise provided by this Agreement, the POMP shall be created pursuant to OCPRC’s current policies and procedures. Once completed, OCPRC shall submit the POMP to the City Representative, who shall provide the POMP to City Council for its approval, comments and recommendations. The City Representative shall submit City Council’s comments and recommendations to the OCPRC Representative within thirty (30) Days of receipt of the POMP. If the City Representative does not respond within the thirty (30) day period, then the City is deemed to have approved the POMP. OCPRC shall review and

consider the City's comments and recommendations and shall endeavor to address all comments and recommendations; however, OCPRC is not obligated to incorporate such comments and recommendations into the POMP. After receiving the City's comments and recommendations or passage of the thirty (30) day period (whichever is first), OCPRC shall commence to have the POMP adopted and implemented pursuant to its policies and procedures. Notwithstanding any other provision in this Agreement, if the City Representative and OCPRC Representative cannot agree to a POMP within thirty (30) Days after the end of the City POMP Comment Period, then OCPRC or City may proceed under the Dispute Resolution Section of this Agreement, Section 4.2 or terminate this Agreement. If this Agreement is terminated pursuant this Section, the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, up to the date of the termination notice. Modifications to the POMP shall be codified according to the procedure set forth in this Section. Every five (5) years OCPRC shall create an updated POMP which the City Representative shall have at least sixty (60) days to review and provide comments.

- 4.9. **Park Capital Improvement Plan.** By January 31, 2026, OCPRC shall create a Park Capital Improvement Plan ("CIP") forecasting Capital Improvement Projects for a five (5) year period. The CIP shall be created pursuant to OCPRC's current policies and procedures and shall be included in OCPRC's annual CIP. Once completed, OCPRC shall submit the CIP, applicable to the Park, to the City Representative for comments and recommendations. The CIP shall not be approved or implemented by OCPRC without prior written approval by the City Representative. The City Representative shall submit its comments and recommendations to the OCPRC Representative within thirty (30) Days of receipt of the CIP ("City CIP Comment Period"). OCPRC shall review and consider the City Representative's comments and recommendations and shall endeavor to address all comments and recommendations; however, OCPRC is not obligated to incorporate such comments and recommendations into the CIP. If the City Representative does not respond within the City CIP Comment Period, then the City Representative is deemed to have approved the CIP. After receiving the City Representative's written approval of the CIP, OCPRC shall commence to have the CIP adopted and implemented pursuant to its policies and procedures. Notwithstanding any other provision in this Agreement, if the City Representative and OCPRC Representative cannot agree to a CIP within thirty (30) Days after the end of the City CIP Comment Period, then OCPRC or City may proceed under the Dispute Resolution Section of this Agreement, Section 4.2 or terminate this Agreement. If this Agreement is terminated pursuant this Section, the City shall reimburse OCPRC the amount of the non-depreciated value of Capital Improvement Projects to the Park, paid for by OCPRC, up to the date of the termination notice. Modifications to the CIP shall be codified according to the procedure set forth in this Section. Every four (4) years OCPRC shall create an updated CIP, which the City Representative shall have at least sixty (60) days to review.
- 4.10. **Park Access/Parking.** The Parties shall be responsible to determine how Park patrons will access the Park (ingress to and egress from the Park). This responsibility and the costs associated therewith shall be addressed in the plans and programs set forth and described herein. In no event shall any resident of the City incur any fee or charge for entering the Park or Premises or for parking their car in or on the Park or Premises.
- 4.11. **Endangered Species.** OCPRC acknowledges that the Premises or portions thereof may be subject to restrictions or closures, if endangered species are present.

- 4.12. **Park Rules.** During this Agreement, the Park and Premises shall be subject to City Rules and Regulations and City policies and procedures, except as otherwise provided by this Agreement.
- 4.13. **Park Security.** Security for the Park shall be provided by the City solely at its expense.
- 4.14. **Signs.** OCPRC shall be responsible for and is permitted to erect signs to identify the Park and features/structures located therein and to erect other signs that are typical and/or necessary at a public park of this nature. OCPRC shall be required to comply with the City's ordinance requirements regarding the design and placement of any new signs, unless otherwise agreed to by the City. OCPRC shall be responsible for the cost of signs it erects.
- 4.15. **Volunteers.** OCPRC may use volunteers at the Park in various capacities, including existing volunteers and volunteer groups. All OCPRC volunteers providing volunteer service at the Park shall become part of OCPRC's volunteer program.
- 4.16. **Sponsorship of Events/Programs at Park by Third Parties.** Without approval from the OCPRC, the City may solicit or accept sponsorship of events/programs at the Park by third-parties, pursuant to the City's policies and procedures.
- 4.17. **Use of Park by Third Parties.** Notwithstanding any other provision in this Agreement, the City may license use of the Park to third parties for events or programs, without approval from and notification to OCPRC. The City shall allow such use via written agreement with the third party, pursuant to City policies and procedures. To avoid scheduling conflicts at the Park, all third parties desiring to use the Park for events or programs shall schedule such use through the City. The written agreement for use of the Park by third parties shall also include the County and OCPRC as indemnified parties and additional insureds as well, if insurance is required.
- 4.18. **Use of Park by the City/County.** OCPRC may use the Park for OCPRC-sponsored events or programs at no cost, charge, or fee, if such use does not conflict with other scheduled events or programs. To avoid scheduling conflicts at the Park, OCPRC shall reserve use of the Park for its events or programs, through the City. OCPRC shall be responsible for all costs associated with the setup, operation, and cleanup of such events or programs. County and City shall promote activities planned by the other Party to take place in the Park in the same manner as they promote their own activities.

## 5. **PARK FINANCES.**

- 5.1. **Initial OCPRC Investment.** Within thirty (30) Days of the date the Transition Period ends, the County shall pay the City four million dollars (\$4,000,000.00), for non-depreciated value of capital improvements made by the City to the Park prior to the execution of this Agreement.
- 5.2. **Park Maintenance Fee and Utilities.** During the Transition Period the Parties shall discuss and determine payment of Park maintenance and utilities. This determination shall be contained in the POMP.
- 5.3. **Establishment of Park Fees & Charges.** The City shall establish all Park Fees and Charges at the Park. The Park Fees and Charges shall be created, adopted, and implemented pursuant to the City's current policies and procedures as may be amended by City Council. Notwithstanding any other provision in this Agreement, at no time shall City Residents and Oakland County Residents be charged a fee for entry into the Park or the Premises or for parking at the Park or on the Premises.
- 5.4. **Park Revenue.** Subject to applicable law, all Park Revenue shall be paid to the City and shall

be deemed the City's revenue, unless otherwise agreed by the Parties during the Transition Period and codified in the POMP. The City shall record the monies of all Park Revenue according to generally accepted accounting principles.

5.5. **Annual Accounting and Audits.** The City shall provide OCRPC with an annual accounting of Park Revenue consistent with generally accepted accounting policies and procedures. OCRPC has the right to annually review and audit the City's records related to Park Revenue.

5.6. **Park Grants.** The Parties shall use their best efforts to work together to secure grant funding for Park expansion, development, improvements, operation, and maintenance. OCRPC and the City shall work together to apply for and manage grants related to the Park.

6. **ASSURANCES/LIABILITY/INSURANCE.**

6.1. **Title to Premises.** The City warrants that it has fee simple title to the Premises and the authority to enter into this Agreement. The City, at its sole expense, shall defend (including payment of attorney fees) OCRPC against any Claim challenging the City's right to execute this Agreement or OCRPC's use of the Premises as set forth herein.

6.2. **Liability for Claims.** Except as otherwise provided herein, each Party shall be responsible for any Claims made against that Party by a third-party and for the acts or omissions of its agents, employees, volunteers, officers, or officials arising under or related to this Agreement.

6.3. **Liability for Claims Prior to the Agreement Effective Date.** To the extent provided by law, the City shall be solely responsible for and shall defend (including payment of attorney fees) OCRPC against, at the City's sole expense, any Claim that occurred prior to the Effective Date or that was incurred but not reported prior to the Effective Date.

6.4. **Liability for Environmental Matters.** Notwithstanding any other provision, OCRPC shall not be responsible to perform or pay for remediation or clean-up of any environmental contamination on or around the Premises, which existed on the Premises prior to the Effective Date and/or discovered by the Phase I ESA or any other environmental assessments performed pursuant to this Section 3. OCRPC shall be responsible to perform or to pay for remediation or clean-up of any environmental contamination on or around the Premises, which is caused by OCRPC and to the extent provided by law, is caused by any of its contractors on the Premises.

6.5. **Legal Representation.** Except as provided herein, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees, for any Claim that may arise from the performance of this Agreement.

6.6. **Responsibility for Costs/Fines/Fees.** Each Party shall be solely responsible for all costs, fines and fees associated with any acts or omissions by its employees, volunteers, officers, or officials arising under or related to this Agreement.

6.7. **No Indemnification/Reimbursement.** Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.

6.8. **Governmental Function/Reservation of Rights.** Performance of this Agreement is a governmental function and government service. This Agreement does not, and is not intended to, impair, divest, delegate, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this

Agreement shall be construed as a waiver of governmental immunity.

6.9. **Limitation of Liability.** In no event shall either Party be liable to the other Party or any other person, for any consequential, incidental, direct, indirect, special, and punitive or other damages arising out of this Agreement.

6.10. **Insurance.**

6.10.1. Except for the insurance set forth in Section 6.10.2 and Section 6.10.3, this Agreement does not require either Party to obtain insurance to cover loss exposures associated with this Agreement and the Park. Each Party is solely responsible to determine whether it will obtain insurance, and in what amounts, to cover loss exposures associated with this Agreement and the Park.

6.10.2. If a Party purchases a special event insurance policy for use the Premises, for whatever reason, then the Party shall name the other Party and its boards, commissions, elected and appointed officers/officials, employees, and volunteers as “additional insureds” on such policy.

6.10.3. The City, at its sole cost, shall obtain real property insurance or self-insurance for existing buildings and structures located on the Premises and for any future buildings and structures located on the Premises whether built by the City or OCPRC. If a building or structure that is covered by the City’s real property insurance is damaged or destroyed, the City shall repair or replace the building or structure in a timely manner

6.11. **Waste.** Neither Party shall commit or allow to be committed any waste or nuisance on the Premises and will not use, or allow the Premises to be used, for any unlawful purpose.

6.12. **Compliance with Laws.**

6.12.1. The Parties shall comply with all applicable federal, state, or local laws, regulations, rules, and ordinances related to the operation, management, planning, maintenance, and improvement of the Premises and Park. OCPRC shall obtain any necessary permits regarding its use of the Premises.

6.12.2. OCPRC shall comply with all applicable grants and other agreements between the City and another entity such as the state of Michigan, governing the operation of and restrictions upon the Premises. OCPRC understands that the Spicer House, located on the Premises, is a designated Historic District and shall comply with all City Historic District ordinances and state law relating to Historic Districts.

6.12.3. The Parties acknowledges that any violations of the federal, state, or local regulations or convictions of any resource violations may be considered a default of this Agreement and may terminate this Agreement, as provided herein.

6.13. **Authorization.** The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

7. **GENERAL TERMS AND CONDITIONS.**

7.1. **No Interest in Premises.** Through this Agreement, OCPRC shall have no title interest in and/or to the Premises or any portion thereof and has not, does not, and will not claim any such title or any easement over the Premises.

- 7.2. **Delegation or Assignment**. Neither Party shall delegate or assign any obligations or rights under this Agreement without the prior written consent of the other Party. For purposes of this Section, consent for the County shall be given by the OCPRC Director or his/her successor and consent for the City shall be given by the City Representative.
- 7.3. **No Employee-Employer Relationship**. Nothing in this Agreement shall be construed as creating an employer-employee relationship between County and the City.
- 7.4. **No Third Party Beneficiaries**. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.
- 7.5. **No Implied Waiver**. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.
- 7.6. **Severability**. If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.
- 7.7. **Captions**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural, any reference to gender, and any use of the nominative, objective or possessive case in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
- 7.8. **Force Majeure**. Notwithstanding any other term or provision of this Agreement, neither Party shall be liable to the other for any failure of performance hereunder if such failure is due to any cause beyond the reasonable control of that Party and that Party cannot reasonably accommodate or mitigate the effects of any such cause. Such cause shall include, without limitation, acts of God, floods, fire, explosion, vandalism, national emergencies, insurrections, riots, wars, strikes, lockouts, work stoppages, other labor difficulties, or any law, order, regulation, direction, action, or request of the United States government or of any other government. Reasonable notice shall be given to the affected Party of any such event.
- 7.9. **Notices**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (i) the date of actual receipt; (ii) the next business day when notice is sent express delivery service or personal delivery; or (iii) three days after mailing certified U.S. mail.
- 7.9.1. If Notice is sent to County, it shall be addressed and sent to: OCPRC Director, 2800 Watkins Lake Road, Waterford, Michigan 48328 and the Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph Road, Pontiac, Michigan

48341.

- 7.9.2. If Notice is sent to the City, it shall be addressed and sent to Clerk, City of Farmington Hills, 31555 W Eleven Mile Rd, Farmington Hills, MI 48336 and the Director of Special Services, 31555 W Eleven Mile Rd, Farmington Hills, MI 48336.
- 7.9.3. Either Party may change the individual to whom Notice is sent and/or the mailing address by notifying the other Party in writing of the change.
- 7.10. **Governing Law/Consent To Jurisdiction And Venue.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 47th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
- 7.11. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original agreement, but all of which together shall constitute one Agreement. Copies (photo, fax, or electronic) of signatures to this Agreement will be deemed originals and may be relied on to the same extent as originals.
- 7.12. **Entire Agreement.** This Agreement and the referenced Affidavit represents the entire agreement and understanding between the Parties regarding the maintenance, operation, and management of the Park and the Premises. This Agreement and the referenced Affidavit supersede all other oral or written agreements between the Parties regarding that subject matter. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party.

IN WITNESS WHEREOF, Gary Mekjian, City Manager, has been authorized by a resolution of the City, to execute this Agreement.

EXECUTED: \_\_\_\_\_  
Gary Mekjian, City Manager

DATE: \_\_\_\_\_

WITNESSED: \_\_\_\_\_  
Carly Lindahl, City Clerk

DATE: \_\_\_\_\_

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement.

EXECUTED: \_\_\_\_\_  
David T. Woodward, Chairperson  
Oakland County Board of Commissioners

DATE: \_\_\_\_\_

WITNESSED: \_\_\_\_\_

DATE: \_\_\_\_\_

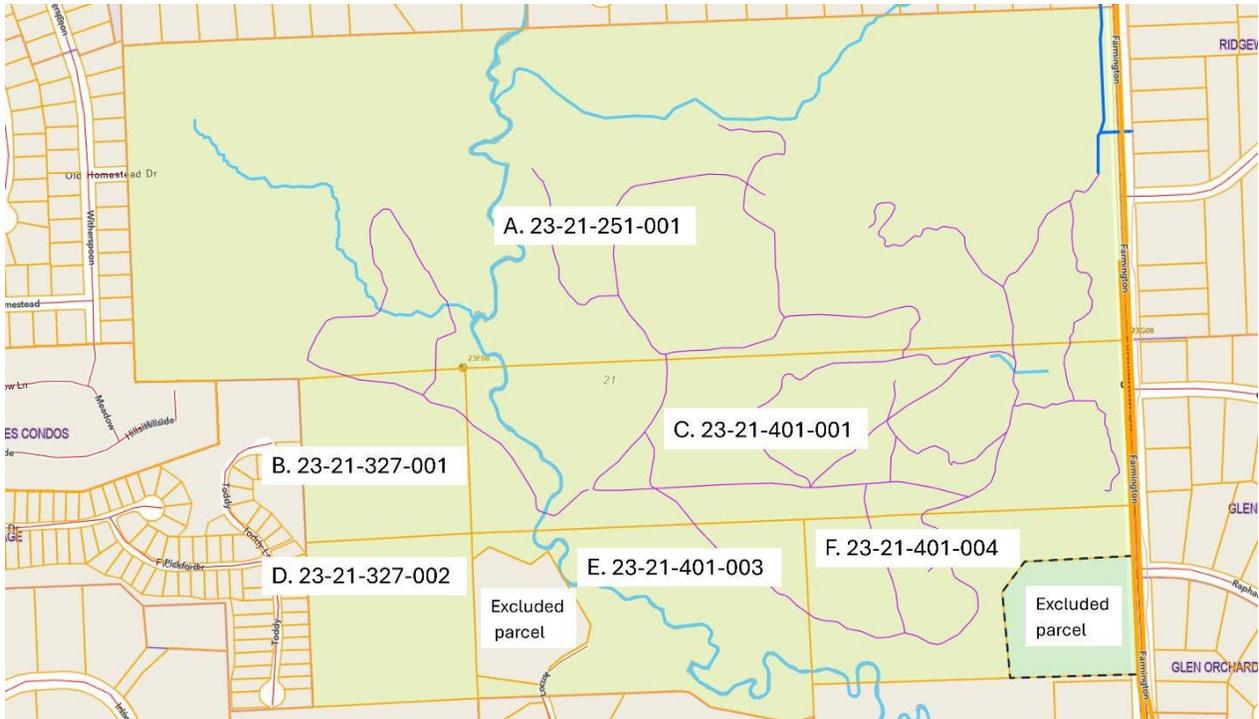
EXECUTED: \_\_\_\_\_  
Ebony Bagley Chairperson  
Oakland County Parks and Recreation Commission

DATE: \_\_\_\_\_

WITNESSED: \_\_\_\_\_

DATE: \_\_\_\_\_

## EXHIBIT A



### PARCEL A

- Parcel: 23-21-251-001 (121.06 ac)
- Legal Description: T1N, R9E, SEC 21 S 1/2 OF NE 1/4 & SE 1/4 OF NW 1/4 120 A (entire parcel)

### PARCEL B

- Parcel: 23-21-327-001 (9.94 ac)
- Legal Description: T1N, R9E, SEC 21 N 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 10 A

### PARCEL C

- Parcel: 23-21-401-001 (39.69 ac)
- Legal Description: T1N, R9E, SEC 21 N 1/2 OF N 1/2 OF SE 1/4 40 A

### PARCEL D

- Parcel: 23-21-327-002 (9.90 ac)
- Legal Description: T1N, R9E, SEC 21 S 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 10 A

### PARCEL E

- Parcel: 23-21-401-003 (16.95 ac)
- Legal Description: T1N, R9E, SEC 21 THAT PART OF SW 1/4 OF SE 1/4 LYING N OF 'CROSSMAN & MARQUIS SUB', ALSO W 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 EXC BEG AT PT DIST S 02-00-00 E 760 FT FROM CEN OF SEC, TH N 53-15-00 E 83 FT, TH S 66-25-00 E 178 FT, TH N 53-40-00 E 88 FT, TH S 30-30-00 E 338 FT, TH S 14-05-00 W 71 FT, TH S 60-20-00 W 114 FT, TH S 50-20-00 W 64 FT, TH S 21-15-00 W 78 FT, TH N 81-25-00 W 265 FT, TH N 02-00-00 W 460 FT TO BEG 16.50 A

### PARCEL F

- Parcel: 23-21-401-004 (14.43 ac)

**EXHIBIT A**

- Legal Description: T1N, R9E, SEC 21 E 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 EXC BEG AT PT DIST S 864.58 FT FROM E 1/4 COR, TH S 89-47-10 W 437.66 FT, TH S 38-31-50 W 150.73 FT, TH S 03-00-30 E 342.75 FT, TH S 89-48-20 E 514.24 FT, TH N 463.02 FT ALG SEC LINE TO BEG 14.56 A

Total acreage of Heritage Park: 211.97 acres

# HERITAGE OAKS

**INTERLOCAL AGREEMENT BETWEEN  
THE COUNTY OF OAKLAND  
AND  
CITY OF FARMINGTON HILLS  
FOR HERITAGE PARK**

Meadow



Upper Rouge River Views



Wildlife Viewing



Trails



# Heritage Oaks Park

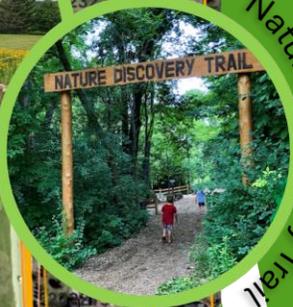
Splash Pad



NATURE DISCOVERY TRAIL



Nature Discovery Trail



Nature Center



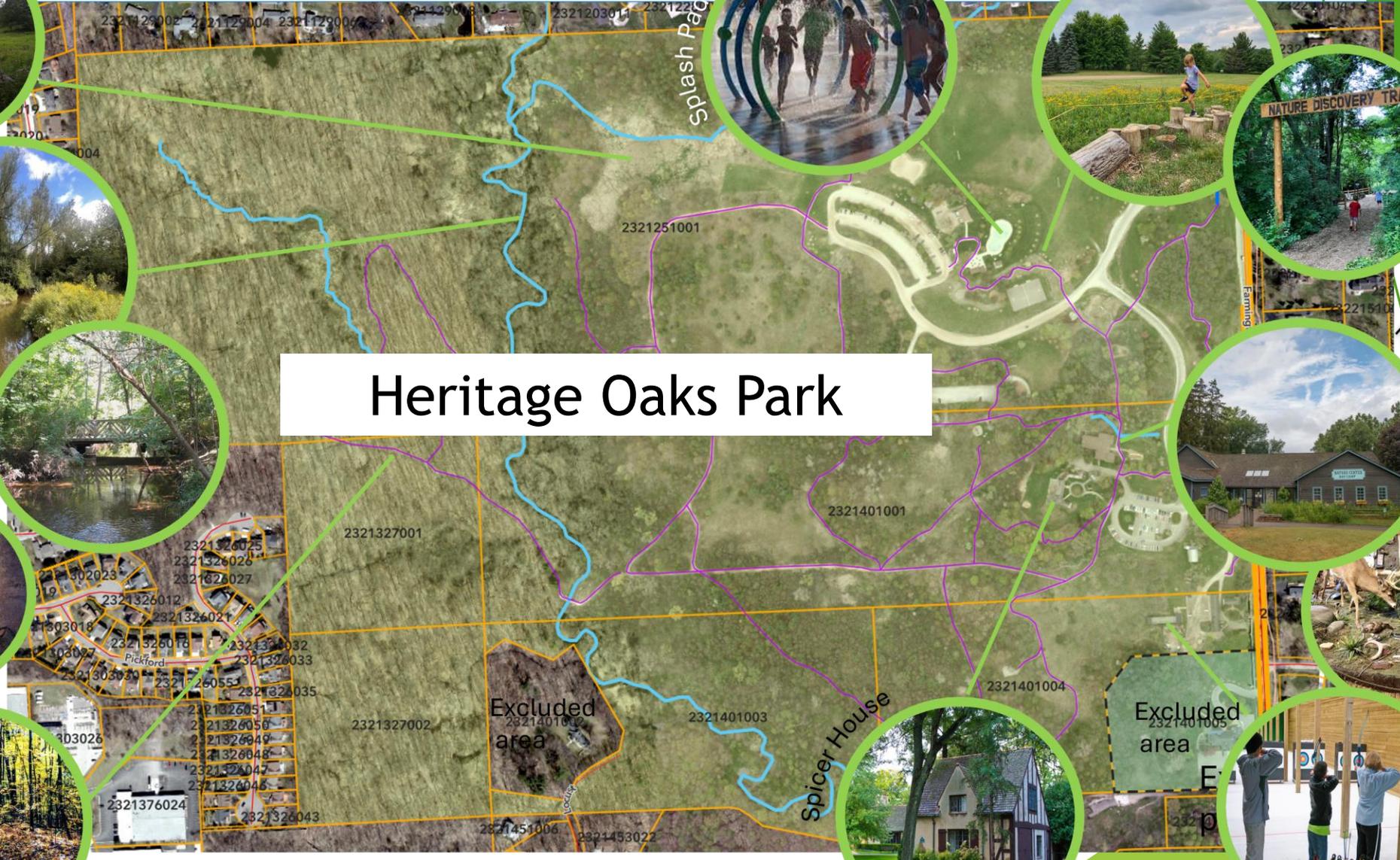
Archery



Spicer House

Excluded area

Excluded area



# BENEFITS



Longterm Agreement - 30 years



Upfront Investment - \$4,000,000



Anticipated Annual Cost Reduction



Park Improvements



Further Implementation of Ecological Management Plan



Increased Service Level to Residents and Guests

# TIMELINE



# Park Action Plan



# OAKLAND COUNTY INVESTMENT IN HERITAGE OAKS

1. Initial Investment \$4,000,000 - Farmington Hills to determine funding use
2. Annual CIP Projects - 30 years
3. Reduction in Park Operations, Maintenance and Programming Expenses

## Anticipated CIP Projects in the first 5 years:

- ✓ North Playground, Splash Pad and Restroom Improvements
- ✓ Nature Center, Restrooms and Spicer House Improvements
- ✓ Parking Lot Expansion and Improvements
- ✓ Trail Improvements
- ✓ Park Maintenance Storage and Archery Range Expansion

# THANK YOU

Ellen Schnackel

Chris Ward

Bryan Farmer

Brian Moran

Jim Dunleavy

Donna Folland

June 27, 2025

## **Michigan Municipal League Annual Meeting Notice**

**(Please present at the next Council, Commission or Board Meeting)**

Dear Official:

The Michigan Municipal League Annual Convention will be held in Grand Rapids, September 17-19, 2025. The League's "**Annual Meeting**" is scheduled for 4:30 pm on Wednesday, September 17 in the Pantlind Ballroom at the Amway Grand Plaza Hotel. The meeting will be held for the following purposes:

1. **Election of Trustees**. To elect five members of the Board of Trustees for terms of four years each (see #1 on page 2).
2. **Policy**. A) **To vote on the Core Legislative Principles document.**

In regard to the proposed League Core Legislative Principles, the document is available on the League website at <https://mml.org/resources-research/delegate/>. If you would like to receive a copy of the proposed principles by fax, please call Monica Drukis at the League at 800-653-2483.

**B) If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on.** (See #2 on page 2.)

In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by **August 17, 2025**.

3. **Other Business**. To transact such other business as may properly come before the meeting.

### **Designation of Voting Delegates**

Pursuant to the provisions of the League Bylaws, **you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate.** Please submit this information through the League website by visiting <https://mml.org/resources-research/delegate/> **no later than August 17, 2025**.

We love where you live.



Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

“Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary Members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative.”

### 1. Election of Trustees

Regarding election of Trustees, under Section 5.3 of the League Bylaws, five members of the Board of Trustees will be elected at the annual meeting for a term of four years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

### 2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and “no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting.” Thus, the deadline this year for the League to receive resolutions is **August 17, 2025**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. **Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.**

Further, “Every proposed resolution submitted to the Board of Trustees by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or a modification thereof.

We love where you live.



3. Posting of Proposed Resolutions and Core Legislative Principles

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, September 16, 2025, at the Amway Grand Hotel for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

Sincerely,



Donald Gerrie  
President  
Mayor, Sault Sainte Marie



Daniel P. Gilmartin  
Executive Director & CEO

We love where you live.





**INTEROFFICE CORRESPONDENCE**

**DATE:** August 11, 2025  
**TO:** City Council  
**FROM:** Theresa Rich, Mayor  
**SUBJECT:** Recommendation for appointment.

I would like to recommend the following appointments at the August 11, 2025 City Council meeting.

**Farmington Hills Beautification Commission**

	<b>Length of Term:</b>	<b>Term ending:</b>
September Twanetta Ingram	3 years	February 1, 2029

September will fill the regular vacancy left by Jawahar Babu. Attached, please find September's resume.

**Farmington Hills Innovation, Energy & Environmental Sustainability Committee**

	<b>Length of Term:</b>	<b>Term ending:</b>
Matthew Strickfaden	3 years	February 1, 2029

Matthew will fill the regular vacancy. Attached, please find Matthew's resume.

## Barbara Smrtka

---

**From:** postmaster@muniweb.com  
**Sent:** Monday, July 21, 2025 7:32 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

September Twanetta Ingram

### Your Address

[REDACTED]

### Your Phone Number

[REDACTED]

### Your Email

[REDACTED]

### Multiple choice

Beautification Commission  
Commission on Community Health  
Historic Commission  
Parks Recreation Commission

### Brief Resume

March 2025-Present- Grant Administrator, Michigan Department of Licensing and Regulatory Affairs April 1998-March 2025- Senior Analyst and various other positions, such as 1st Line Supervisor, Auditor, Foster Care Caseworker and Family Independence Specialist 2005-Present - Licensed Realtor 2024-Present- Farmington Hills Precinct Delegate #7 2011- Present- Oakland County Democratic Party - Member Master of Business Administration-Devenport University Graduated Master of Public Health - University of Michigan-2019-2020 Bachelor of Science- Anthropology & Sociology- Central State University- Graduated Alpha Kappa Alpha Sorority Incorporated-Member Greater Metropolitan Association of Realtors- Member National Board of Realtors- Member

### References

Steve Jacobs -Attorney - [REDACTED] Willenoa Brown-Wayne County Adult Services Director-[REDACTED] Arnessa Pye- Pye Funeral Home - [REDACTED]

**Barbara Smrtka**

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**From:** postmaster@muniweb.com  
**Sent:** Tuesday, August 5, 2025 11:08 AM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

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

**Your Name**

Matthew Strickfaden

**Your Address**

[REDACTED]

**Your Phone Number**

[REDACTED]

**Your Email**

[REDACTED]

**Multiple choice**

Innovation, Energy and Environmental Sustainability Committee

**Brief Resume**

I chaired the IEESC previously and served on city Council, was liaison to the Parks and rec commission as well as the Planning commission.

**References**

Mayor Theresa Rich, Mayor Vicky Barnett, state representative Samantha Steckloff, council members Valerie Knol, Michael Bridges, Jackie Boleware and Jon Aldred.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** 8/11/2025

**DEPT:** Human Resources

**RE:** Wage Reopener with Command Officers Association of Michigan (COAM) and Memorandum of Understanding

### ADMINISTRATIVE SUMMARY

- The current collective bargaining agreement (CBA) between the City and COAM is in effect through June 30, 2028. The CBA included a wage reopener, to be bargained between the City and COAM, which would become effective as of July 1, 2025.
- The City and COAM also agreed to a Memorandum of Understanding to include Police Captains and the Assistant Police Chief into the COAM. This inclusion ensures consistent representation for all police supervisory ranks below Chief, enhancing unit cohesion and collective bargaining efficiency. The MOU includes the provisions of the Tentative Agreement. Accordingly, the Tentative Agreement and MOU are being brought forth together for consideration and approval by the City Council.
- Upon expiration of the current CBA in 2028; wages, hours, and conditions will be negotiated in the full successor agreement.
- The Tentative Agreement for the wage reopener included the following key terms:
  - **Wage Increases:** Across-the-board 4.5% wage increases are proposed for all unit members effective July 1 of 2025, 2026, and 2027.
  - **Educational Incentives:** One-time payments of \$3,500 for Master's degrees and \$2,000 for Bachelor's degrees for those who hold the degree by July 1, 2025, and again by July 1, 2026. This provision applies only to the current agreement (through June 30, 2028).
  - **Pension Contribution Adjustment:** Employee pension contributions will increase from 4.5% to 5.5% on July 1, 2025, but shall revert to 4.5% if the pension fund reaches 85% funding in a future actuarial report.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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- **Pension Moratorium:** The existing pension moratorium (July 1, 2022 - June 30, 2032) remains in effect under this proposal.
- **Status Quo on Other Terms:** All other terms of the current collective bargaining agreement remain unchanged.
- An actuarial supplemental study was provided and provided in accordance with Public Act 314 of 1965.
- Upon expiration of the current CBA in 2028; wages, hours and conditions will be negotiated in the full successor agreement.

### **RECOMMENDATION**

In view of the collective bargaining that has taken place, and the tentative settlement outlined herein, it is hereby recommended that the following resolution be adopted by the City Council:

Resolve that the City Manager and the Assistant City Manager be authorized to sign the Tentative Agreement and Memorandum of Understanding with Command Officers Association of MI (COAM), ratified by the parties and outlined herein, being City Manager's Report dated **August 11, 2025**.

Prepared by: Lori Brown, Human Resources Director

Reviewed by: Karen Mondora, Assistant City Manager  
Thomas Skrobola, Finance Director  
John Piggott, Police Chief

Executive Approval: Gary Mekjian, City Manager



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

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**DATE: 07/22/2025**

**DEPT: POLICE DEPARTMENT**

**RE: 2025 High Intensity Drug Trafficking Area (HIDTA)**

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**SUBJECT:** Approval to execute the 2025 High Intensity Drug Trafficking Area (HIDTA) Oakland County Subrecipient Agreement between the City of Farmington Hills and the Oakland County Sheriff's Office.

**ADMINISTRATIVE SUMMARY**

- The City's Police Department participates in the Oakland County Narcotics Enforcement Team Program (NET), a multijurisdictional task force operating under the direction of the Oakland County Sheriff's Office (OCSO).
- Oakland County has entered into a Grant agreement with the High Intensity Drug Trafficking Area (HIDTA), where it is eligible to receive reimbursement of overtime for HIDTA/NET related initiatives.
- Oakland County intends to use Grant Funds to reimburse the City's Police Department for qualifying overtime expenses up to \$6250.00 annually.
- To receive reimbursement, the City must execute the 2025 High Intensity Drug Trafficking Area (HIDTA) Subrecipient Agreement with Oakland County.
- This agreement is renewed annually.
- City Attorney Joellen Shortley has reviewed the agreement.

**RECOMMENDATION**

IT IS RESOLVED THAT the City Council approve that the City Manager be authorized to execute the High Intensity Drug Trafficking Area (HIDTA) Oakland County Subrecipient Agreement and any associated documents or agreements.

Prepared by: Brian Moore, Assistant Chief  
Reviewed by: John Piggott, Chief of Police  
Approved by: Gary Mekjian, City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** August 11, 2025

**DEPT:** Planning and Community Development

**RE:** Amended Bylaws and Rules of Procedure for Planning Commission

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### ADMINISTRATIVE SUMMARY

The Planning Commission has approved language to amend its Bylaws and Rules of Procedure to clarify the Planning Commission's meeting schedule.

The previous bylaws specified three meetings per month which has caused confusion. Meetings were regularly canceled because they were never intended to be held and applicants mistakenly believed they could choose the meeting date for their item to be reviewed, which is not the case.

Although the bylaws were last updated in 2018, the Commission has not held three meetings a month in over a decade. Holding three meetings each month is not feasible due to commissioner availability, support staffing limitations and regulatory notice requirements. The option to schedule a special meeting allows the Commission the flexibility to add or adjust meeting dates, as needed.

### PROCEDURAL HISTORY

July 17, 2025 - Planning Commission approved a Resolution to recommend adoption of the amended Planning Commission Bylaws and Rules of Procedure to City Council.

### ATTACHMENTS

- Draft amended Planning Commission Bylaws and Rules of Procedure with changes shown in red.
- Draft July 17, 2025 Planning Commission meeting minutes

###

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

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

# City of Farmington Hills, Michigan

## PLANNING COMMISSION BYLAWS AND RULES OF PROCEDURE

### **PREAMBLE**

The Planning Commission of the City of Farmington Hills was created by Section 3.11 of the City Charter, which became effective July 1, 1973. As constituted by the Charter, the Commission consists of nine (9) members possessing the qualifications required by the Charter for elected officials. They are appointed and removed by the Mayor, subject to the approval of the Council, and their compensation is determined by the Council.

The Planning Commission exercises duties as provided by applicable state planning laws and City of Farmington Hills City Code, Chapter 21, Article II. The following Bylaws and Rules of Procedure are adopted pursuant to City Code Sections 2-141 and 21-32 and applicable state planning laws. They are intended to provide a means whereby the duties conferred upon the Commission may be effectively exercised. The rules recited herein shall not be construed so as to conflict with the Farmington Hills City Code or the laws of the State of Michigan.

### **ARTICLE I. OFFICERS**

1. The Commission shall have a Chair, Vice Chair, and Secretary, who shall be chosen by a vote of the majority of the Commission within thirty (30) days of after the Mayor's and/or City Council's annual appointments or re-appointments of members of the Planning Commission. The term of each officer shall be one (1) year, with eligibility for reelection, except that a member shall not be eligible to serve more than two (2) successive terms as Chairperson. In the event of a vacancy in any office, an election to fill such vacancy for the remainder of the term shall be held as soon as possible. If the election results in a vacancy of another office, that office shall be filled at the same election.
2. The Chair shall preside at all meetings, shall appoint such committees as are from time to time deemed necessary, and shall perform such duties as may be delegated to the Chair by the Commission. The Chair shall have a vote on all resolutions and matters before the Commission.
3. The Vice Chair shall preside in the absence of the Chair.
4. The Secretary shall stamp or certify approved plans and shall sign the approved agenda and minutes. If a recording secretary is not present at a meeting of the Commission, the Secretary shall keep a record of the minutes of all meetings and of all transcripts, documents, plans, etc., brought before the Commission at such meeting.

5. The Commission may create and fill such other offices or committees as it finds necessary to effectuate the lawful purposes for which it was created.

## **ARTICLE II. MEETINGS**

1. Regular meetings shall ~~generally~~ be scheduled on the ~~first, second, and/or~~ third Thursday of each month, as necessary, at 7:30 p.m. at City Hall. ~~All scheduled meetings shall be considered regular meetings.~~
2. The schedule of meetings may be amended (including canceling a meeting) by resolution of the majority of the members of the Commission. Notice of such amended schedule shall be given to the public by written notice posted in accordance with the Open Meetings Act, Act 267 of 1976, as amended, and applicable planning laws.
3. A special meeting may be called by the Chair, or upon request of three (3) members, provided forty-eight (48) hours notice has been given to each member of the Commission and to the public. To the extent possible, such special meetings will be held on either the second or fourth Thursday of the month. Notice to the public shall be as is provided in the Open Meetings Act and applicable planning laws. Such notice shall include the reasons for which this special meeting is called.

## **ARTICLE III. VOTING AND ORDER OF BUSINESS**

1. The Planning Commission may act at regular or special meetings. A meeting shall not be called to order until a quorum of the members is present. A quorum shall consist of five (5) members of the Planning Commission and an affirmative majority vote of members present shall be necessary to pass any motion.
2. All meetings shall be open to the public. In the event there is a formally scheduled public hearing on any specific agenda item, then any member of the public shall be given an opportunity to be heard on any relevant matter concerning the subject of the hearing. The opportunity of each member of the public to be heard on any matter scheduled for public hearing shall be limited to a time of three (3) minutes, unless this time is extended by the Chair or by vote of a majority of the Commissioners present. No member of the public shall speak twice on any subject matter unless authorized by the Chair.
3. The order of business at Commission meetings shall be as follows:
  - a. Roll Call
  - b. Approval of Agenda
  - c. Unfinished Business
  - d. New Business
  - e. Approval of Minutes
  - f. Public Comment
  - Commissioner Comment
  - h. Adjournment

4. The meetings will be conducted as follows:

**Rezoning Request/Plats/Cluster Site Plans/Site Condominiums/PUD/  
Special Approvals**

1. The case will be called by the Chair.
2. The proponent and/or representative(s) will introduce the request.  
  
Ten (10) minute maximum on rezoning request.  
Twenty (20) minute maximum on all other items.
3. Consultant/staff will review request.
4. Planning Commission members may question proponent and staff.
5. Public Hearing (if required).  
Members of the public who wish to speak on the item being considered will be called on by the Chair and should give their name and address to the recording secretary. The public shall address the Commission and shall not engage in direct dialogue with the proponent.  
  
Time Limit  
Individuals: Three (3) minutes each  
Group Representative (i.e., Homeowners Asso.): Five (5) minutes each
6. The public hearing is closed.
7. The proponent has the opportunity to respond and/or comment on public input to the Commission, maximum two (2) minutes.
8. The matter is then considered by the Planning Commission.

**Site Plans/Landscape Plans/Lot Splits**

1. Consultant/staff reviews the request with the Commission.
2. The proponent and/or representative(s) review the request with the Commission.
3. The Commission questions consultant/staff and the proponent/representatives.
4. The matter is then considered by the Planning Commission. NOTE: No public hearing is required.
5. Committee reports shall be submitted to the Planning Commission at its study sessions.

6. All proceedings, decisions, and resolutions of the Commission shall be initiated by motion. The vote upon the motions and resolutions shall be recorded.
  7. The Commission shall keep a public record of its resolutions, transactions, findings and determinations, in the office of the City Clerk.
  8. For all questions of procedure not addressed by these Bylaws and Rules of Procedure, Roberts . Rules of Order Newly Revised shall govern to the extent reasonably possible.
5. No member of the Planning Commission may vote on any issue in which he or she may reasonably be considered to have a conflict of interest. If a member could reasonably be considered to have such a conflict of interest pertaining to a matter that is to be addressed by the Planning Commission, the member shall disclose the potential conflict of interest to the Planning Commission before participating in any discussion or casting a vote on such a matter. Unless the Planning Commission concludes, upon a majority vote of the remaining members, that the member's participation does not constitute a conflict of interest and that his or her participation and vote will not be affected by his or her interest, the member shall leave his or her seat and the dais or meeting table and shall abstain from discussion and voting on the matter. A member shall not appear before the Planning Commission as an advocate in relation to any matter in which he or she has abstained for reasons of conflict of interest. For purposes of these bylaws, a "conflict of interest" exists when a member of the Planning Commission or a member of his or her family has a proprietary or financial interest in an issue or matter that is before the Planning Commission beyond that which is experienced by the public in general, or the member may receive or gain a financial benefit as a result of a vote on such issue or matter, or which would result in a violation of Section 10.01 of the City Charter, the City of Farmington Hills Code of Ethics, the Incompatible Public Offices Act, 566 PA 1978 (MCL 15.181 et. seq.), or any other state law or city charter, ordinance, ethics code or policy provision applicable to city officials and conflicts of interest. Failure to disclose a conflict of interest a required by this subsection constitutes malfeasance in office.

#### **ARTICLE IV. REPORTS TO THE CITY COUNCIL**

1. From time to time, the Planning Commission may, through the Chair, make such reports and/or recommendations to the City Council as it may deem necessary to effectuate the lawful purposes for which it was established. The Planning Commission shall file at least one annual report with the City Council, in accordance with the requirements of applicable state planning laws.
2. In fulfilling its designated duties under City ordinance and state law, the Planning Commission shall not exceed the appropriations authorized to it by the Council.

**ARTICLE V. AMENDMENTS**

1. Amendment of these Bylaws and Rules of Procedure shall be, by resolution of the Planning Commission, passed at any meeting called for that purpose. A resolution to amend the Bylaws and Rules of Procedure shall require an affirmative vote of a 2/3 majority of the members of the Commission.
2. A resolution to suspend the Bylaws and Rules of Procedure shall require an affirmative vote of a 2/3 majority of the members present and voting.

Adopted by Planning Commission \_\_\_\_\_.

Approved by City Council \_\_\_\_\_.

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
JULY 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, Mantey, Stimson, Trafelet, Ware

Commissioners Absent:           Mantey, Varga

Others Present:                   Staff Planner II Mulville-Friel, Planning Consultant Upfal (Giffels Webster), Staff Engineer Alexander, City Attorney Schultz

**APPROVAL OF THE AGENDA**

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

**Motion passed unanimously by voice vote.**

**REGULAR MEETING**

**A. REVISED SITE PLAN 60-10-2024 (PUD 5, 1993)**

**LOCATION:**                       **Southeast intersection of Twelve Mile Road and Investment Drive**  
**PARCEL I.D.:**                   **22-23-17-201-018**  
**PROPOSAL:**                   **Construct day care center within OS-4 Office Research District**  
**ACTION REQUESTED:**       **Site plan approval**  
**APPLICANT:**                 **Farmington Hills VI Corporate Investors, L.L.C. / Cunningham Limp**  
**OWNER:**                      **Farmington Hills VI Corporate Investors, L.L.C.**

**Applicant presentation**

Chris Kojaian, Kojaian Company, presented the revised site plan for a day care center within the OS-4 Office Research District. He explained that during engineering review, stormwater and related factors required changes to the site plan approved in November 2024. The revised plan was substantially similar to the approved plan, with revisions as follows:

- The dumpster, which had been in a non-compliant front yard location, is now compliant. A retaining wall was added to preserve wetlands in the area.
- Parking spaces had been reduced from 42 to 40 spaces to accommodate the truck turning radius at the dumpster enclosure. The two spaces will be striped but marked off. The number of parking spaces was still compliant.
- The applicants were requesting 75 replacement trees instead of the 87 originally approved, with the difference to be paid into the tree fund. Even with the reduction, the site was well-landscaped.
- The applicants were requesting a waiver to the requirement for a sidewalk along Investment Drive. No other buildings in the 140-acre office park had sidewalk connectivity, and the sidewalk, if installed, would not lead anywhere. Foot traffic to the day care will be minimal, as

activity will involve parents dropping off children up to 6 years old. A connection to the 12 Mile Road sidewalk will be provided.

### **Consultant comments**

Referencing the June 20, 2025 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this request for a minor amendment to the previously approved site plan.

- The main changes to the plan were as outlined by the applicant.
- The truck turning template should be submitted for review.
- Regarding the reduction in replacement trees, the applicant is proposing to pay the difference into the tree fund under the original development agreement, which allows the developer to have a 33% discount on tree replacements.
- The Planning Commission will need to determine whether to allow the elimination of the sidewalk along Investment Drive.

### **Commission discussion**

Commissioner Aspinall supported the sidewalk waiver, noting that Investment Drive is not walkable and pedestrian traffic involving children did not need to be encouraged.

In response to questions, Mr. Kojanian said the day care will accommodate up to 158 children, with staggered schedules and a staff of 22. The facility serves children from six months to six years old and includes educational programming. Once approved by the Planning Commission, the engineering process will be completed, and construction will begin as soon as possible.

**MOTION by Brickner, support by Aspinall, that the revised application for Site Plan Review 60-10-2024, dated June 5th, 2025, submitted by Farmington Hills VI Corporate Investors, L.L.C. / Cunningham Limp, BE APPROVED because it appears to meet all applicable requirements of the zoning chapter, subject to the following conditions.**

- 1) All outstanding issues identified in Giffords Webster's June 20th, 2025 review shall be addressed to the reasonable satisfaction of the City Planner.
- 2) All outstanding issues identified in the City Engineer's November 12, 2024, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer,
- 3) All outstanding issues identified by the Fire Marshal's July 15th, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

**And with the following determinations:**

- The Commission determines that the requirement for the sidewalk along Investment Drive will be waived.
- The Commission approves the reduction in the number of replacement trees provided from 87 to 75. Applicant shall provide money into the public tree fund for deficient trees (115 replacement trees required – minus 75 replacement trees provided = equals 40 trees deficient).

**Motion approved unanimously by voice vote.**

### **B. ADOPTION OF AMENDED BYLAWS AND RULES OF PROCEDURE**

Referencing the July 10, 2025 memorandum from City Planner Perdonik, Staff Planner Mulville-Friel explained that the proposed changes to the Bylaws and Rules of Procedure clarified that regular Planning Commission meetings will be held on the third Thursday of the month only, and did not include regular meeting dates on the first and second Thursdays, as currently stated.

After discussion, and citing the need to provide direction should special meetings need to be called, the following motion was offered:

**MOTION by Aspinall, support by Stimson, to RECOMMEND TO CITY COUNCIL that draft Amended Planning Commission Bylaws and Rules of Procedure (Resolution No. R-PC-1-25), BE APPROVED, with the following amendment:**

- **Article II. Meetings, 3., add after the first sentence: "To the extent possible, such special meetings will be held on either the second or fourth Thursday of the month."**

**Motion passed unanimously by voice vote.**

**APPROVAL OF MINUTES** June 19, 2025, Regular and Special Meetings

**MOTION by Stimson, support by Grant, to approve the June 19, 2025 Regular and Special Meeting minutes as submitted.**

**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT**

None

**COMMISSIONER/STAFF COMMENTS**

Commissioner Brickner asked that the City ask MDOT to remove the sign on Drake Road that is covered but which says that Drake Road is closed because of the work on the 696 Bridge, which work is complete.

Staff Planner Mulville-Friel noted that:

- The Commission had received a notice from the City of Southfield that they are updating their master plan.
- The Commission had received information regarding next Monday's joint meeting with City Council. The Grand River Corridor study will be sent electronically.

**ADJOURNMENT**

**MOTION by Grant, support by Ware, to adjourn the meeting.**

**Motion passed unanimously by voice vote.**

The meeting ended at 8:03pm.

Respectfully submitted,  
Kristen Aspinall,  
Planning Commission Secretary



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

**DATE: 08/11/2025**

**DEPT: Department of Public Services**

**RE: Consideration of approval of an agreement with MDOT for cost participation for a Joint Storm Sewer project on Grand River Ave between Cora Avenue and Tuck Road MDOT Contract #24-5382.**

**ADMINISTRATIVE SUMMARY**

- This project is intended to relieve the current localized flooding issue on the north side of Grand River Ave between Cora Ave. and Tuck Road.
- This project includes the replacement and upsizing of an existing storm sewer on Grand River Avenue between Cora Ave. and Tuck Road including an extension southward through the MDOT limited access right-of-way (M-5).
- This project is projected to be bid out by the City in the Fall of 2025.
- The project’s overall construction cost is estimated at \$1,671,000, with \$1,329,000 coming from the MDOT Drainage Fund. This leaves \$342,000 as the City’s share. The City’s road share funding has been approved in the 2025-2026 budget. The actual dollar value may vary as the MDOT and City share are percentage based.
- It is recommended that the City enter into Agreement #24-5382 to fund the City’s local share.
- The agreement was reviewed and approved as to form by the City Attorney.

**PRELIMINARY CONSTRUCTION COSTS  
Grand River Ave. Joint Storm Sewer**

ITEM	TOTAL ESTIMATED COST	MDOT FUNDING	LOCAL CITY SHARE
CONSTRUCTION COSTS	\$1,671,000	\$1,329,000	\$342,000

**RECOMMENDATION**

IT IS RESOLVED, that the City of Farmington Hills enter into agreement No. 24-5382 with MDOT to address the cost sharing responsibilities for the Grand River Joint Sewer Project.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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Prepared by: James Cubera, P.E., City Engineer  
Reviewed by: James Cubera, P.E., City Engineer  
Department Authorization: Jacob Rushlow, P.E., Director of Public Services  
Approved by: Gary Mekjian, P.E., City Manager

SPECIAL TRUNKLINE  
JOINT SEWER  
BY LOCAL AGENCY

COM  
Control Section M 33014 (63021)  
Job Number 219537CON  
Contract 24-5382

THIS CONTRACT is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, hereinafter referred to as the "REQUESTING PARTY"; for the purpose of fixing the rights and obligations of the parties in agreeing to the construction by the REQUESTING PARTY of a joint storm sewer benefiting Highway US-16BR (Grand River Avenue) within the corporate limits of the REQUESTING PARTY.

WITNESSETH:

WHEREAS, the REQUESTING PARTY, is undertaking a storm sewer construction project and has requested the DEPARTMENT'S participation in the cost of constructing a portion thereof which will also accommodate storm water runoff from parts of Highway US-16BR (Grand River Avenue); and

WHEREAS, the DEPARTMENT has determined it to be in the public interest to participate in the construction of that portion of the REQUESTING PARTY'S storm sewer project that carries storm water runoff from Highway US-16BR (Grand River Avenue), said storm sewer construction is hereinafter referred to as the "PROJECT", is located as shown on EXHIBIT "A", dated January 31, 2025, attached hereto and made a part hereof, (consisting of pages 1 and 2), and is further described as follows:

Storm sewer upgrade work along Highway US-16BR (Grand River Avenue) from Cora Avenue to Tuck Road; together with necessary related work, located within the corporate limits of the REQUESTING PARTY; and

WHEREAS, the REQUESTING PARTY has designed the PROJECT with sufficient capacity to accommodate storm water runoff from Highway US-16BR (Grand River Avenue) as provided herein; and

WHEREAS, the DEPARTMENT'S participation in the PROJECT for benefits in the form of a storm drainage outlet for part of the State trunkline highway is based on the ratio of the runoff attributed to the State trunkline highway to the runoff from the entire drainage area served by the PROJECT as derived from those areas and coefficients of runoff ("C" factors) detailed on EXHIBIT "A"; and

WHEREAS, the PROJECT COST is estimated by the REQUESTING PARTY to be:  
\$1,468,391

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a

written agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties shall undertake and complete the construction of the PROJECT in accordance with this contract. The term "PROJECT COST", as herein used, is hereby defined as the cost of the construction of the PROJECT including the costs of physical construction necessary for the completion of the PROJECT; including the costs of construction engineering and inspection incurred by the REQUESTING PARTY.

2. The REQUESTING PARTY shall perform all the PROJECT work. It is understood that portions or all of the PROJECT will be placed under contract by the REQUESTING PARTY. Subject to the project schedule, the performance of PROJECT work will be subject to the following provisions:

- A. The REQUESTING PARTY will advertise and award the contracted portions of the PROJECT work.
- B. Concurrence by the DEPARTMENT will be secured by the REQUESTING PARTY prior to award of any contract for performance of the PROJECT work. The DEPARTMENT reserves the right to review the bids and to recommend rejection of the bids for the PROJECT work prior to the awarding of the contract thereof.
- C. The REQUESTING PARTY will design, or cause to be designed, the PROJECT, and shall accept full responsibility for that design. Any review undertaken by the DEPARTMENT shall not relieve the REQUESTING PARTY of its obligation hereunder.
- D. All work in connection with the PROJECT shall be performed in conformance with the DEPARTMENT'S current Standard Specifications for Construction, special provisions, and the supplemental specifications and plans pertaining to the PROJECT. All materials furnished and used in construction of the PROJECT shall conform to the aforesaid specifications.

The PROJECT work shall be performed in accordance with plans and specifications reviewed by the DEPARTMENT. No changes will be made to the plans and specifications reviewed by the DEPARTMENT which affect the PROJECT without the same being re-reviewed by the DEPARTMENT.

The DEPARTMENT'S review does not relieve the REQUESTING PARTY of meeting any applicable requirements of law or of other public bodies or agencies with respect to the design, construction, or operation of

the PROJECT.

- E. The REQUESTING PARTY will comply with all applicable State, Federal and local statutes, ordinances and regulations, and obtain all permits that are required for the performance of the PROJECT work.
- F. The REQUESTING PARTY shall provide all construction engineering and inspection necessary for the PROJECT; however, the DEPARTMENT may, at its own expense, provide a competent inspector, together with necessary assistance, to assist the field representative of the REQUESTING PARTY in completing the PROJECT. Said inspector of the DEPARTMENT, acting through the REQUESTING PARTY'S engineer, shall have the right to reject any or all portions of the work within DEPARTMENT right of way which are not executed pursuant to the plans and specifications.
- G. Prior to the performance of any PROJECT work the REQUESTING PARTY shall notify the Taylor TSC Manager, Michigan Department of Transportation at the following location when the work will commence so arrangements may be made, if necessary, to have an inspector present while the work is in progress:

Michigan Department of Transportation  
Lori Swanson, Oakland TSC Manager  
800 Vanguard Drive  
Pontiac, MI 48341

- H. The REQUESTING PARTY shall secure a permit from the DEPARTMENT for the PROJECT work and shall conform with all DEPARTMENT permit requirements for any work to be performed within the state trunkline right-of-way.

No charge will be made by the DEPARTMENT to the REQUESTING PARTY for any inspection work on the PROJECT pursuant to the Supplemental Specifications of Permit Form 2205.

- I. The REQUESTING PARTY shall require their contractor to provide a Lien and Performance Bond for work on State trunkline right-of-way in accordance with existing law.
- J. Buy America Requirements (23 CFR 635.410) shall apply to the PROJECT and will be adhered to, as applicable, by the parties hereto.

3. The trunkline portion of the PROJECT COST shall be charged to and paid by the DEPARTMENT and the REQUESTING PARTY in the following proportions and in the manner and at the times hereinafter set forth:

DEPARTMENT - 87.5%  
 REQUESTING PARTY - 12.5%

The PROJECT COST and the respective share of the parties is based on percentages as shown in “EXHIBIT “A” and shall be paid in the manner and at the times hereinafter set forth and are presently estimated to be as follows:

	<u>TOTAL PROJECT COST*</u>	<u>TRUNKLINE COST*</u>	<u>DEPARTMENT’S SHARE**</u>	<u>REQUESTING PARTY’S SHARE**</u>
Construction	\$ 773,053	\$ 773,053	\$ 676,421	\$ 96,632
MDOT LA	\$ 461,328	\$ 461,328	\$ 461,328	\$ 0
City Const	\$ 218,579	\$ 0	\$ 0	\$218,579
CE	\$ 217,944	\$ 217,944	\$ 190,701	\$ 27,243
TOTAL	\$1,670,904	\$1,452,325	\$1,328,450	\$342,454

\*The TOTAL PROJECT COST and the TRUNKLINE COST are based on the REQUESTING PARTY’S cost estimate for each part.

\*\*The DEPARTMENT’S SHARE includes the TRUNKLINE SHARE minus Act 51 charges and the REQUESTING PARTY’S SHARE includes the non-trunkline portions of the TOTAL PARTICIPATION PROJECT plus Act 51 charges. MDOT Trunkline within Grand River ROW from Cora St. to Tuck Rd. for the first category of participation. MDOT Trunkline within Limited Access (LA) ROW from south of Grand River Avenue to the beginning point of the project for the section that MDOT will pay for 100% (constructed in limited access right of way).

The final billing shall be based on as constructed quantities and final percentages approved by the DEPARTMENT and the REQUESTING PARTY.

The engineering costs will be apportioned in the same ratio as the actual direct construction costs.

4. In order to fulfill the obligations assumed by the DEPARTMENT under the terms of this contract, the DEPARTMENT shall make prompt payment to the REQUESTING PARTY for its share of the PROJECT COST upon execution of this contract and receipt of billing from the REQUESTING PARTY for work performed.

All billings shall be submitted to:  
 James Davis, Environmental Services Section  
 Michigan Department of Transportation  
 P.O. Box 30050  
 Lansing, MI 48909

All billings submitted to the DEPARTMENT, for reimbursement for items of work performed under the terms of this contract, shall be prepared in accordance with the procedures of the DEPARTMENT. Progress billings may be submitted monthly during the time work is

being performed provided, however, that no bill of a lesser amount than \$1,000.00 shall be submitted unless it is a final or end of fiscal year billing. All billings shall be labeled either "Progress Bill Number \_\_\_\_\_" or "Final Billing".

Final billing under this contract shall be submitted in a timely manner but not later than twelve months after completion of the work. Billings for work submitted later than twelve months after completion of the work will not be paid.

5. The REQUESTING PARTY shall establish and maintain accurate records, in accordance with generally accepted accounting principles, of all expenses incurred for which payment is sought or made under this contract, said records to be hereinafter referred to as the "RECORDS". Separate accounts shall be established and maintained for all costs incurred under this contract.

The REQUESTING PARTY shall maintain the RECORDS for at least three (3) years from the date of final payment made by the DEPARTMENT under this contract. In the event of a dispute with regard to the allowable expenses or any other issue under this contract, the REQUESTING PARTY shall thereafter continue to maintain the RECORDS at least until that dispute has been finally decided and the time for all available challenges or appeals of that decision has expired.

The DEPARTMENT, or its representative, may inspect, scan, copy, or audit the RECORDS at any reasonable time after giving reasonable notice.

If any part of the work is subcontracted, the REQUESTING PARTY shall assure compliance with the above for all subcontracted work.

Final settlement of costs shall be made upon completion of all PROJECT work and final audit by the DEPARTMENT. In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract, or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the REQUESTING PARTY, a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the REQUESTING PARTY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the REQUESTING PARTY shall: (a) respond in writing to the responsible Bureau or the DEPARTMENT indicating whether or not it concurs with the audit report, (b) clearly explain the nature and basis for any disagreement as to a disallowed item of expense and, (c) submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the "RESPONSE". The RESPONSE shall be clearly stated and provide any supporting documentation necessary to resolve any disagreement or questioned or no opinion expressed item of expense. Where the documentation is voluminous, the REQUESTING PARTY may supply appropriate excerpts and make alternate arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The REQUESTING PARTY agrees that failure

to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the REQUESTING PARTY, the REQUESTING PARTY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the REQUESTING PARTY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the REQUESTING PARTY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the REQUESTING PARTY under this contract or any other agreement, or payable to the REQUESTING PARTY under the terms of 1951 PA 51, as applicable. Interest will be assessed on any partial payments or repayment schedules based on the unpaid balance at the end of each month until the balance is paid in full. The assessment of interest will begin thirty (30) days from the date of the invoice. The rate of interest will be based on the Michigan Department of Treasury common cash funds interest earnings. The rate of interest will be reviewed annually by the DEPARTMENT and adjusted as necessary based on the Michigan Department of Treasury common cash funds interest earnings. The REQUESTING PARTY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision only as to any item of expense the disallowance of which was disputed by the REQUESTING PARTY in a timely filed RESPONSE.

6. The financial participation by the DEPARTMENT, in the joint storm sewer portion of the PROJECT, being based on benefits in the form of adequate storm drain outlet for parts of the trunkline highways, shall entitle the DEPARTMENT to continuous and uninterrupted use of the joint storm sewer constructed as the PROJECT and the outlets therefrom, and no action shall be taken by the REQUESTING PARTY at any time which would interfere with or restrict the ability of the PROJECT or the outlets therefrom to handle the DEPARTMENT'S drainage requirements as long as the trunkline highways waters do not exceed the CA (runoff coefficient x area) shown on EXHIBIT "A".

7. Upon completion of construction, the portions of the PROJECT not lying within the limits of the State trunkline right-of-way shall be maintained by the REQUESTING PARTY at its sole cost and expense and the portions of the PROJECT lying within the limits of the State trunkline right-of-way shall be maintained in accordance with existing and future maintenance agreements and the cost shall be apportioned in the percentages as shown on EXHIBIT "A".

8. The REQUESTING PARTY will assume full responsibility for limiting its drainage waters entering the PROJECT to the CA as shown on EXHIBIT "A". The REQUESTING PARTY will assume full responsibility and liability for any pollution resulting from the discharge of such drainage waters into the PROJECT and will conform to any and all statutes or regulations relative thereto.

The DEPARTMENT and the REQUESTING PARTY are responsible for the discharge from any connections it permits to the storm sewer system to protect water quality in the waters of the State. If the DEPARTMENT or REQUESTING PARTY discovers the potential of any illicit connections that may impact the discharge of the storm sewer system, each party will immediately notify the other and the Department of Environmental Quality or any state or federal agency responsible for the water quality. For illicit connections outside the DEPARTMENT'S right-of-way, the REQUESTING PARTY by authority of its ordinances have the illicit connections immediately removed.

9. No additional parties will be permitted to utilize the PROJECT without a reevaluation of the maintenance obligations set forth herein.

10. The REQUESTING PARTY shall credit to the DEPARTMENT a proportionate share of any State or Federal funds which may be received specifically for this PROJECT.

11. The REQUESTING PARTY agrees to comply with all applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resources and Environmental Protection Act, 1994 PA 451 as amended by 1995 PA 60, MCL 324.9101 et. seq., for all PROJECT work performed under this contract, and the REQUESTING PARTY shall require its contractors and subcontractors to comply with the same.

12. This contract is not intended to increase or decrease either party's liability or immunity from tort claims.

13. All work performed in connection with the PROJECT will be subject to the provisions of 1925 P.A. 17, Subsection 2, MCLA 250.62, but any reference to State Highway Commission shall be deemed to be the DEPARTMENT for the purposes of this section.

14. In the event that this PROJECT is not placed under contract within a period of 12 months from the date of execution hereof, this contract shall be null and void.

15. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", as set forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6 and the Regulations of the United States Department of Transportation (49 C.F.R. Part 21) issued pursuant to said Act, including Appendix "B", attached hereto and made a part hereof, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract. If Federal funds as identified in 49 CFR, Part 26 are used for any portion of this contract, then the parties will carry out the applicable requirements of the DEPARTMENT'S Disadvantaged Business Enterprise (DBE) program and 49 CFR, Part 26, including, but not limited to, those requirements set forth in Appendix C.

16. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the REQUESTING PARTY and for the DEPARTMENT; upon the adoption of a resolution approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed the day and year first above written.

CITY OF FARMINGTON HILLS

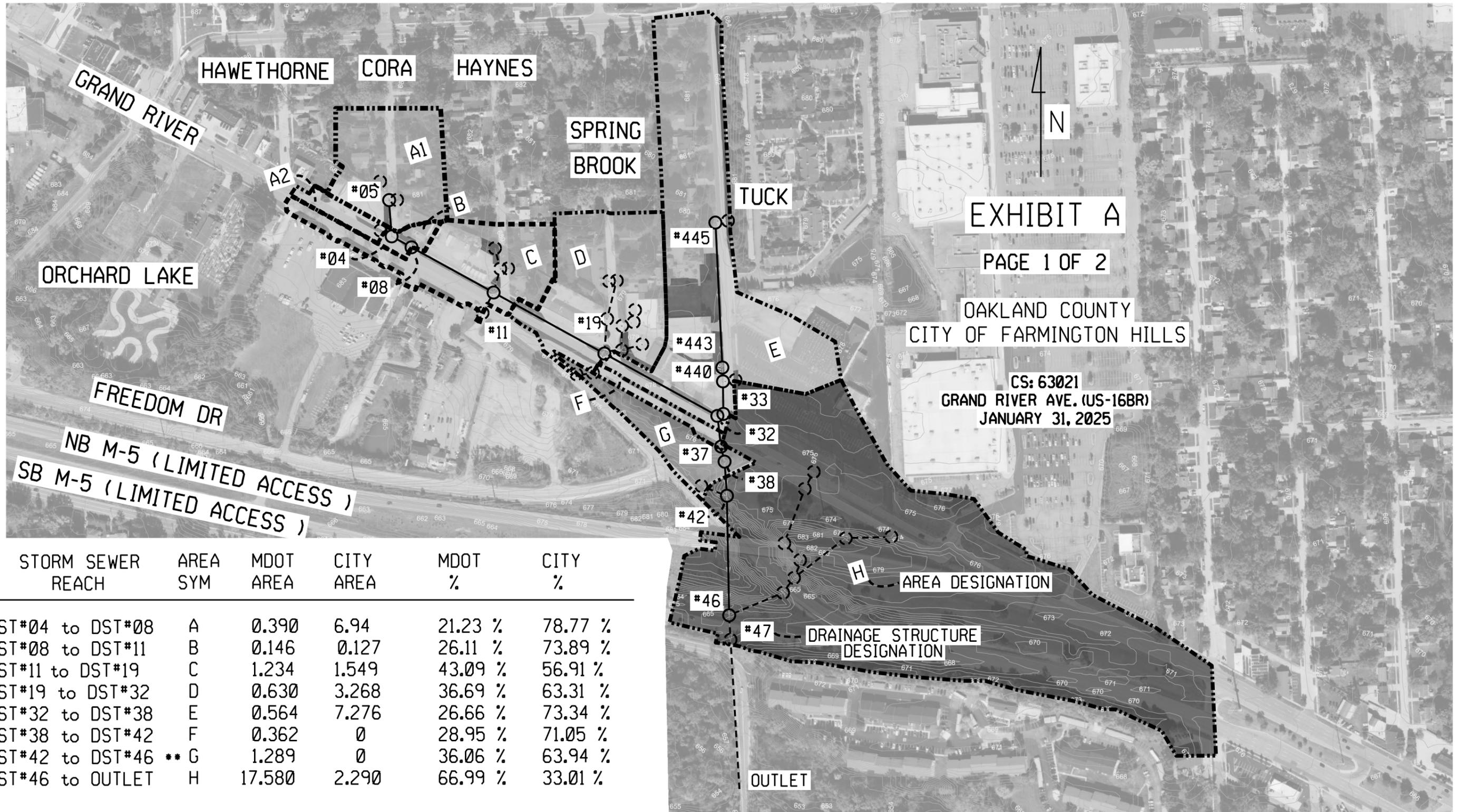
MICHIGAN DEPARTMENT  
OF TRANSPORTATION

By \_\_\_\_\_  
Title:

By \_\_\_\_\_  
*for* Department Director MDOT

By \_\_\_\_\_  
Title:





STORM SEWER REACH	AREA SYM	MDOT AREA	CITY AREA	MDOT %	CITY %
DST#04 to DST#08	A	0.390	6.94	21.23 %	78.77 %
DST#08 to DST#11	B	0.146	0.127	26.11 %	73.89 %
DST#11 to DST#19	C	1.234	1.549	43.09 %	56.91 %
DST#19 to DST#32	D	0.630	3.268	36.69 %	63.31 %
DST#32 to DST#38	E	0.564	7.276	26.66 %	73.34 %
DST#38 to DST#42	F	0.362	0	28.95 %	71.05 %
DST#42 to DST#46 **	G	1.289	0	36.06 %	63.94 %
DST#46 to OUTLET	H	17.580	2.290	66.99 %	33.01 %

\*\* THE SEWER ROUTE BETWEEN MAY DIFFER FROM MAP

**Flow Share Agreement for Storm Sewer**

City of Farmington Hills and  
Michigan Department of Transportation (MDOT)

Based on MDOT Drainage Manual Section 2.5.4.2., Equivalent Runoff Acres

**Route :** Grand River Ave  
**Outlet(s) :** Tuck Road  
**CS Number :** 63021  
**Job Number :**  
**Zone :** 1  
**Storm Event :** 10 Year

**EXHIBIT A**

Page 2 of 2

			Michigan Department of Transportation (MDOT)			City of Farmington Hills										
			(1)	(2)	(1) X (2)	(3)	(4)	(3) X (4)	(1) + (3)		(5)	(4) x (5)	(Y) / (Z)			
			Total	MDOT	MDOT	Total	City	City	Total	Total	Total	Total	Total	MDOT	CITY	
			MDOT	Effective	Accum.	City	Effective	Accum.	Subarea	Subarea	Accum.	Accum.	Accum.	%	%	
			Area	C	C x A	Area	C	C x A	Area	C	A	C	C x A	COMP	COMP	
Corresponding MAP/AREA			A	C	C x A	A	C	C x A	A	C	A	C	C x A	COMP	COMP	
DST#04	to	DST#08	A (A1+A2)	0.39	0.90	0.35	2.60	0.50	1.30	2.99	0.55	2.99	0.55	1.65	21.23%	78.77%
DST#08	to	DST#11	B	0.15	0.90	0.48	0.13	0.50	1.37	0.27	0.71	3.27	0.57	1.85	26.11%	73.89%
DST#11	to	DST#19	C	1.26	0.90	1.62	1.55	0.50	2.14	2.81	0.68	6.08	0.62	3.76	43.09%	56.91%
DST#19	to	DST#32	D	0.63	0.90	2.19	3.27	0.50	3.77	3.90	0.56	9.98	0.60	5.96	36.69%	63.31%
DST#32	to	DST#38	E	0.56	0.90	2.69	7.28	0.50	7.41	7.84	0.53	17.82	0.57	10.11	26.66%	73.34%
DST#38	to	DST#42	F	0.36	0.90	3.02	0.00	0.00	7.41	0.36	0.90	18.18	0.57	10.43	28.95%	71.05%
DST#42	to	DST#46	G	1.29	0.90	4.18	0.00	0.00	7.41	1.29	0.90	19.47	0.60	11.59	36.06%	63.94%
DST#46	to	OUTLET	H	17.58	0.75	17.37	2.29	0.50	8.56	19.87	0.72	39.34	0.66	25.92	66.99%	33.01%

THE CHART ABOVE REPRESENTS THE FLOW SHARE PERCENTAGE BETWEEN SPECIFIC NODES ( MANHOLES ) FOR FUTURE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM

**APPENDIX A**  
**PROHIBITION OF DISCRIMINATION IN STATE CONTRACTS**

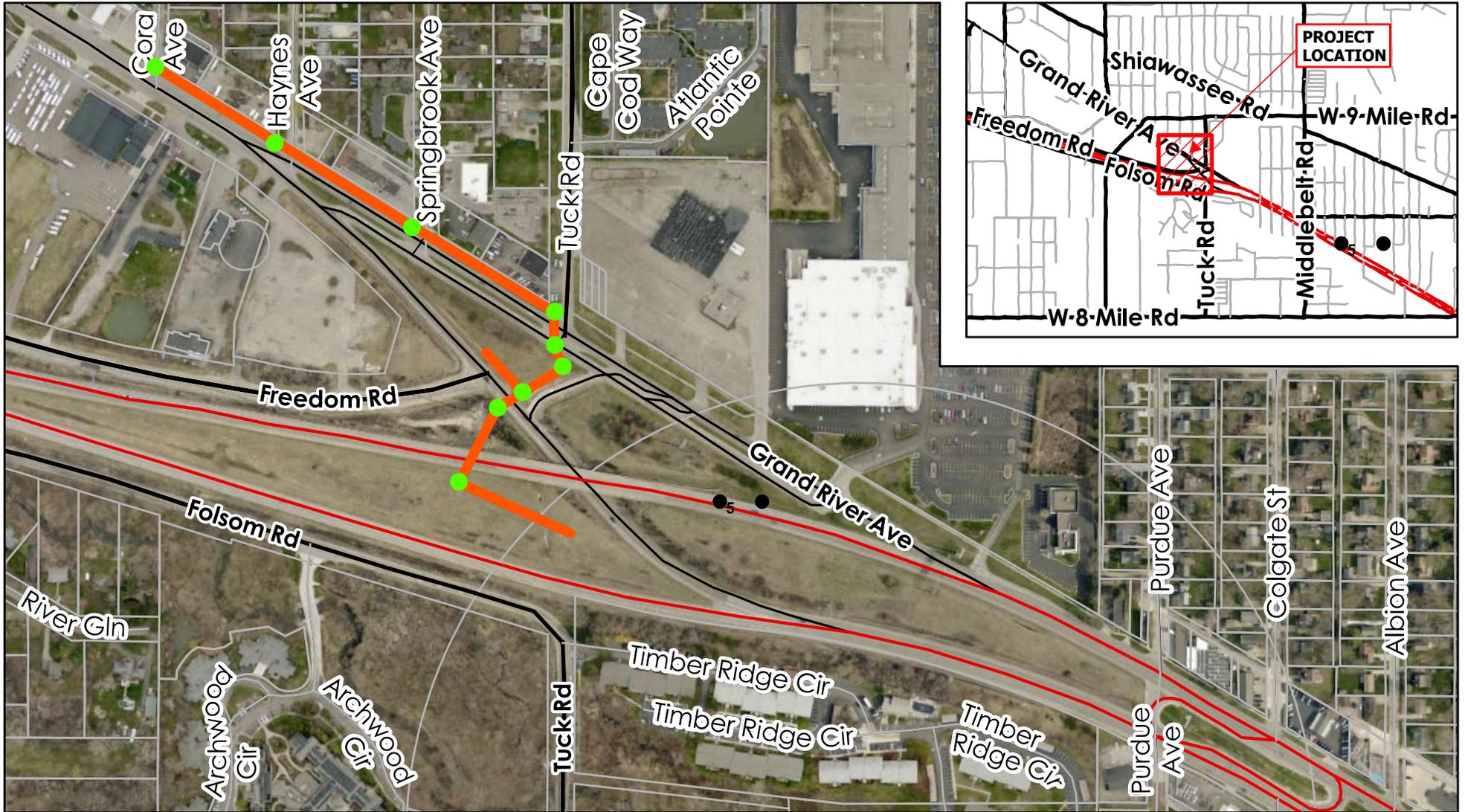
In connection with the performance of work under this contract; the contractor agrees as follows:

1. In accordance with Public Act 453 of 1976 (Elliott-Larsen Civil Rights Act), the contractor shall not discriminate against an employee or applicant for employment with respect to hire, tenure, treatment, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this covenant will be regarded as a material breach of this contract. Further, in accordance with Public Act 220 of 1976 (Persons with Disabilities Civil Rights Act), as amended by Public Act 478 of 1980, the contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of the above covenants will be regarded as a material breach of this contract.
2. The contractor hereby agrees that any and all subcontracts to this contract, whereby a portion of the work set forth in this contract is to be performed, shall contain a covenant the same as hereinabove set forth in Section 1 of this Appendix.
3. The contractor will take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, age, sex, height, weight, marital status, or any disability that is unrelated to the individual's ability to perform the duties of a particular job or position. Such action shall include, but not be limited to, the following: employment; treatment; upgrading; demotion or transfer; recruitment; advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
4. The contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, age, sex, height, weight, marital status, or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.
5. The contractor or its collective bargaining representative shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising such labor union or workers' representative of the contractor's commitments under this Appendix.
6. The contractor shall comply with all relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission that may be in effect prior to the taking of bids for any individual state project.

7. The contractor shall furnish and file compliance reports within such time and upon such forms as provided by the Michigan Civil Rights Commission; said forms may also elicit information as to the practices, policies, program, and employment statistics of each subcontractor, as well as the contractor itself, and said contractor shall permit access to the contractor's books, records, and accounts by the Michigan Civil Rights Commission and/or its agent for the purposes of investigation to ascertain compliance under this contract and relevant rules, regulations, and orders of the Michigan Civil Rights Commission.
8. In the event that the Michigan Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this contract, the Michigan Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the State Administrative Board of the State of Michigan, which State Administrative Board may order the cancellation of the contract found to have been violated and/or declare the contractor ineligible for future contracts with the state and its political and civil subdivisions, departments, and officers, including the governing boards of institutions of higher education, until the contractor complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or all of the persons with whom the contractor is declared ineligible to contract as a contracting party in future contracts. In any case before the Michigan Civil Rights Commission in which cancellation of an existing contract is a possibility, the contracting agency shall be notified of such possible remedy and shall be given the option by the Michigan Civil Rights Commission to participate in such proceedings.
9. The contractor shall include or incorporate by reference, the provisions of the foregoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Michigan Civil Rights Commission; all subcontracts and purchase orders will also state that said provisions will be binding upon each subcontractor or supplier.

Revised June 2011

# Grand River Special Trunkline Joint Storm Sewer MDOT Agreement #24-5382



Legend

- Proposed Storm Sewer
- Proposed Storm Structure



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** August 11, 2025

**DEPT:** Department of Public Services

**RE:** Consideration of authorizing the Road Commission for Oakland County (RCOC) to complete pavement repairs on City-maintained road approaches to Haggerty Road, in coordination with their upcoming Haggerty Road maintenance project.

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### ADMINISTRATIVE SUMMARY

- The Road Commission for Oakland County (RCOC) has scheduled full-depth concrete patching/pavement repair along Haggerty Road between 12 Mile Road and 13 Mile Road during the 2025 construction season.
- Several City-maintained local road approaches to Haggerty Road—specifically Heatherbrook Drive, Geneva Drive, and Glenbrook Drive—have been identified as suitable candidates for pavement repair or replacement.
- As these approaches fall under City jurisdiction, RCOC has offered to include the repair work within their existing contract, allowing the City to benefit from competitive pricing. The City would reimburse RCOC for the direct construction costs associated with the work.
- Coordinating this work with RCOC's Haggerty Road project provides multiple advantages including Access to favorable bid pricing, elimination of future traffic control costs for lane closures, reduced disruption to Haggerty Road traffic, and improved access for residents during future local road construction.
- It is recommended that the City authorize RCOC to proceed with pavement repairs at the approaches of Heatherbrook Drive, Geneva Drive, and Glenbrook Drive. The total cost for the concrete pavement repair work is not to exceed \$69,000, as outlined in the letter of authorization.

### RECOMMENDATION

IT IS RESOLVED, that the City of Farmington Hills authorize the Road Commission for Oakland County to perform pavement repairs at the approaches of Heatherbrook Drive, Geneva Drive, and Glenbrook Drive.

Prepared by: Mark S. Saksewski, P.E., Senior Engineer

Reviewed by: James Cubera, P.E., City Engineer

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

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



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**James Esshaki**  
Commissioner

**Eric D. McPherson**  
Commissioner

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**Dennis G. Kolar, P.E.**  
Managing Director

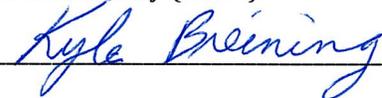
**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

Attention: Mark Saksewski

The Road Commission for Oakland County (RCOC) manages a full depth concrete patching contract through our Highway Maintenance Department. One of the locations for 2025 is Haggerty Rd. between 12 Mile Rd. and 13 Mile Rd. where several local road approaches and passing/deceleration lanes were identified for repair, specifically at Heatherbrook Drive, Geneva Drive, and Glenbrook Drive. Since these subdivision streets are under the jurisdiction of the City of Farmington Hills, RCOC is offering to have our contractor perform the repairs and pass the costs on to the City. RCOC allows Cities, Townships, and various Municipalities to utilize RCOC's contract bid prices to capitalize on getting work done that may have otherwise been a higher cost if it was bid separately as a smaller project. By signing this letter of agreement, the City of Farmington Hills authorizes RCOC's contractor to complete the referenced work at a cost not to exceed \$69,000.00. Once the contractor is completed, the City of Farmington Hills is invoiced for the work that was done and will reimburse RCOC through the Work Order that was created.

RCOC looks forward to working together to complete this work.

Authorized by (RCOC):

  
\_\_\_\_\_

Authorized by (City Farmington Hills):

\_\_\_\_\_

Highway Maintenance  
Department

2420 Pontiac Lake Road  
Waterford, MI 48328

248-858-4881

[www.rcocweb.org](http://www.rcocweb.org)

Regards,

Kyle Breining

Project Supervisor, Highway Maintenance

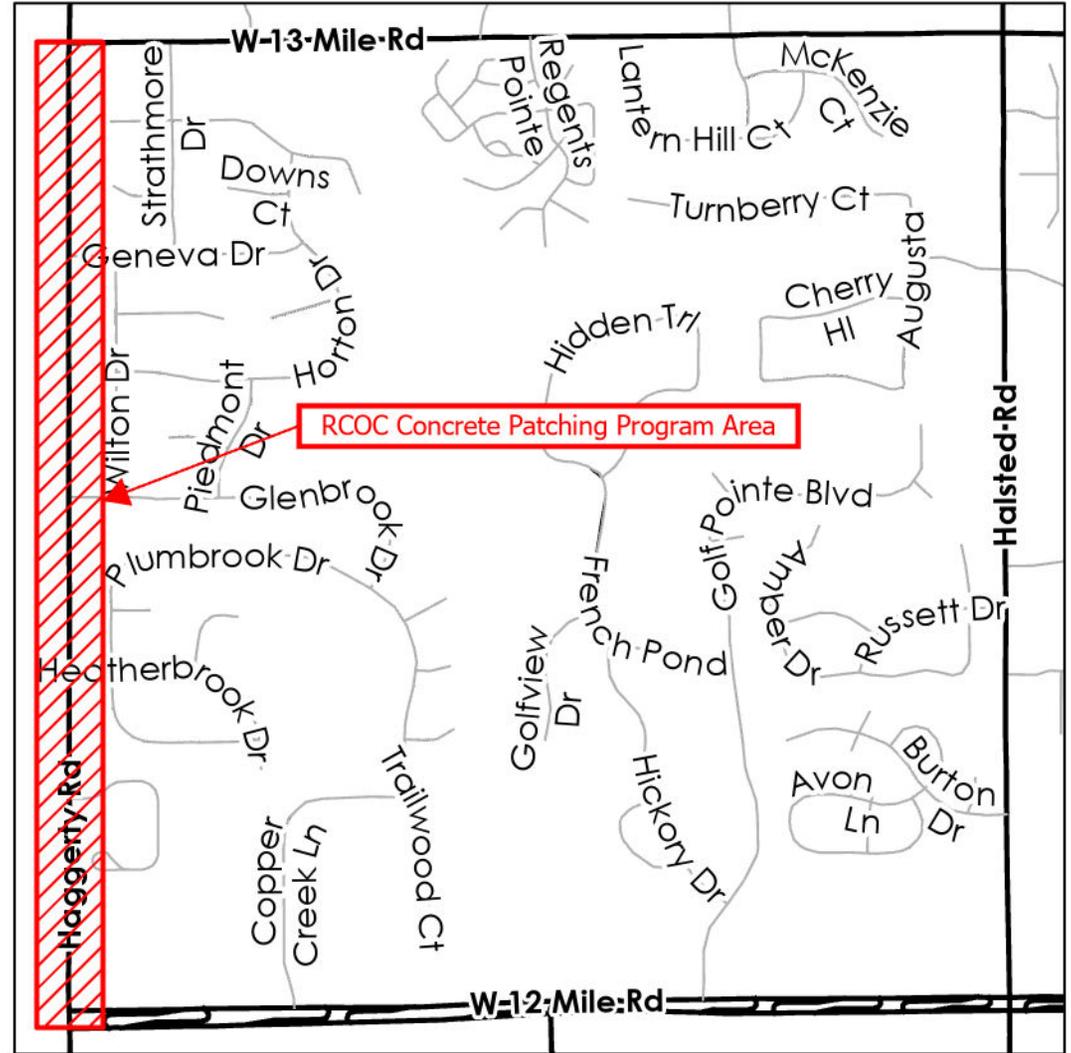
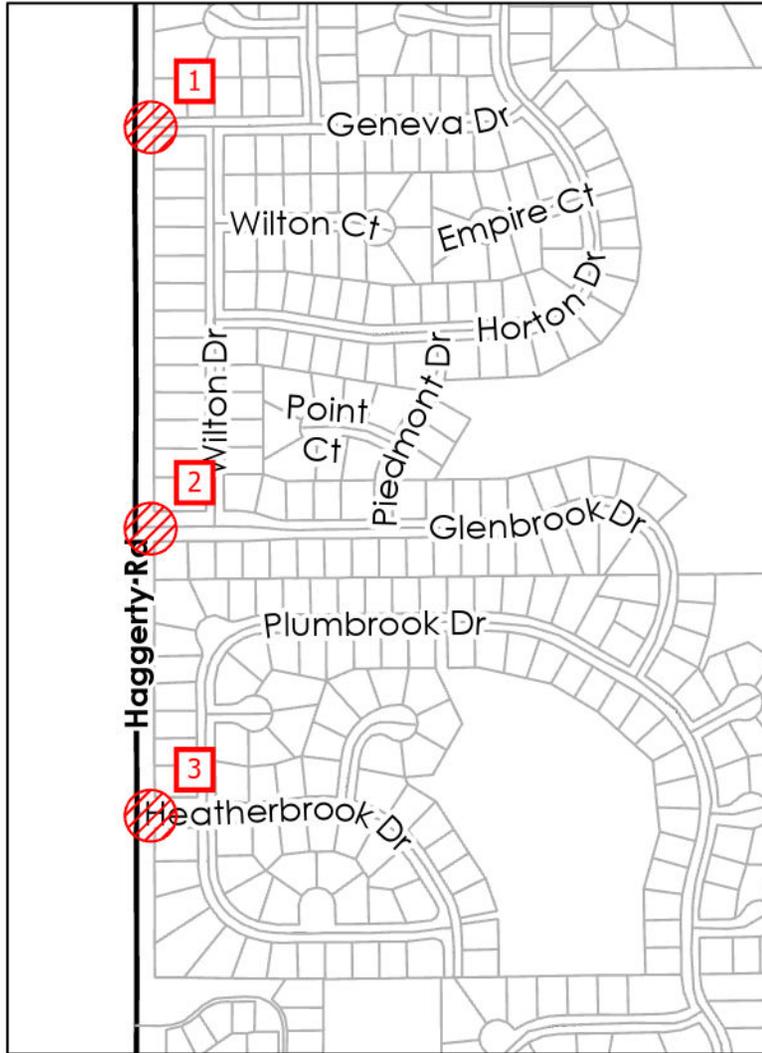
Highway Maintenance Department



# City of Farmington Hills RCOC Local Road Approach Repair



## Geneva Drive, Glenbrook Drive, and Heatherbrook Drive



### Legend

- 1 - Geneva Drive
- 2 - Glenbrook Drive
- 3 - Heatherbrook Drive



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 08/11/2025

DEPT: Department of Public Services

RE: Consideration of Traffic Control Order TM-109-2025 - Left Turn Restriction at Hillside Elementary

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### ADMINISTRATIVE SUMMARY

- Residents have raised concerns to the City regarding traffic congestion caused by Hillside Elementary School during arrival and dismissal times, which impedes travel along 11 Mile Road.
- The Staff from the City of Farmington Hills Police Department have reviewed the situation, conducted on-site enforcement, and support implementing a westbound left-turn restriction into Hillside Elementary School.
- Vehicles stacking while waiting to make westbound left turns into the Hillside Elementary School driveway obstruct traffic flow along 11 Mile Road and hinder access to the school itself. This congestion also frequently affects nearby side streets and residential driveways. This impacts emergency access along the entire 11 Mile corridor between Halstead and Drake Roads.
- Left-turning vehicles into the school driveway create significant backups within the 11 Mile Road right-of-way. In response, some drivers have been observed illegally passing these vehicles on the left, entering oncoming traffic lanes and creating hazardous conditions.
- Stopped/standing vehicles attempting left turns into the school driveway also impede school buses, which require a wider turning radius. At times, this blockage extends into eastbound 11 Mile Road, further disrupting traffic flow.
- It is recommended that the City establish Traffic Control Order TM-109-2025, which would prohibit left turns—except for school buses—from westbound 11 Mile Road into the Hillside Elementary School driveway. The restriction would apply only on school days during the following timeframes:
  - From 30 minutes before the start of classes to 30 minutes after
  - From 30 minutes before dismissal to 30 minutes after dismissal



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Based on current school arrival and dismissal schedule, the proposed turn restriction would be in effect from 8:00-9:00 am and 3:00-4:00 pm.

### RECOMMENDATION

**IT IS RESOLVED** that Traffic Control Order TM-109-2025 be adopted to prohibit left turns—except for school buses—from westbound 11 Mile Road into the Hillside Elementary School driveway during the following time periods on school days only:

- From 30 minutes before the start of classes to 30 minutes after the start
- From 30 minutes before dismissal to 30 minutes after dismissal

Prepared by: Mark S. Saksewski, P.E., Senior Engineer

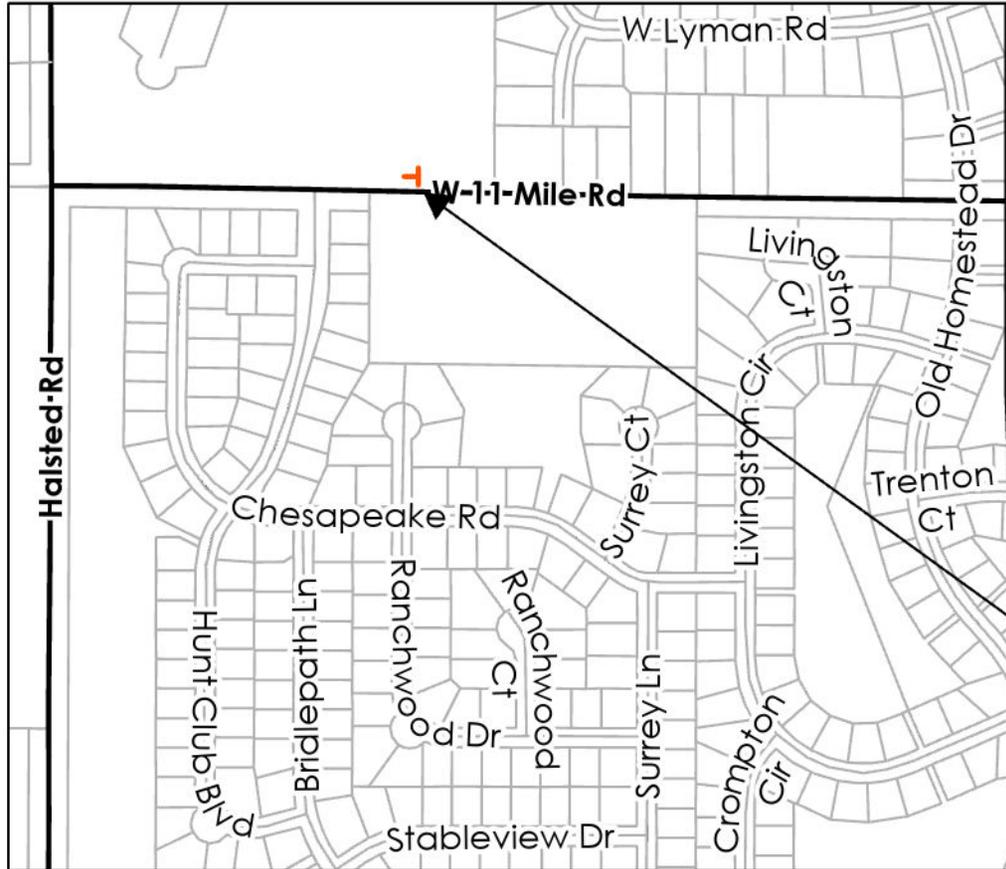
Reviewed by: James Cubera, P.E., City Engineer

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

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

# Traffic Control Order TM-109-2025

## Left Turn Restriction at Hillside Elementary



Legend  
+ Sign Location



No Left Turn (R3-2)



8:00 - 9:00 AM  
3:00 - 4:00 PM  
School Days Only  
Except Buses



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: August 6<sup>th</sup>, 2025

Subject: **FY 2024/25 Fourth Quarter Financial Summary Report**

Enclosed you will find the 6/30/2025 Fourth Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund, and Capital Improvement Fund.

### **General Fund**

#### **Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$79.9 million, which is equal to the amount in the FY 2024-25 Amended Budget.

#### **Expenditures/Transfers-out:**

Total annual expenditures and transfers-out are projected to be \$83.8 million, which is equal to the amount in the FY 2024-25 Amended Budget.

#### **Fund Balance:**

The projected Fund Balance of \$57.6 million would be 68.7% of projected Expenditures as of June 30, 2025.

### **Major Road Fund**

#### **Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$15.4 million which is equal to the amount in the FY 2024-25 Amended Budget.

#### **Expenditures/Transfers-out:**

Total annual expenditures and transfers-out is projected to be \$19.1 million, which is equal to the amount in the FY 2024-25 Amended Budget.

#### **Fund Balance:**

The projected Fund Balance of \$12.1 million would be 63.4% of projected Expenditures as of June 30, 2025.

### **Local Road Fund**

#### **Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$19.0 million, which is the same amount projected in the FY 2024-25 Adopted Budget.

**Expenditures/Transfers-out:**

Total annual expenditures and transfers-out is projected to be \$22.9 million, which is the same amount projected in the FY 2024-25 Adopted Budget.

**Fund Balance:**

The projected Fund Balance of \$3.8 million would be 16.6% of projected Expenditures as of June 30, 2025.

**Capital Improvement Fund**

**Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$17.0 million, which is the same as the amount projected in the FY 2024-25 Adopted Budget.

**Expenditures/Transfers-out:**

Total annual expenditures and transfers-out is projected to be \$26.0 million, which is the same as the amount projected in the FY 2024-25 Adopted Budget.

**Fund Balance:**

The projected Fund Balance of \$1.5 million would be 5.6% of projected Expenditures as of June 30, 2025.

Please contact me if you have any questions.

FY 2024-25 4th Quarter Financial Report

**GENERAL FUND SUMMARY**

	2024/25 Amended Budget	2024/25 Year-To-Date (includes encumbrances)	2024/25 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<b><u>Fund Balance, July 1</u></b>					
Unassigned	61,572,931	61,572,931	61,572,931		
Nonspendable + Restricted + Assigned	0	0	0		
Total Fund Balance (actual)	61,572,931	61,572,931	61,572,931		
<b><u>Revenue</u></b>					
Property Taxes	40,612,945	40,462,412	40,612,945	-	0.00%
Business Licenses & Permits	25,352	26,106	25,352	-	0.00%
Other Licenses & Permits	1,742,820	2,128,972	1,742,820	-	0.00%
Grants	492,534	1,147,391	492,534	-	0.00%
State Shared Revenues	10,572,243	8,949,507	10,572,243	-	0.00%
Fees	7,973,779	6,517,465	7,973,779	-	0.00%
Sales	630,135	610,808	630,135	-	0.00%
Fines & Forfeitures	2,000,726	2,155,963	2,000,726	-	0.00%
Interest Earnings	2,769,040	3,449,585	2,769,040	-	0.00%
Recreation User Charges	9,441,516	9,622,357	9,441,516	-	0.00%
Other Revenue	2,341,933	2,118,521	2,341,933	-	0.00%
Total Revenue	78,603,023	77,189,087	78,603,023	-	0.00%
<b><u>Expenditures</u></b>					
City Council	163,207	158,862	163,207	-	0.00%
Planning Commission	65,000	65,000	65,000	-	0.00%
Boards and Commissions	3,403,243	3,440,236	3,403,243	-	0.00%
City Administration	743,874	639,736	743,874	-	0.00%
DEI & Employee Development	194,171	138,304	194,171	-	0.00%
Economic Development	303,509	267,548	303,509	-	0.00%
Communications and Community Engagement	1,024,843	835,562	1,024,843	-	0.00%
Finance	308,221	298,932	308,221	-	0.00%
Accounting	732,447	716,287	732,447	-	0.00%
Assessing	931,380	788,999	931,380	-	0.00%
Treasury	442,416	360,009	442,416	-	0.00%
Corporation Counsel	798,400	765,523	798,400	-	0.00%
City Clerk	1,095,624	1,004,446	1,095,624	-	0.00%
Human Resources	878,363	699,571	878,363	-	0.00%
Central Services	1,542,508	1,230,381	1,542,508	-	0.00%
Support Services	3,982,466	3,552,479	3,982,466	-	0.00%
Post-Employment Benefits	3,633,209	2,754,907	3,633,209	-	0.00%
Police Department	20,309,086	20,543,586	20,309,086	-	0.00%
Fire Department	7,946,817	8,880,857	7,946,817	-	0.00%
Public Services Administration	661,517	536,972	661,517	-	0.00%
Road Maintenance (Net)	334,616	1,122,568	334,616	-	0.00%
Planning & Community Development	2,161,513	1,848,625	2,161,513	-	0.00%
Building Maintenance	533,663	559,315	533,663	-	0.00%
Engineering	1,663,451	1,500,944	1,663,451	-	0.00%
DPW Maintenance Facility	1,387,705	1,756,753	1,387,705	-	0.00%
Waste Removal	4,320,986	4,315,544	4,320,986	-	0.00%
Special Services Administration	4,979,827	5,673,073	4,979,827	-	0.00%
Senior Services	1,078,823	1,551,687	1,078,823	-	0.00%
Parks Maintenance	1,988,227	2,014,468	1,988,227	-	0.00%
Cultural Arts	1,638,846	1,434,986	1,638,846	-	0.00%
Golf Course	1,047,046	920,411	1,047,046	-	0.00%
Recreation Programs	3,052,778	2,962,010	3,052,778	-	0.00%
Ice Arena	1,227,210	1,022,617	1,227,210	-	0.00%
Total Expenditures	74,574,992	74,361,199	74,574,992	0	0.00%
Excess of Revenue Over (Under) Expenditures	4,028,031	2,827,888	4,028,031	-	0.00%
<b><u>Other Financing Sources (Uses)</u></b>					
Operating Transfers In	1,316,850	987,639	1,316,850	-	0.00%
Operating Transfers Out	(9,273,787)	(6,955,341)	(9,273,787)	-	0.00%
Total Other Financing Sources (Uses)	(7,956,937)	(5,967,702)	(7,956,937)	-	0.00%
Excess of Revenue and Other Financing	(3,928,906)	(3,139,814)	(3,928,906)	-	0.00%
<b><u>Fund Balance, June 30</u></b>					
Unassigned	57,644,025		57,644,025		
Nonspendable + Restricted + Assigned	0		0		
Total Fund Balance, June 30	57,644,025		57,644,025		
Total Fund Balance - Percent of Expenditures	68.7%		68.7%		
Unassigned Fund Balance - Percent of Expendit	0.0%		0.0%		
25% of Expenditures	20,962,195		20,962,195		
Unassigned Fund Balance Over/(Under) 25% of	36,681,831		36,681,831		
Revenue + Transfers-in	79,919,873		79,919,873	-	0.00%
Expenditures + Transfers-out	83,848,779		83,848,779	-	0.00%

FY 2024-25 4th Quarter Financial Report

**MAJOR ROADS FUND SUMMARY**

	2024/25 Amended Budget	2024/25 Year-To-Date (includes encumbrances)	2024/25 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<b><u>Fund Balance, July 1</u></b>					
Nonspendable + Restricted + Assigned Unassigned	15,781,909	15,781,909	15,781,909		
Total Fund Balance (actual)	15,781,909	15,781,909	15,781,909		
<b><u>Revenue</u></b>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	8,915,900	7,892,123	8,915,900	-	0.00%
Federal/State Grants	412,135	425,514	412,135	-	0.00%
Total Intergovernmental Revenues	9,328,035	8,317,637	9,328,035	-	0.00%
Other Revenues					
Miscellaneous	250	98,285	250	-	0.00%
Interest Earnings	266,667	621,057	266,667	-	0.00%
Total Other Revenues	266,917	719,343	266,917	-	0.00%
Total Revenue	9,594,952	9,036,979	9,594,952	-	0.00%
<b><u>Expenditures</u></b>					
Construction	12,256,000	9,728,583	12,256,000	-	0.00%
Routine Maintenance	3,164,500	1,344,955	3,164,500	-	0.00%
Traffic Services - Maintenance	690,500	597,031	690,500	-	0.00%
Winter Maintenance	900,000	1,144,247	900,000	-	0.00%
Administration, Records & Engineering	65,500	40,629	65,500	-	0.00%
Total Expenditures	17,076,500	12,855,445	17,076,500	-	0.00%
Excess of Revenue Over (Under) Expenditures	(7,481,548)	(3,818,465)	(7,481,548)	-	0.00%
<b><u>Other Financing Sources (Uses)</u></b>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	5,800,000	4,350,000	5,800,000	-	0.00%
Operating Transfers Out	(2,000,000)	1,500,000	(2,000,000)	0	0.00%
Total Other Financing Sources (Uses)	3,800,000	5,850,000	3,800,000	-	0.00%
Excess of Revenue and Other Financing	(3,681,548)	2,031,535	(3,681,548)	-	0.00%
<b><u>Fund Balance, June 30</u></b>					
Nonspendable + Restricted + Assigned	12,100,361		12,100,361		
Total Fund Balance, June 30	12,100,361		12,100,361		
Total Fund Balance - Percent of Expenditures	63.4%		63.4%		
Revenue + Transfers-in	15,394,952		15,394,952	-	0.00%
Expenditures + Transfers-out	19,076,500		19,076,500	-	0.00%

FY 2024-25 4th Quarter Financial Report

**LOCAL ROADS FUND SUMMARY**

	2024/25 Amended Budget	2024/25 Year-To-Date (includes encumbrances)	2024/25 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<b><u>Fund Balance, July 1</u></b>					
Nonspendable + Restricted + Assigned Unassigned	7,655,434	7,655,434	7,655,434		
Total Fund Balance (actual)	7,655,434	7,655,434	7,655,434		
<b><u>Revenue</u></b>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	3,006,456	2,613,928	3,006,456	-	0.00%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	3,006,456	2,613,928	3,006,456	0	0.00%
Other Revenues					
Miscellaneous					
Interest Earnings	81,668	270,995	81,668	-	0.00%
Total Other Revenues	81,668	270,995	81,668	-	0.00%
Total Revenue	3,088,124	2,884,924	3,088,124	-	0.00%
<b><u>Expenditures</u></b>					
Construction	17,855,800	23,091,532	17,855,800	-	0.00%
Routine Maintenance	3,925,000	3,528,765	3,925,000	-	0.00%
Traffic Services - Maintenance	47,000	24,140	47,000	-	0.00%
Winter Maintenance	150,500	378,797	150,500	-	0.00%
Administration, Records & Engineering	872,488	851,417	872,488	-	0.00%
Total Expenditures	22,850,788	27,874,652	22,850,788	-	0.00%
Excess of Revenue Over (Under) Expenditures	(19,762,664)	(24,989,728)	(19,762,664)	-	0.00%
<b><u>Other Financing Sources (Uses)</u></b>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	15,900,000	11,926,921	15,900,000	-	0.00%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	15,900,000	11,926,921	15,900,000	0	0.00%
Excess of Revenue and Other Financing	(3,862,664)		(3,862,664)	0	0.00%
<b><u>Fund Balance, June 30</u></b>					
Nonspendable + Restricted + Assigned	3,792,770		3,792,770		
Total Fund Balance, June 30	3,792,770		3,792,770		
Total Fund Balance - Percent Of Expenditures	16.6%		16.6%		
Revenue + Transfers-in	18,988,124		18,988,124	-	0.00%
Expenditures + Transfers-out	22,850,788		22,850,788	-	0.00%

FY 2024-25 4th Quarter Financial Report

**CAPITAL IMPROVEMENT FUND SUMMARY**

	2024/25 Amended Budget	2024/25 Year-To-Date (includes encumbrances)	2024/25 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<b><u>Fund Balance, July 1</u></b>					
Nonspendable + Restricted + Assigned Unassigned	10,490,965	10,490,965	10,490,965		
Total Fund Balance (actual)	10,490,965	10,490,965	10,490,965		
<b><u>Revenue</u></b>					
Grants	3,100,000	0	3,100,000	-	-
Miscellaneous	0	9,638	0	-	-
Interest Earnings + Bond Proceeds	8,095,000	332,589	8,095,000	-	0.00%
Total Revenue	11,195,000	342,227	11,195,000	-	0.00%
<b><u>Expenditures</u></b>					
Capital and Equipment	16,046,361	12,938,890	16,046,361	-	0.00%
Construction	9,961,596	5,794,070	9,961,596	-	0.00%
City Wide Facilities Improvements	12,416	559,643	12,416	-	0.00%
Miscellaneous	0	0	0	-	#DIV/0!
Debt Payment	0	0	0	-	0.00%
Total Expenditures	26,020,373	19,292,603	26,020,373	0	0.00%
Excess of Revenue Over (Under) Expenditures	(14,825,373)	(18,950,376)	(14,825,373)	-	0.00%
<b><u>Other Financing Sources (Uses)</u></b>					
Bond Proceeds	0	0	0	-	-
Operating Transfers In	5,800,000	4,350,000	5,800,000	-	0.00%
Operating Transfers Out	0	0	0	-	-
Total Other Financing Sources (Uses)	5,800,000	4,350,000	5,800,000	-	0.00%
Excess of Revenue and Other Financing	(9,025,373)		(9,025,373)	-	0.00%
<b><u>Fund Balance, June 30</u></b>					
Nonspendable + Restricted + Assigned	1,465,592		1,465,592		
Total Fund Balance, June 30	1,465,592		1,465,592		
Total Fund Balance - Percent of Expenditures	5.6%		5.6%		
Revenue + Transfers-in	16,995,000		16,995,000	-	0.00%
Expenditures + Transfers-out	26,020,373		26,020,373	-	0.00%



## MEMORANDUM

**To: Gary Mekjian, City Manager**  
**From: Thomas C. Skrobola, Finance Director/Treasurer**  
**Date: August 7<sup>th</sup>, 2025**  
**Subject: The City's Quarterly Investment Report as of June 30, 2025**

Attached you will find the City's Quarterly Investment Report (exclusive of the investments of the Pension Trust Funds) as of June 30, 2025.

In comparison to the quarter ended March 31, 2025, the City's total investment/bank balance is \$166.2 million, an increase of \$6.2 million or 3.9%, which reflects the receipt of \$7.5 million of 2025 CIP bond proceeds in June 2025.

In comparison to the same quarter a year ago, i.e., the quarter ended June 30, 2024, the City's total investment/bank balance has increased by \$23.1 million or 16.1%, which reflects a positive cash flow that is the net of FY 2024-25 year-end performance which is projected to add \$4 million to the General Fund balance, \$11 million of planned infrastructure capital projects whose budget amounts are being rolled over from FY 24-25 to FY 25-26, and the aforementioned \$8 million of 2025 CIP bond proceeds.

The City's average Rate of Return (R.O.R.) on investments was 3.91% compared to 4.47% the previous quarter. The City's R.O.R. was below the benchmark Fed Funds Rate by a modest 0.42%, which was a relative improvement vs. the 0.86% gap from the previous quarter. This small gap represents short-term Treasury rates increases that trail increases in Federal Reserve Rates by the Federal Reserve Open Market Committee. The Treasurer's Office has instituted \$100 million of slightly longer-term investments (with an average maturity of over 300 days) to begin to lock-in historically high interest rates. These strategies will begin to move the City's R.O.R. ahead of the benchmark by the time the Federal Reserve begins to lower the benchmark Federal Funds Rate.

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

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

diversified between financial institutions as indicated in this report;

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

Please let me know if you have any questions.

City of Farmington Hills Quarterly Investment Report As of June 30, 2025								
					\$166,194,019			3.91%
Financial Institution	Fund	Account Type	Investment	Bank Total	Date of Maturity	Current % Interest Rate	Average R.O.R.	Percentage of Portfolio
Comerica Bank	All funds	*CK	28,644		Immediate	0.18%	0.0000%	
Comerica Bank	All Funds-J-Fund	MF	13,276,925	13,305,569	Immediate	4.12%	0.3291%	8.01%
Community Unity	All Funds		260,889	260,889	6/30/2025	3.67%	0.0058%	0.16%
Michigan Class	All Funds	MMIP	21,294,852	21,294,852	Immediate	4.37%	0.5600%	12.81%
Oakland County Investment Pool	All Funds	LGIP	11,783,897	11,783,897	Immediate	4.10%	0.2905%	7.09%
PNC Bank	All Funds	*CK	6,147,385	6,147,385	Immediate	2.32%	0.0858%	3.70%
Robinson Capital	All Funds	MUNI	113,401,426	113,401,426	Varies	3.86%	2.6338%	68.23%
<b>Total</b>				<b>166,194,019</b>			<b>3.9051%</b>	<b>100.00%</b>
1-Year Treasury Bill Rate-trailing six months							4.09%	
3-Month Treasury Bill Rate-trailing six months							4.32%	
Quarterly Fed Funds Rate-trailing six months							4.33%	
City's Avg. R.O.R. over/(under) the 1-year T-Bill Rate							-0.19%	
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate							-0.42%	
City's Avg. R.O.R. over/(under) the Fed Funds Rate							-0.42%	
<b>Type Codes</b>								
CD - Certificate of Deposit		MF - Mutual Fund			MUNI - Municipal Bonds			
CE - Cash Equivalent		MM - Money Market Account						
CK - Regular Checking		***MMIP - Money Market Investment Pool						
CP - Commercial Paper		SV - Savings Account						
IBC- Interest bearing checking		USI - United States Instrumentality						
LGIP - Local Government Investment Pool		UST - United States Treasury						
*CK = Earnings Credit applied to Bank Service Fees.								
**CK = Non-interest bearing account.								
***Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is rated 'AAA' by Standard & Poor's. The rating signifies extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. This is accomplished through conservative investment practices and strict internal controls. Standard & Poor's monitors the portfolio on a weekly basis. The Pool invests in US Treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies) and approved money market funds. The credit quality of the Pool is excellent with greater than 50% of the securities invested in A-1+ securities and the remainder in A-1 paper. The portfolio's weighted average maturity is kept under 60 days, which further helps to enhance liquidity and limits market price exposure. Portfolio securities are priced to market on a weekly basis.								
			Previous 1/4	\$160,017,204			96.3%	
			\$ Change	\$6,176,814				
			% Change	3.86%				
			Previous Year	\$143,117,325			86.1%	
			\$ Change	\$23,076,693				
			% Change	16.12%				



## CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: August 11, 2025

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the ISKCON Lord Krishna Birth Festival to be held August 15 through August 17, 2025

### ADMINISTRATIVE SUMMARY

- The City received an application from Naresh Mekala, representing ISKCON Farmington Hills, for a Special Event Permit to hold the Lord Krishna Birth Festival Friday, August 15, 2025, through Sunday, August 17, 2025, from 9:00am to 10:00pm at ISKCON Farmington Hills located at 36600 Grand River Avenue.
- This will be an outdoor event which will include (24) 10 x 10 tents, a 20 x 16 stage, vendors, and live music.
- The required insurance and/or 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 twenty-four (24) 10x10 tents onsite used for seating and for vendors selling merchandise
  - There will be a stage setup for live music and applicant was advised about loud music local ordinance
  - The applicant is expecting 1000 people each day, which will be open to the public
  - Both 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 from 8/15/25 - 8/17/25
  - 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 event to schedule a site inspection**
  - Event shall comply with the minimum Fire Prevention Code requirements



## CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- Required electrical permit for Fairs/and Festival safety inspection
- 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 Lord Krishna Birth Festival Friday, August 15, 2025, through Sunday, August 17, 2025, from 9:00am to 10:00pm at ISKCON Farmington Hills located at 36600 Grand River Avenue, subject to the terms and conditions outlined in the City Clerk's report dated August 11, 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)

ISKCON Farmington Hills, Naresh Mekala - Board Member

APPLICANT'S RESIDENTIAL ADDRESS:

[REDACTED]

CITY ST ZIP

APPLICANT'S PHONE: Office: \_\_\_\_\_ 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:

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:

LORD KRISHNA BIRTH FESTIVAL

DATE OF THE EVENT: AUG 15, 16 & 17 TIME OF YOUR EVENT: 9AM - 10 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:

AUG 15th - 1000 (whole day)  
AUG 16th - 1200  
AUG 17th - 1000

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: 24 10X10 TENTS & 20X16 STAGE

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 24 10X10 TENTS - 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.

EXTN CORDS

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

5-18" x 24" signs  
+ Flags x 4 - 12" x 4"

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? \_\_\_\_\_

M. M. K.  
Applicant's Signature

DATE: 07/08/2025

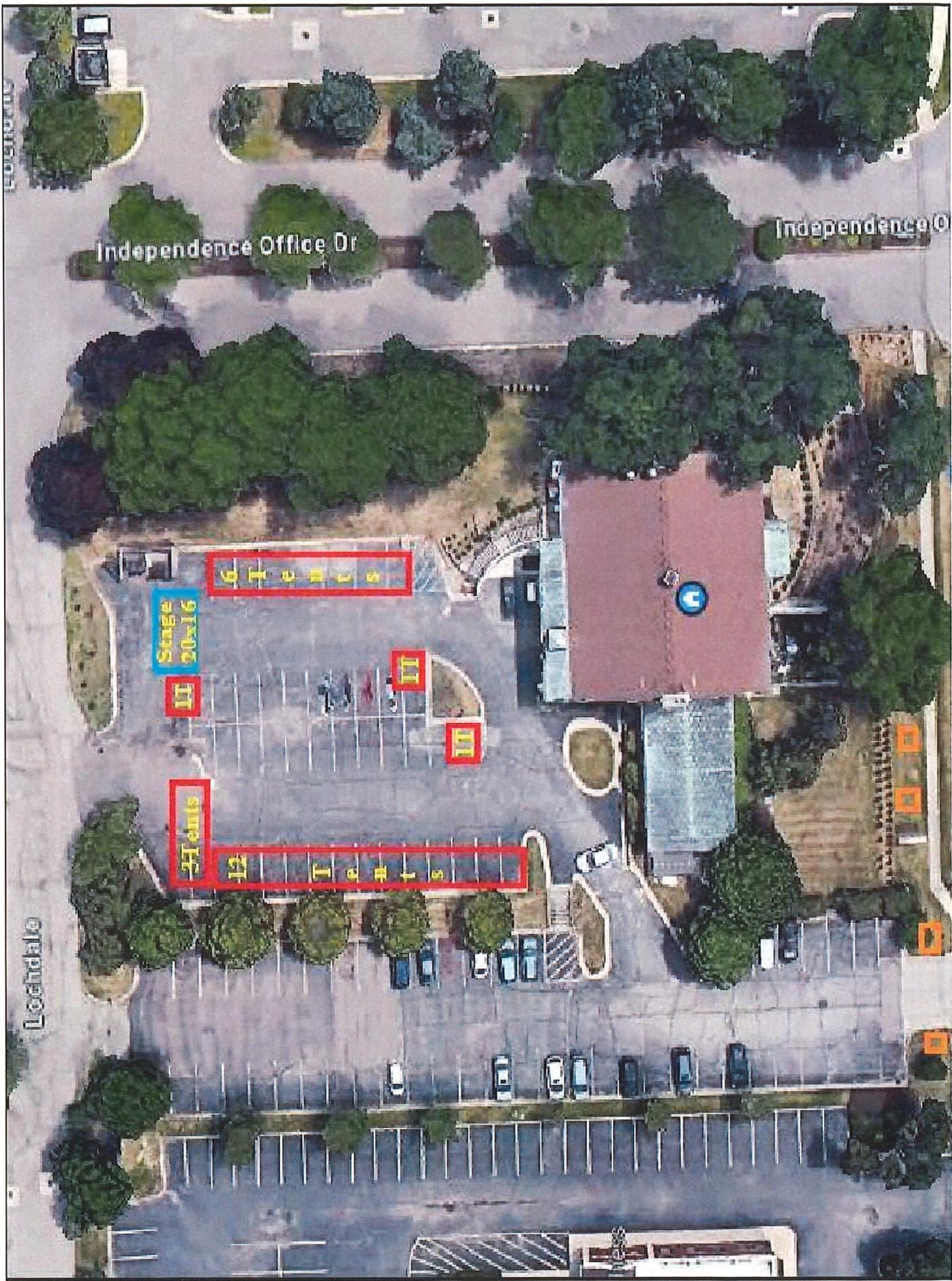
Naresh Metala  
Printed Name of Applicant

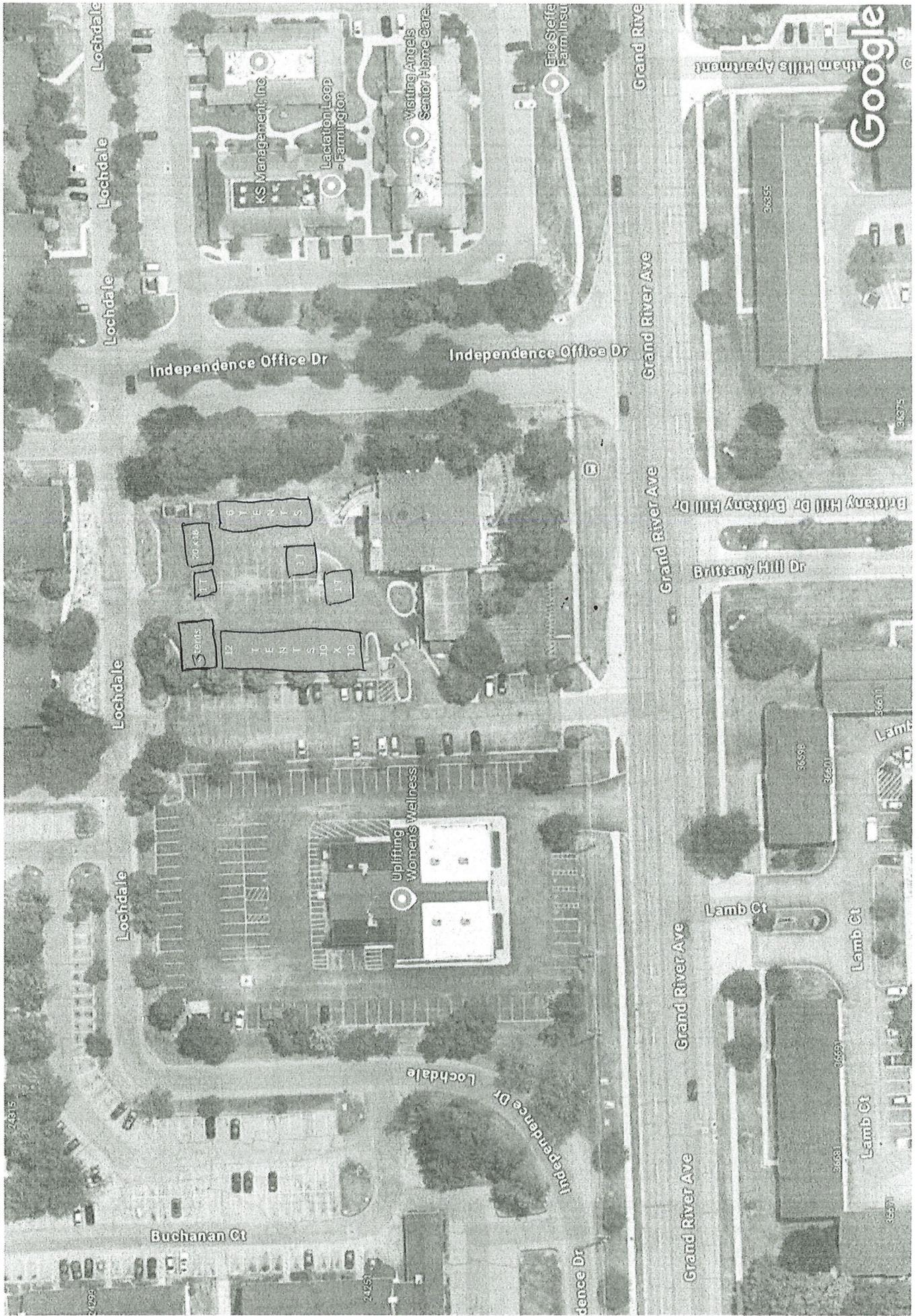
Note: Section 22-119 of the City Code stipulates that other permits and/or inspections **MAY** be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

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

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

**IF APPLICABLE:**  
 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)







OFFICE OF CITY CLERK

**INTEROFFICE CORRESPONDENCE**

**TO:** Mayor and City Council  
**FROM:** Carly Lindahl, City Clerk  
**DATE:** August 11, 2025  
**SUBJECT:** Rescheduling the September 29<sup>th</sup> City Council meeting

It is requested that City Council consider rescheduling the regular City Council meeting of September 29, 2025 to September 22, 2025 with the Study Session beginning at 3:00pm and the Regular Session beginning at 5:00pm.

The regular meeting schedule will resume with the October 13, 2025 meeting.

**RECOMMENDATION:**

IT IS RESOLVED, that City Council hereby reschedules the regular City Council meeting of September 29, 2025 to September 22, 2025 with the Study Session beginning at 3:00pm and the Regular Session beginning at 5:00pm.

**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
JULY 14, 2025 – 6:00PM**

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

Councilmembers Present: Aldred, Boleware, Bruce, Dwyer, Knol (arrived at 6:03pm) and Rich

Councilmembers Absent: Bridges

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

**CLOSED SESSION ITEMS:**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASE OF SKILKEN GOLD REAL ESTATE DEVELOPMENT, LLC, ET AL. V FARMINGTON HILLS (OAKLAND COUNTY CIRCUIT COURT, CASE NO. 2025-213392-AA); AND TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS WITH COMMAND OFFICERS ASSOCIATION OF MICHIGAN (COAM). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).**

MOTION by Dwyer, support by Boleware to enter into a closed session to consider and discuss attorney client written communications from the City Attorney under Section 8(1)(h) of the Open Meetings Act and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the case of Skilken Gold Real Estate Development, LLC, et al. v Farmington Hills (Oakland County Circuit Court, Case No. 2025-213392-AA); and to discuss collective bargaining negotiations with Command Officers Association of Michigan (COAM).

Roll Call Vote:

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

MOTION CARRIED 5-0

City Council entered closed session at 6:00pm and returned to open session at 6:49pm.

**STUDY SESSION ITEMS:**

**DISCUSSION ON PLANNED UNIT DEVELOPMENT 2, 2024, INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD.**

Director of Planning and Community Development Charmaine Kettler-Schmult explained that the applicants were presenting revisions for Planned Unit Development (PUD) Plan No. 2, 2024, which includes the site plan for both the Mulberry Park and Tabernacle multifamily properties on 13 Mile Road. The proposal had previously been reviewed by Council, and the present revisions were in response to feedback at those meetings (January, February study session, March and May, 2025).

Members of the development team present this evening included Aaron Schafer and Steve Schafer, as well as a representative from the Pulte Group.

Revisions included:

- Change in Homebuilder Partnership for the Mulberry Park component: Schafer Development will now work with Pulte Group rather than M/I Homes, as Pulte Group can provide duplexes, but M/I Homes did not have duplexes in their portfolio.
- Transition to Ranch Units: All units along the southern property line of the Mulberry Park property will now be one-story ranch-style duplexes, replacing the originally proposed two-story townhouses there. There will be townhomes on the east side of Mulberry Park, and on the west side will be the Tabernacle development.
- Revised Layout and Density:
  - The total unit count has been reduced from 63 units proposed in May 2025 to 61 units.
  - The layout now includes four ranch-style buildings (eight units) on Mulberry Park's southeastern edge. Previously there had been 12 units across three buildings.
  - Density was reduced to 4.9 units per acre, aligning with feedback suggesting a target of 5 units per acre was acceptable.
- Setback Adjustments:
  - The one-story ranches are slightly deeper and wider than what the townhouse product would be, which will change the rear yard setback from the southern property line to the back of the covered patios, reducing the rear yard setbacks from the southern property line from 76 feet to 66 feet.
  - A uniform 25-foot separation between buildings is now maintained along the southern edge (increased from 20 feet).
- Property Line Clarification: Building 4 straddles the Mulberry Park and Tabernacle sites. A revised legal description will clarify the boundaries.
- Updated Renderings and Heights:
  - Tabernacle units remain as previously presented in January 2025, at a height of approximately 17 feet measured to the roof midpoint per ordinance.
  - Pulte ranch units will be slightly taller at 19 feet.
  - Pulte's townhouse designs feature varied facades to prevent visual monotony. Similar successful Pulte developments can be viewed in Commerce Township (Townes at Merrill Park) and Northville Township (Northville Glades).
  - The ranch duplexes will feature zero barrier entry.
  - The Mulberry Park and Tabernacle developments will have a similar color palette.

Schafer Development had completed the revisions, with final engineering plans, and they were ready to submit in time for the August meeting deadline.

### **Council comments**

Councilmember Bruce raised ongoing concerns about the appropriateness of the proposed density for this RA-1A zoned area. He referenced prior community comments suggesting the existing single-family properties on the site could have been marketed and sold as RA-1 lots. He asked the applicant to provide historical sales data for the subject properties, including listing dates, duration on the market, any price reductions offered, and marketing efforts undertaken.

Steve Schafer responded that the site had long been posted for sale by NAI Farbman, with some signs dating back 30 years. He explained that the large lot sizes and deteriorated conditions of existing homes made redevelopment more practical than preservation. He offered to provide the marketing history and comparative valuations.

Councilmember Bruce expressed skepticism about the properties' management history, suggesting the homes were allowed to deteriorate to justify a more lucrative redevelopment. He reiterated his opposition to high-density development in this location and emphasized the need for Council to have marketing data before considering support for this application.

The Schafers clarified that Schafer Development is the project developer, not the landowner. The current owners had owned the properties for 3-4 years, with individual homeowners listed as owners before that. The Schafers noted that the longstanding lack of redevelopment likely indicates the site's limitations under RA-1 zoning. More recently, Schafer Development has been maintaining the properties by mowing as well as boarding up the deteriorated single family structures.

Councilmember Bruce asked Director Kettler-Schmult to provide historical ownership and sales data. Schafer Development also offered to provide title work and relevant sales data.

Councilmember Bruce reiterated his objection to rewarding the current property owner for allowing the properties to deteriorate over time in order to justify redevelopment. His position on the inappropriateness of the dense development remained unchanged.

Councilmember Knol sought clarification regarding which entities would be constructing different sections of the development. The Schafers explained that the east side (Mulberry Park) will now be developed by Pulte instead of M/I Homes, who were unable to provide the desired duplex product. The Tabernacle portion remains under Baptist Manor ownership and will feature one-story rental units for seniors, which differ from the for-sale three-bedroom condos on the east side. A general contractor will construct the Tabernacle rental units.

Councilmember Knol supported the change to one-story ranches at the rear of the site, pointing out improved sightlines and compatibility with adjacent neighborhoods. She questioned the reduced setback distance due to the change in building type. The Schafers confirmed the change was necessary to accommodate the deeper three-bedroom units, which replaced two-bedroom rentals.

Councilmember Aldred echoed appreciation for the shift to one-story units but also expressed concern about the 10 to 13-foot reduction in the rear setback. He suggested the benefit of lowering building height was somewhat offset by the reduced distance from neighboring properties. While he acknowledged the revised plan decreased overall density from 63 to 61 units, he encouraged exploring opportunities to further reduce unit count or increase rear setbacks.

The Schafers responded that significant concessions had been made in response to public input. They emphasized that the project aligns with the Flex Residential designation approved by Council and balances market demands, neighborhood compatibility, and planning goals.

Councilmember Boleware expressed appreciation for the developers' responsiveness and the revisions presented this evening. Mayor Pro Tem Dwyer also commended the team for addressing council concerns.

Councilmember Knol raised the idea of advancing the new ranch units closer to the street to gain additional southern setback space. The Schafers pointed out that eliminating the sidewalk on the south side of the internal street could reclaim up to five feet, allowing increased southern setbacks without reducing building footprints. There would still be a sidewalk on the north side of the street, and additional crosswalks could be added, allowing residents to utilize the interior sidewalks to get to 13 Mile Road and from there to shopping on Orchard Lake Road. They could also put in 10'-12' trees, rather than 8' evergreens, to increase visual buffering.

Mayor Rich inquired about the two proposed pocket parks. The Schafers responded that the southern park would feature passive landscaping and seating areas near existing woodlands, while the central park would offer more social space, native landscaping, butterfly gardens, and public art. Mayor Rich suggested incorporating a small play structure to serve children in the nearby townhomes.

In response to comments regarding the renderings, the development team acknowledged the renderings were preliminary; future versions would better illustrate landscaping details. The interior design is generally fixed, and is based on internal market research and design standards.

Mayor Rich acknowledged that the development team had addressed numerous council concerns, including density, building height, access, stormwater, trees and buffering, parks, and art.

#### **ADJOURNMENT**

The Study Session meeting was adjourned at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
JULY 14, 2025 – 7:30 PM**

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

Councilmembers Present: Aldred, Boleware, 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; Fire Chief Unruh; City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Councilmember Boleware.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

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

MOTION CARRIED 6-0.

**PROCLAMATION RECOGNIZING JULY 2025 AS PARKS AND RECREATION MONTH**

The following proclamation was read by Councilmember Aldred and accepted by Special Services Director Ellen Schnackel:

**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.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

There were no announcements/presentations.

**CORRESPONDENCE**

Councilmember Knol noted that the City Manager had shared with Council a thank-you letter from a woman whose relative is buried in Utley Cemetery. The woman had visited the cemetery a couple of years ago and found it in disrepair, but on a recent return visit, she was pleased to see significant improvements. Councilmember Knol explained that the City's Historic District Commission, with assistance from the Department of Public Works and local Boy Scout troops, had undertaken restoration efforts—repairing gravestones, cleaning them with care, and improving landscaping. She thanked the HDC, DPW, and Boy Scouts for their work preserving the City's history.

**CONSENT AGENDA**

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

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

### **COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Aldred highlighted the launch of the Police Department's first Youth Police Academy for ages 12 to 16, beginning August 4 and running for two weeks, three evenings per week, with space for up to 30 participants. He encouraged families to take advantage of the opportunity, which aims to engage youth with the Police Department in a fun, educational way and inspire interest in public service careers. Councilmember Aldred praised the program as a reflection of the Police Department's commitment to education, community connection, and responsiveness to residents.

Mayor Rich reported that during the summer *Walk the Hawk* sessions are held on Tuesday evenings, with the next one scheduled for August 12 at 7pm at The Hawk. Recent discussions included topics such as adult-accessible restrooms and motorized changing tables, senior programming, the future of the Costick Center, whether to move forward with the potential contract with Oakland County regarding Heritage Park, and responsible contracting practices. Mayor Rich also reported on concerns raised at the U.S. Conference of Mayors about illegal vaping products targeting youth; the Mayor is seeking model legislation to address the issue locally.

### **CITY MANAGER UPDATE**

City Manager Mekjian announced that Farmington Hills is partnering with the organization Make Food Not Waste to develop a blueprint for reducing food waste. As part of this effort, the City is seeking input from residents and businesses through a survey available until Friday, July 25. The survey aims to assess awareness of food waste, gather information on current disposal practices, and evaluate interest in a potential composting program. Both community and business surveys can be accessed on the City's website at [www.fhgov.com/foodwastesurvey](http://www.fhgov.com/foodwastesurvey).

### **PUBLIC HEARING**

#### **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**

Director Kettler-Schmult introduced Zoning Text Amendment 3, 2025, which proposes updates to the OS-4 Office Research District along the Twelve Mile Road corridor and I-275, as well as modifications to off-street parking standards for multi-family residential and office uses. The proposal reflects current planning objectives and incorporates feedback from prior study sessions and the Planning Commission.

Planning Consultant Tangari, Giffels Webster, outlined key elements of the proposed amendment:

- Definitions for new zoning terms: "artisan manufacturing" and "live-work unit".
- Updates to the OS-4 district to align with the master plan, including revised intent language, permitted and special land uses, mixed-use incentives, building setback and height modifications, and new conditions for office zoning.
- Establishment of design standards for standalone parking structures in non-residential districts.
- Revisions to Section 34-5.2 to reduce parking requirements for multi-family and office uses, increase flexibility, and introduce bicycle parking standards.
- Clarification and full listing of permitted uses, including all restaurant types, for improved usability.

**Council discussion:**

Councilmember Aldred asked about the approval process for sit-down restaurants. Planning Consultant Tangari confirmed that sit-down restaurants are permitted by right in mixed-use buildings but require special approval when in standalone structures.

Mayor Rich inquired about the scope of the term “business schools or colleges” and whether other educational uses such as tutoring centers would be permitted. Planning Consultant Tangari explained that the restriction was carried over from the existing ordinance and that broader educational uses might require an amendment.

Mayor Rich also questioned a reference to Section 34-4.23 in the list of permitted uses. Planning Consultant Tangari clarified that Section 34-4.23 provides standards for secondary uses in office districts.

Mayor Rich asked about the potential exclusion of indoor recreation uses such as yoga studios in mixed-use buildings. Kettler-Schmult confirmed that indoor recreation could be added as a permitted use, with appropriate size limitations to avoid large-scale facilities such as trampoline parks or go-kart centers.

During Council deliberation, concerns were raised about Section 34-3.9.5e, which ties additional building height to the provision of public amenities such as parks or plazas. Councilmembers expressed a desire for greater flexibility in how public benefit requirements are applied, especially in infill developments near I-696 where a plaza may not be appropriate. Questions were also raised about the rationale behind the 15% set-aside requirement and whether that percentage should be reconsidered or revised.

Community Development Director Kettler-Schmult explained that the proposed language is intentionally prescriptive to provide developers with clarity and predictability through the site plan approval process, which falls under planning commission purview. Planning Consultant Tangari added that the 15% requirement is designed to strike a balance between meaningful public space and preserving developable land across a variety of parcel sizes. The broader goal is to reduce excessive surface parking and promote more vibrant, engaging development.

City Attorney Joppich explained that the draft amendment is structured to allow by-right approvals if standards are met. Adding discretionary language could alter the nature of the approval process, potentially moving it into the realm of special land uses, planned unit developments, cluster options, and so forth. He recommended that any consideration of discretionary or negotiated approvals be carefully reviewed by Planning staff and legal counsel before making changes to the ordinance.

After discussion, there appeared to be consensus to approve the introduction of the text amendment excluding Section 34-3.9.5e, and the following motion was offered:

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the Introduction of an Ordinance for 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; with the removal of section 34-3.9.5e to a later date, after

further research, and allowing indoor recreational facilities with a square footage limitation of 3,300 square feet, and allowing private schools under the proposed update.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT 1, 2025, TOWNES AT WOODCREEK, LOCATED AT 29150 TWELVE MILE ROAD. CMR 7-25-98**

Community Development Director Kettler-Schmult introduced Planned Unit Development (PUD) 1, 2025, Townes at Woodcreek, located at 29150 Twelve Mile Road. The proposal includes a conceptual plan for 24 two-story attached townhouse units within six four-unit buildings on a 4.55-acre parcel. The Planning Commission qualified the site for PUD consideration on October 17, 2024, and subsequently held a public hearing before forwarding the proposal to City Council with a recommendation for approval. This Council meeting serves as the public hearing for the PUD plan, which will require a future return to the Planning Commission for final site plan approval.

Planning Consultant comments

Referencing the June 11, 2025 Giffels Webster review letter addressed to the Planning Commission, Planning Consultant Tangari explained that the 4.55-acre vacant site is zoned RA-1A and is surrounded by residential and institutional uses. The development would include 24 two-story townhouse units in six buildings, with each unit having a two-car garage. There would be a T-shaped access drive, and no internal sidewalks, though a sidewalk is proposed along Twelve Mile Road.

Planning Consultant Tangari highlighted the following requests for exceptions:

- Density is equivalent to the RC-1 district, with the plan showing 94 rooms but potentially including up to 112 rooms based on optional lofts in purchase agreements. 94 rooms is in line with the RC-1 district. 112 rooms would put the development into RC-2 density.
- Lot coverage of 37.5%, exceeding the RA-1A maximum of 35%.
- The applicant is requesting a waiver of the interior sidewalks within the development.

Other design elements, including building elevations, landscaping, lighting, and floor plans, will be finalized during site plan review. It has not been confirmed that the building height will not exceed 30 feet, but the applicant is not requesting an exception to the height requirement.

The primary PUD questions are whether to approve the attached housing at the proposed density and lot coverage, and whether to accept the sidewalk waiver.

Applicant presentation

Aaron Schafer, Schafer Development, presented the Townes at Woodcreek proposal. David Straub and Frank Lucido, M/I Homes, were also present.

Mr. Schafer made the following points:

- Internal sidewalks were omitted to preserve open space and enhance buffering. The neighbor to the west, AIM Academy, and the resident to the east, Mr. Levy, had requested to have as much of a natural buffer as possible along the perimeter property lines. Substantial plantings had been added along the eastern property line, with similar landscaping to the west.
- Mr. Schafer emphasized compatibility with adjacent uses, highlighting transitional benefits of the proposed development, located between institutional/commercial uses to the west and residential neighborhoods to the east.
- A key site constraint is the steep topography and presence of Pebble Creek, which bisects the northern third of the site and complicates traditional development due to erosion and slope conditions. While engineering staff initially requested embankments to help resolve some of the Pebble Creek erosion, Planning Commissioners urged the developers to leave the banks natural and undisturbed. The creek is impacted by existing debris and beaver activity, but also has been stabilized in some areas.
- The proposed plan permanently dedicates the northern portion of the site as open space and stormwater detention, creating a lasting buffer between the development and single-family homes to the north. Additional permanent open space is included along the eastern edge.
- The clustered townhome layout preserves over 62.8% open space.
- Mr. Schafer described outreach efforts to neighboring HOAs and residents. Adjustments were made in response to public feedback, including increasing setbacks and reducing density. The Schafers had received a letter of support from Hank Murawski on behalf of the Wood Creek Homeowners Association.
- Schafer Development had also conducted a site visit with Mr. Payne to the north, who requested chain link fencing along the northern property line.
- They had conversations with Mr. Levy and Mr. Cole to the east, who requested increased tree buffering and increased setbacks, both of which were incorporated in the plans. Mr. Cole had submitted a letter of support.
- Schafer Development had engaged with AIM Academy to the west, which supports the development and has reviewed a proposed Knox box emergency access gate, in line with a 2001 shared access agreement. Shared access to AIM Academy is formalized via the existing recorded agreement, which was reviewed with the school's board and legal counsel.
- They had shared plans with HOA representatives from Timbercrest and Greencastle Homeowners Associations.
- The Schafers had met with city staff regarding anticipated road improvements along Twelve Mile Road.

Design revisions since the October 24, 2024 Planning Commission PUD qualification included:

- Reconfiguring building clusters into four- and five-unit groups to improve site access and circulation in light of a planned 60-foot right-of-way.
- Increasing rear yard setbacks based on neighbor input. The northern setback was increased from 160 feet to between 217 and 221 feet. Including interior sidewalks would encroach into the rear yard setbacks.
- Revising the location of the open space amenity to the eastern quadrant due to ADA access challenges at the original site.

- Maintaining two townhome unit sizes (24' wide for the interior units, and 28' wide for the end cap units) to appeal to a range of buyers, including empty nesters and families.

Regarding items called out in the Giffels Webster review letter:

- Schafer Development believed the density would remain within the RC-1 density limits.
- All structures remain under the 30-foot limit, with a maximum height of 26 feet, 6 inches.
- Waste collection will be curbside, and lighting fixtures will include dusk-to-dawn photo sensors. Updated plans include revisions requested by Giffels Webster but were not yet submitted due to the July 4th holiday. Elevations and floor plans have been provided and show modern, open-concept townhomes with the two size choices as already mentioned.
- Regarding the T-shaped road design, Mr. Schafer explained that topographical constraints prevent construction of a standard cul-de-sac, with over 47 feet of grade fall from the northernmost driveway to the northern property line.
- A traffic study was submitted prior to the engineering review and indicated that no roadway improvements were warranted based on projected traffic volumes and existing County road improvement plans. The fire department noted the T-turnaround or access connection as a requirement, which the proposal fulfills via the western shared access.

**Council discussion:**

- Council opened discussion with clarifying questions about the approval process. Staff confirmed that tonight's request was for review and potential approval of the PUD plan. Future steps would include a PUD agreement or, if the applicants chose, a return to the Planning Commission with a final site plan.
- Council asked about outreach to the southern subdivisions (Greencastle and Timbercrest). Mr. Schafer confirmed that site and landscape plans had been shared with both HOA presidents. Communication was kept general until greater certainty was achieved through the PUD process, and as of yet no letters of support had been solicited or received from these HOAs.
- Council comments emphasized the importance of setbacks and buffering, particularly along the eastern property line adjacent to Mr. Levy's residence.
- Council supported the applicant's decision to eliminate interior sidewalks to maximize open space and protect existing trees.
- Council inquired about how buildings on sloped land would be constructed. Mr. Schafer explained that units in Buildings 3 and 4 would feature walkout basements to follow the natural grade. The other townhomes would be built on slab.
- Questions were raised regarding the open space calculation and whether the proposed detention basin significantly altered usable green space. Mr. Schafer responded that the basin had been designed with the natural grade in mind and would include retaining walls where necessary, in order to minimize disturbance to the land.
- Council asked about the pocket park amenity, with some questioning its value. Mr. Schafer explained the intent was to provide a quiet, internal space for residents rather than a street-facing amenity.
- Council expressed support for the applicant's approach to preserving Pebble Creek and the wooded ravine on the north end of the site. The site's unique topography was noted as a primary factor in both the design layout and the decision to seek PUD approval. Council supported the decision to omit sidewalks to allow for greater preservation of natural features.

- The applicant confirmed that the proposed townhomes are not ADA-accessible due to their two-story design. A ranch-style option was considered but would have required larger footprints and more disturbance to sensitive areas.
- Council requested clarification on the submitted traffic study. Mr. Schafer explained that the study concluded no additional improvements were necessary due to the planned widening of Twelve Mile Road, which includes a continuous left-turn lane from the site to Middlebelt Road.
- Council discussed the layout of the stub road and pocket park relative to the Levy residence to the east. The stub road ends close to Mr. Levy's backyard, with the pocket park situated even closer. Council raised concerns that this configuration may conflict with Mr. Levy's request for dense tree coverage and privacy. Mr. Schafer agreed to re-evaluate the location of the pocket park, which was not yet finalized and could be relocated.

**Public hearing:**

Mayor Rich opened the public hearing.

Mr. Levy, the resident directly east of the proposed development, expressed concerns about the impact of increased traffic and loss of natural buffering. The existing wooded area has provided privacy and a sense of security for his family, and the addition of 24 townhomes would significantly alter the character of his backyard environment. Mr. Levy emphasized the importance of dense vegetation to maintain a sense of separation and safety, particularly for his two young children. He questioned the location and function of the stub road, which would bring moving vehicles close to his property.

Mr. Schafer clarified that the stub road is required for vehicular access to several townhome units and had been intentionally shortened based on earlier conversations with Mr. Levy. Residents of the new development would need to use the stub road to access their driveways.

Mayor Rich suggested that the Schafers meet directly with Mr. Levy to address his concerns in detail, noting that Council would expect the PUD contract to reflect a thoughtful response to these issues.

As no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back for Council deliberation.

**Council deliberation:**

In response to comments regarding fencing, Mr. Schafer noted that while they preferred natural screening, they were already willing to construct a fence along the northern property line that abuts Mr. Payne's property, and they would also be willing to construct a fence to the east. They would work directly with Mr. Levy to determine his preferences.

City Attorney Joppich recommended including in the motion several conditions to be incorporated into the PUD contract:

- As part of the site plan process, provide additional landscape buffering and/or fencing along the eastern property line.
- As part of the site plan process, reposition the pocket park away from the eastern property line.
- Retain the cul-de-sac unless the Fire Department and Engineering Department determine it is unnecessary.

Council discussed the necessity and placement of the cul-de-sac. Council expressed concern that a cul-de-sac would reduce buffering and green space, conflicting with the development's open space goals. However, Council acknowledged uncertainty around the underlying rationale for the cul-de-sac, such as potential fire truck turnaround requirements. There was general consensus that if the cul-de-sac were ultimately required, the design would need to be revised, in which case the PUD would be negated, and the applicants would need to return to Council with a revised plan for further consideration.

Mayor Rich suggested adding a condition requiring further review of traffic flow and safety issues along Twelve Mile Road.

City Manager Mekjian noted that although extending the road fully to the east property line was not proposed, an easement for future road and utility access should be included to preserve flexibility for Mr. Levy, should he choose to sell or develop his property in the future.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025), submitted by Steven Schafer, 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)
  1. That the proponent discuss the possibility of a fence on the eastern property line next to Mr. Levy's property, and that a decision be made about the fence that satisfies Mr. Levy as to whether he wants a fence or not. The decision is up to Mr. Levy.
  2. That the pocket park not be on the eastern property line next to Mr. Levy's property.
  3. That an easement be placed next to the stub road extending to the eastern property line for utilities and road in case Mr. Levy decides to develop his property in the future.
  4. That the proponent meet with the Engineering Department to review the traffic report and accommodate any of the Engineering Department's recommendation regarding traffic – whether any sort of decel lane is needed.
  5. That the proponent meet with Fire and Engineering regarding the Fire Department's and Engineering's letter advising the need for a cul-de-sac to better understand where they are referencing the need for a cul-de-sac; and if they want the cul-de-sac to be placed at the end of the stub road on the eastern side of the property, that at that point, this PUD is negated and has to come back to Council for further potential revisions.

Roll Call Vote:

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

Nays: NONE  
Absent: BRIDGES  
Abstentions: NONE

MOTION CARRIED 6-0.

**NEW BUSINESS**

**CONSIDERATION OF APPROVAL OF APPOINTMENTS TO THE BEAUTIFICATION COMMITTEE.**

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the listed individuals to the following Committee:

**Beautification Committee**

	<b>Length of Term:</b>	<b>Term ending:</b>
James D Geisling	3 years	February 1, 2028
Frank A. Romano	3 years	February 1, 2028

MOTION CARRIED 6-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF A CONTRACT FOR SPONSORSHIP SOLICITATION SERVICES TO THE SUPERLATIVE GROUP. CMR 7-25-99**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a contract for the Department of Special Services for Sponsorship Solicitation Services to the Superlative Group.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**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**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes 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.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**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**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes 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.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**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**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for Diesel Engine rebuild and repair of Fire Truck (Engine 33) to Cummings Sales and Service New Hudson MI Branch in the amount of \$57,749.05 + \$5,774.90 (10% contingency).

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A PICKLEBALL INSTRUCTOR. CMR 7-25-103**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Sanjeev Majalikar, as a Pickleball Instructor, who is related to an employee of the City, Shruti Majalikar, who is a Guest Services Assistant for the Special Services Department.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CONCESSIONS ATTENDANT. CMR 7-25-104**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Skylar Gilbert, as Concessions Attendant, who is related to an employee of the City, Janina Gilbert, in Human Resources.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A DISPATCHER. CMR 7-25-105**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Felicia Henderson, as a Dispatcher, 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.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE NISSAN CARS & COFFEE EVENT TO BE HELD ON SATURDAY, AUGUST 23, 2025.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills 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 following terms and conditions:

- 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

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**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.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills 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 following terms and conditions:

- 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
- Event shall comply with minimum Fire Prevention Code requirements

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR ISKCON COLOR FESTIVAL TO BE HELD ON SATURDAY, JULY 26, 2025.**

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills 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 following terms and conditions:

- 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

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF JUNE 9, 2025.**

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the City Council study session minutes of June 9, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF JUNE 9, 2025.**

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the regular session minutes of June 9, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL STUDY SESSION MINUTES OF JUNE 23, 2025.**

MOTION by Bruce support by Boleware, that the City Council of Farmington Hills hereby approves the special study session minutes of June 23, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

### **ADDITIONS TO AGENDA**

There were no additions to the agenda.

### **PUBLIC COMMENTS**

Pea Gee, Farmington Hills resident, announced an upcoming community forum focused on public safety and health on Wednesday, July 23, from 5:30pm to 8:30pm at the Southfield Pavilion, located at 26000 Evergreen Road in Southfield. Key topics will include the dangers of synthetic drugs and fentanyl, proper administration of Narcan, and awareness and prevention of human trafficking. Featured speakers will include, among others, Farmington Hills Police Chief Piggott.

Michelle Austin, founder and president of the Oakland County Foster Closet, shared information about the nonprofit's mission to provide essential items free of charge to children in foster care, adoption, guardianship, and low-income families. Located in Farmington Hills, the organization offers clothing, hygiene products, birthday kits, toys, and specialized items such as sensory tools and adaptive equipment for children with special needs. Ms. Austin announced the launch of a capital campaign to expand from their current 4,000-square-foot space to a larger facility of 12,000 to 15,000 square feet, aiming to improve service delivery rather than broaden their mission. Programs such as "Birthday in a Bag," the toy room supported by the Farmington Hills Goodfellows, and "Hair Care for People Like Me" were highlighted as meaningful ways the organization supports children's dignity and well-being. She encouraged residents to learn more and offer support at [ocfostercloset.org](http://ocfostercloset.org).

Edwin Matysiewicz, Vice President of Barrington Green HOA, expressed concerns about ongoing issues related to the Fiber City installation in his subdivision. He reported open holes—one as large as two feet wide and nearly two and a half feet deep—posing safety hazards, especially for children. Residents are frustrated by incomplete cleanup efforts, including exposed trenches, scattered debris, and junction boxes not properly graded. Mr. Matysiewicz urged the City to press Fiber City to address these issues promptly. He also suggested that new housing developments incorporate motion-sensor exterior lighting for improved energy efficiency.

Assistant City Manager Mondora will follow up with Mr. Matysiewicz regarding these concerns.

William Stieber, Farmington Hills resident, expressed concern about the City of Farmington Hills' minimum quarterly water usage charge of 16 units, as established by the City per the Oakland County Water Resources Department. He stated that for 10 of the past 13 quarters, his actual usage was less than 16 units, yet he was charged for the full 16 units, resulting in an estimated overpayment of more than \$200 annually. Mr. Stieber contrasted this with utility billing practices for gas and electricity, which are based on actual usage, and emphasized the financial burden this policy places on seniors and low-usage households. He requested a review of the policy to ensure billing is based on actual water consumption.

Mayor Rich asked Assistant City Manager Mondora to speak with Mr. Stieber regarding these concerns.

### **CITY ATTORNEY REPORT**

City Attorney Joppich noted he had met with City Council earlier this evening.

**ADJOURNMENT**

The regular session of City Council meeting adjourned at 9:39PM.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL AND PLANNING COMMISSION  
SPECIAL JOINT MEETING – STUDY SESSION  
JULY 21, 2025 - 5:00 P.M.  
THE HAWK – MEDIA CENTER**

The special joint study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:04pm.

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

Councilmembers Absent: None

Planning Commission Members Present: Brickner, Countegan, Grant, Mantey, Stimson, Trafelet and Ware

Planning Commission Members Absent: Aspinall and Varga

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

City Manager Mekjian said that considerable progress had been made by City Council and the Planning Commission since the adoption of the Master Plan in 2024. Tonight staff was seeking consensus on two key topics: 1) the proposed Public Art Ordinance and 2) a memorandum from the City Attorney regarding procedural clarity in making motions. These items needed consensus from both bodies.

Director Kettler-Schmult overviewed the items that would be discussed in tonight’s meeting.

**MASTER PLAN IMPLEMENTATION**

**a) COMPLETED: DRIVE-IN DEFINITION AND UPDATE TO CAR SALES, GAS STATIONS AND CAR WASH LOCATIONS.**

The zoning text amendments relative to drive-in definition and update to car sales, gas stations, and car wash locations were enacted in January 2025 and marked the beginning of a series of zoning amendments following the adoption of the Master Plan.

**b) IN-PROGRESS: ZONING TEXT AMENDMENT FOR OS-4 AND PARKING, DESIGN STANDARDS FOR COMMERCIAL BUILDINGS, PUBLIC ART ORDINANCE AND PLANNED UNIT DEVELOPMENT.**

The OS-4 amendment currently in progress relates to large office uses and parking. This amendment has completed its first reading at City Council, with the second reading scheduled for August. Modifications during the first reading include height adjustments, and the addition of new uses such as fitness centers and private schools.

Director Kettler-Schmult noted that design standards for commercial buildings have been finalized by the Planning Commission and are being prepared for City Council study session review. Updates to the Planned Unit Development (PUD) ordinance are under legal review, and

will next be heard by the Planning Commission. The updates will clarify what constitutes minor versus major changes and will define public benefit expectations.

As PUDs have aged, developers' desires to make modifications to bring them in line with current market conditions has grown. However, many of the PUDs currently in place are very specific, and making changes to existing PUDs is an arduous process, deterring redevelopment in some locations.

Mayor Rich added that Farmington Hills was known as an aging, built-out community. It was critical to make changes that will spur additional development.

Planning Consultant Bahm (Giffels Webster) explained that ordinance changes would use clear language to describe what the City wants, and lay out a straightforward path for developers to get there.

### **Public Art Ordinance**

At its 2024 goal session, City Council initiated work on a Public Art Ordinance. The ordinance has undergone multiple reviews by both Council and the Planning Commission.

Planning Consultant Bahm explained that the draft ordinance drew inspiration from Southfield's public art ordinance, and she shared examples of recent installations in that city. She emphasized that Southfield is a relevant and familiar comparison for developers in the region. She also noted that Southfield maintains a public art guide. She suggested that when Farmington Hills creates its own guide, it should be designed for easy annual updates rather than requiring full rewrites.

Planning Consultant Bahm pointed out several changes to the draft Public Art Ordinance that were proposed by the Planning Commission:

- Limit required art installations to designated planning areas as outlined in the Master Plan, rather than citywide. This was suggested to create more cohesive public art corridors and avoid scattered, less visible installations.
- Remove the requirement for public art in single-family residential developments, due to concerns about long-term maintenance responsibilities falling on future homeowners or homeowners' associations (HOAs). The ordinance will still apply to multi-family and commercial developments within the designated planning areas.
- Clarify the use of the Consumer Price Index when determining contribution thresholds, and ensure Planning Commission involvement in evaluating proposed artwork placement for compatibility with traffic flow and site circulation prior to referring the proposal to the Arts Commission. Final approval of the artwork's placement would rest with staff.

### Discussion:

- Mayor Rich opposed limiting the public art ordinance to specific geographic areas, for the following reasons:
  - Southfield's ordinance has been successful over a decade, with no reported residential issues.

- Such restrictions are unnecessary and could create confusion. Further, there was no data showing problems with applying the ordinance to residential areas.
- Council has discussed the ordinance thoroughly over several meetings; she disagrees with making major changes after that work.
- Small residential projects can contribute to the public art fund instead of installing art onsite.
- Commissioner Ware cited personal experience with the cost and management burden of HOAs; she did not believe that residents should be obligated to main public art. She also raised concerns about encouraging public traffic through residential neighborhoods.
- Councilmember Knol supported limiting the ordinance to specific districts where art would be more visible and impactful. Concentrating artwork in key areas would build momentum and increase community value, compared to scattering installations across the city. She supported applying the ordinance to apartment complexes with professional management, but not to single-family neighborhoods where maintenance and oversight would be challenging.
- Councilmember Boleware emphasized that public art represents the soul of the City. She emphasized the following:
  - Public Art can serve as a public benefit under Planned Unit Developments. The ordinance would primarily apply to new development rather than established, built-out neighborhoods.
  - SEMCOG (Southeast Michigan Council of Governments) offered a grant that could support the identification of existing public art throughout the City. This in turn can inform future placement in commercial and special planning districts such as Grand River Corridor and 12 Mile Road.
- Councilmember Boleware supported working closely with the Arts Commission and leveraging local creativity to create a more vibrant and forward-thinking community. She referenced past efforts to reimagine Grand River as an arts corridor and believed that public art could serve as a catalyst for redevelopment in blighted areas.
- Commissioner Brickner reiterated concerns previously discussed about safety and practicality when placing art in residential areas. He supported the ordinance's exclusion of single-family neighborhoods and emphasized that public art requirements should apply only to new developments, particularly in multi-family or commercial settings.
- Councilmember Aldred supported the Planning Commission's revisions, agreeing that art installations should align with district character and broader community planning goals.
- Councilmember Bruce was also concerned about requiring HOAs to maintain public art, highlighting difficulties HOAs already faced in collecting dues and maintaining existing amenities. He suggested art in HOAs should remain voluntary, not mandated by ordinance.
- Councilmember Bridges endorsed Councilmember Boleware's suggestion to inventory the city's existing public art, and to pursue SEMCOG grant opportunities relative to this effort.
- Commissioner Brickner recommended establishing a clear implementation date for the ordinance, to avoid retroactively applying requirements to developments that have already received approvals.

Mayor Rich acknowledged a general consensus among Council and Commission members in favor of the suggested Planning Commission revisions.

c) **UPCOMING: 12 MILE/ ORCHARD LAKE AND GRAND RIVER CORRIDORS, REVIEW OF ZONING ORDINANCE NON-RESIDENTIAL DISTRICTS, AND FUTURE REVIEW OF RESIDENTIAL DISTRICTS.**

This was discussed in tandem with the discussion on Update on Corridor Market Studies, below.

**DISCUSSION ON PLANNING COMMISSION AND CITY COUNCIL MOTIONS RELATED TO ZONING ORDINANCE STANDARDS**

Director Kettler-Schmult explained that recently there have been legal decisions in neighboring communities that have reversed the community decision due to weak motions and documentation relating to the findings or basis of the decision made. To that end, the attorney's office has distributed a legal opinion regarding this topic.

City Attorney Joppich provided an overview of relevant legal issues, explaining that courts have recently demonstrated less leniency in reviewing municipal decisions. Both approvals and denials can be subject to challenges from applicants or nearby residents. He highlighted the importance of including specific findings in motions, referencing zoning ordinance standards directly and explaining how each standard is met or not met.

While the courts typically defer to municipal decisions if a 'scintilla of evidence' supports them, incomplete or unsupported findings can and have resulted in remands, delaying projects and potentially harming both the City and the applicant. Joppich advised the use of tools such as motion templates and staff-prepared reports to guide deliberations and motion drafting.

Attorney Joppich emphasized that both approvals and denials can be valid outcomes if properly justified. Planning staff currently provide sheets outlining ordinance criteria, though these are not always incorporated into Council motions. On the other hand, the Planning Commission, which deals with land use and zoning decisions at every meeting, and is more accustomed to making detailed motions, follows templates provided to them for each case.

To summarize:

- Both Council and Planning Commission must make specific findings for zoning ordinance motions.
- Recent court decisions require greater attention to standards and justifications in motions.
- Motions should cite specific ordinance criteria and explain how each is satisfied or not.
- Incomplete findings may result in court-ordered remands and project delays.
- Staff and legal counsel support the use of detailed review sheets and motion templates to strengthen decisions.

City Manager Mekjian suggested scheduling a study session or workshop regarding this topic.

**UPDATE ON CORRIDOR MARKET STUDIES**

Economic Development Director Brockway explained that two market studies have been conducted to inform future zoning text amendments, focusing on the 12 Mile and Orchard Lake corridor, and the Grand River Corridor. These studies were intended to identify economic incentives and redevelopment opportunities. The Grand River Corridor study covers the area from Orchard Lake to Inkster, while the 12 Mile Road/Orchard Lake study spans 12 Mile from Orchard Lake to Haggerty, primarily focusing on the south side including Hills Tech Drive, and Orchard Lake Road from Oakland Community College to 14 Mile, both east and west.

Director Brockway explained that the studies evaluated the city's existing assets, supply and demand conditions, and market trends. The studies will guide future zoning changes and help market the city to developers by identifying the greatest areas of opportunity. The overall goal is to ensure that the City's future planning efforts align with market realities and community needs.

Director Brockway noted that Council and Planning Commission have have gone through the master plan, and understand that there will be changes related to the implementation of the master plan's vision for the City.

### **Grand River Corridor Findings**

The study found strong demand in four primary areas:

- **Retail (particularly grocery and soft goods):** Although the projected demand for retail space has slightly declined from over 100,000 to just over 90,000 square feet due to big box stores' decisions to file Chapter 11, there remains an opportunity to recapture \$30 million currently being spent outside the corridor. The most significant retail need is for grocery stores, accounting for approximately 40,000 square feet of unmet demand. However, chain grocers are hesitant to locate due to their own nearby existing stores, opening opportunities for independent retailers.
- **Dining establishments:** There is also widespread demand for additional restaurants and dining spaces.
- **Multi-family housing:** The area's dense population makes it attractive for both commercial and residential development. Housing demand between now and 2030 is projected to be 400–600 new units, with a mix of young professionals, 55+ residents, and workforce housing comprising about 25% of the total. This supports the goal of creating a mixed-use, pedestrian-friendly environment along the corridor. There is limited demand for hotel development, with potential interest in a boutique hotel serving Corwell Health.
- **Office space:** The office sector has shown surprising demand, particularly for medical office space due to the influence of Corwell Health and its associated staff, residents, and support services.

Day-to-day, 1,600 people work within the Corwell Health area, with approximately 2,600 employees in total. Corwell Health is the major anchor for the area. Those serving residencies seek to live close to the hospital.

### **Discussion:**

- In response to a question from Mayor Pro Tem Dwyer regarding plans to eliminate undesirable businesses, Director Brockway explained that redevelopment would require a domino effect of reinvestment. The Corridor Improvement Authority (CIA) will play a key role, leveraging funds collected through Tax Increment Financing (TIF) to support public realm enhancements such as improved crosswalks, sidewalk upgrades, beautification of medians, and enhancements to bus stops. These improvements signal revitalization and encourage private property owners to invest in their sites.
- The initial phase of corridor improvements will be structured as a five-year plan, with Year 1 focused on design work for landscaping, lighting, sidewalks, and potential public art placements. Full transformation of the corridor will likely take 15 to 20 years to fully implement, as the City balances physical improvements, zoning changes, business retention, and economic development.

- Commissioner Ware asked for clarification on the corridor boundaries and the definition of “undesirable.” Brockway confirmed that the CIA district spans from Eight Mile to Orchard Lake Road. “Undesirable” was defined as vacant buildings, car lots, and underutilized parcels.
- A brief sidebar discussion was held regarding public safety concerns in this area of the city, and the need to balance compassion with public safety as people sought essential housing in low-rent facilities.
- The current TIF fund balance was approximately \$1 million. Spending will be phased over five years, with \$200,000 allocated for landscaping improvements. The Corridor Improvement Authority also has an active façade improvement grant program, offering up to \$30,000 to three businesses annually. Two applications have been received, and one is pending approval.
- Commissioner Mantey highlighted the lack of nearby restaurants and safe pedestrian crossings for Corewell employees. The Corwell Health cafeteria closes at 7pm, further limiting food access. Director Brockway emphasized that food-related development remains a top priority for the corridor.
- Commissioner Brickner shared historical context regarding the Corridor Improvement Authority, explaining that the initial revenue projections were disrupted by the 2008 economic downturn. Property values did not increase as anticipated, delaying revenue collection from the TIF district. The current \$1 million balance marks a turning point for potential investments.
- Councilmember Aldred expressed general support for corridor investment and the potential for restaurants in the Corwell Health area and redevelopment of the parking area in West River Shopping Center. He also raised concerns about overly optimistic market projections. He referenced real estate advisor feedback in the market study suggesting that only one to three small new stores might be feasible. Councilmember Aldred questioned how the City could reconcile optimistic forecasts with market hesitation.

Director Brockway pointed out that the Grand River Corridor generates \$46 million in retail spending—more than any other area in the city—due to its population density and regional access. The optimistic tone of the report was partly a strategic counter to longstanding negative perceptions of the corridor. Real market demand data can be used to market the district to non-local and specialty operators.

- Commissioner Aldred asked what zoning changes might be needed to accelerate redevelopment. Director Brockway described the corridor as a sandbox for creativity and explained that redevelopment will require flexibility to accommodate small lots, tight setbacks, and mixed uses such as townhomes.
- Director Kettler-Schmult noted that the existing overlay district has never been used. It was important to revisit the overlay’s language based on market study findings to improve usability and appeal of properties in the area.
- Planning Consultant Tangari added that deeper setbacks currently conflict with lot dimensions in the area, and revising those standards will be a key focus of zoning updates, to ensure development is physically feasible and flexible.
- Commissioner Grant inquired about efforts to attract restaurants. Director Brockway confirmed that both chains and independents have expressed interest. However, property prices – such as \$2 million for small parcels – remain a barrier for small business owners.
- Commissioner Grant also noted that some restaurants previously located in the corridor failed to survive. Director Brockway explained that several variables contributed to past closures, including

the economic impact of the Great Recession and the presence of long-term property owners who sold to the highest bidder after the death of family members. She cited the example of Farmington Diner, which has persisted due to existing demand but remains an isolated option.

- Commissioner Grant suggested the area could support food trucks.
- Commissioner Ware inquired about the availability of liquor licenses in the City. Clerk Lindahl explained that the city gained five new quota licenses following the most recent census. All have been allocated. Other licenses are in escrow or may be transferred at market cost. Interested parties should contact Clerk Lindahl directly.
- Commissioner Ware also asked about blighted buildings near Orchard Lake and Grand River. Director Brockway confirmed that one of the buildings – the former winery – is located in the City of Farmington, although she can report that the building has a new owner working on remediation. Director Brockway emphasized the importance of cooperation with the City of Farmington, as the two jurisdictions share this corridor.
- Commissioner Brickner recalled state legislation signed during Governor Granholm’s term that allowed for additional liquor licenses in redevelopment districts. While Farmington Hills played a key role in advocating for the law, it had not previously qualified for these licenses. Brickner suggested the city may now have eligible areas and encouraged staff to pursue those opportunities.
- Director Brockway noted that these licenses are difficult to obtain, requiring applicants to exhaust all other licensing options. Farmington Hills has received one such license in the past, which was contingent on demonstrating substantial investment in the redevelopment area—approximately \$7 million.
- Councilmember Boleware expressed strong support for visibly improving the 8 Mile corridor to make it more inviting for businesses and residents. She described the current state as unappealing and potentially unsafe, citing poor lighting and deteriorating conditions. She encouraged the use of the \$1 million in funds for aesthetic upgrades such as lighting, banners, flowerpots, and other streetscape enhancements to signal investment and draw interest. She urged a proactive approach, stating that the corridor needed an initial investment to attract future development and that the time to act is now.
- Councilmember Boleware expressed further concern about the deteriorated conditions along the corridor, noting that many medical professionals now prefer Northwestern Highway due to its proximity to the hospital and more appealing surroundings.
- Commissioner Grant questioned the historically slow pace of progress regarding Grand River improvements. Commissioner Mantey responded that there was no funding for the first decade following the creation of the district. Commissioner Brickner further explained that revenue for the Corridor Improvement Authority (CIA) is derived from increased property value capture, which was not possible until recently due to declining property values. With values now rising, funding is finally becoming available.
- Mayor Rich shared an example involving the Greater Seth Temple’s interest in purchasing the adjacent motel for a senior center, but the high asking price made it unaffordable.

### **12 Mile Road Corridor Findings**

Director Brockway presented findings from the 12 Mile and Orchard Lake Corridor study, highlighting the area's dominant use as office space (49%), with significant Research and Development use. The Hills Tech Drive area was included as part of the corridor study, and includes roughly 10,000 jobs and a high percentage (71%) of in-person workers.

Despite the high employment and the acknowledged great location, there is a significant lack of desired amenities in the 12 Mile Corridor such as walkable food, retail, and service options. This demand aligns with the City's Master Plan goals. Desired improvements include pedestrian connectivity, mixed uses, and local amenities such as restaurants, salons, child care, and places to meet after work .

Zoning changes under OS-4 help address some of these gaps along 12 Mile Road, but Hills Tech Drive is zoned IRO, which may need reevaluation to allow similar improvements.

There is growing interest among long-time property owners – some who have owned their properties for 40 years – to convert aging office properties into housing, particularly using Brownfield Housing TIFs to support development for workforce and market-rate housing. These tools are seen as essential to addressing infrastructure costs and meeting regional housing demands.

Director Brockway stated that the area median income for those who might be targeted by TIF housing is approximately \$70,000 to \$75,000; this figure fluctuates year to year. As demand grows and horizontal development space becomes limited, future development is expected to include more mixed-use and multifamily structures rising to four stories or higher. Heights of 65 to 80 feet are expected to be feasible in the near future; higher than that requires steel structure components. There is strong demand for accessible restaurants, retail, and pedestrian-friendly spaces. Developers are seeking opportunities to integrate mixed-use elements where residents can live, work, and shop along the 12 Mile corridor.

#### **OCC Hockey Arena and New Development Opportunities**

Mayor Rich noted that the market study was conducted prior to the announcement of the Little Caesars Junior Hockey Arena coming to the OCC campus. Director Brockway confirmed that the arena is expected to increase demand for housing, retail, and temporary lodging. Property owners are already exploring how to attract visitors and students to lease residential units. Retail demand is expected to grow substantially due to tournament traffic and increased foot traffic from the arena and OCC uses, including medical uses.

#### **Orchard Lake Road Corridor and International District**

Director Brockway highlighted that Orchard Lake Road is the city's busiest retail corridor, and the redevelopment of Hunter Square has triggered new interest in the area generally. Orchard Lake Road also features a growing international district between 12½ Mile and 13½ Mile Roads. This district includes a concentration of businesses operated by Syrian, Pakistani, Indian, and Georgian entrepreneurs. Based on mobile device data, over the past three years an estimated 800,000 visitors have been drawn to the area, representing a 9% increase during that time period.

Challenges include property setbacks and reluctance from some owners to invest in redevelopment. The city is considering options such as pocket parks, outdoor markets, and food trucks to bring retail visibility closer to the street. Restaurant and retail demand in the corridor is high, with interest in quick-serve, healthy food, traditional diners, and upscale dining options.

#### **Survey Responses and Mixed-Use Zoning Considerations**

Director Brockway described the extensive survey process, with door-to-door outreach with materials in five languages, and which had resulted in 1,000 responses. Respondents expressed a strong desire for

more late evening dining options, especially for takeout and casual dining. Post-pandemic takeout trends have solidified, further strengthening this demand.

Residents also called for increased mixed-use development. The City is reviewing the OS-2 zoning district, which currently allow only office uses. The potential addition of appropriate mixed-use options—like coffee shops, delis, and other compatible amenities—could help revitalize these corridors without compromising their existing office functions.

Commissioner Mantey suggested that the Orchard Lake Road study/planning area should reach as far south as 11 Mile Road, given the rise in activity on the OCC campus.

Commissioner Grant referenced development at 14 Mile and Orchard Lake in West Bloomfield as a model of mixed-use design, citing a mix of homes, businesses, and retail spaces.

Director Brockway noted that Farmington Hills' median age is approximately 47, with the majority of corridor users aged 30 to 65. Many residents in this age range are looking for first homes, rental units, or downsizing options, increasing demand for accessible housing and restaurant options, particularly carryout.

Commissioner Grant added that some elderly residents now prefer to rent rather than buy. She cited a specific case in which a resident planning to sell a condo could not find a rental in Farmington Hills within her \$1,900 budget and was considering relocating to West Bloomfield. Director Brockway confirmed that this trend toward rental housing among the 55+ population is a key finding in the corridor market study.

Mayor Rich asked what specific actions were being requested of Council and the Commission. Director Brockway replied that both the Grand River and 12 Mile/Orchard Lake studies were nearing completion. While there were no immediate action items, she asked both bodies to review the materials thoroughly in preparation for future zoning and policy discussions.

Mayor Rich invited final comments from those present. Comments included:

- City Manager Mekjian provided a final update regarding OCC's community engagement meetings and everyone to attend. He also encouraged everyone to be open-minded regarding the redevelopment of the corridors as discussed this evening.
- Councilmember Aldred expressed support for accelerating zoning changes to support redevelopment.
- Councilmember Bruce thanked staff and looked forward to next steps.
- Councilmember Bridges emphasized the importance of equipping the City's Economic Development Director with the tools and flexibility needed to attract reinvestment.
- Commissioner Grant shared frustration about the historically long timeline of Grand River improvements and called for incentives to retain and attract businesses to Farmington Hills.
- Mayor Rich emphasized the importance of eliminating barriers to doing business in the City and improving process efficiency.
- Planning Consultants Bahm and Tangari expressed appreciation for the discussion. Consultant Tangari highlighted the importance of housing density near commercial corridors to support economic growth.

- Director Kettler-Schmult expressed gratitude for the collaborative and respectful conversation this evening.

**PUBLIC COMMENT**

There were no public comments.

**ADJOURNMENT**

The special study session meeting adjourned at 7:06pm.

Respectfully submitted,

Carly Lindahl, City Clerk