

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION MEETING
CITY HALL – COMMUNITY ROOM
OCTOBER 14, 2019

The Study Session meeting of the Farmington Hills City Council was called to order by Mayor Massey at 6:00pm.

Council Members Present: Bridges, Bruce, Knol, Lerner, Massey, Rich and Steckloff

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner and Mondora, City Attorney Joppich and Planning Consultant Arroyo

ROAD CONSTRUCTION UPDATE

Karen Mondora, Director of Public Services, provided a road construction update that included:

- 2019 road project accomplishments for the city
- Projects completed by the Road Commission of Oakland County and the Michigan Department of Transportation
- PASER rating update for local roads
- 2020 local road reconstruction projects
- Gravel Road Conversion Program next steps
- Proposed 2020 Road Construction projects for major roads

It was suggested that the city reach out to residents whose roads will be included in the 2020 projects to give them some advanced warning of what to expect, particularly those where trees would be removed.

Assistant City Manager Mekjian mentioned that the city has an Integrated Asset Management Program in place whereby underground assets are considered before beginning any road project.

PROPOSED ZONING & CITY CODE ORDINANCE AMENDMENTS

Rod Arroyo, Planning Consultant from Giffels Webster, reviewed the following proposed City Code and Zoning Ordinance amendments as discussed by the Planning Commission.

a. CITY CODE AMENDMENT 2, 2019 (COLLECTION CONTAINERS)

Planning Consultant Arroyo explained that this ordinance provides for the city to regulate collection containers that are permitted per a determination from the courts that they are a form of speech.

The Planning Commission is proposing a collection bin district that is mainly in the B-3, business and Industrial Districts and to have design and signage standards and limit the number of containers on a parcel. Property owners' signatures would be required to allow bins on the property. Exemptions have been included to allow for more containers for non-profit and religious organizations.

Director of Planning and Community Development noted that if the ordinance is adopted by City Council, his office will inventory the city and notify those property owners that do not comply.

b. ZONING TEXT AMENDMENT 2, 2019 (MAXIMUM BUILDING HEIGHTS)

Director Gardiner explained that the city has been looking at ways to encourage redevelopment and lessen the constraints on the building heights and have allowed for greater building heights through Planned Unit Developments. Developers have complained that their architectural design elements are limited due to the height constraints so Planning Consultant Arroyo researched the issue and provided some suggestions to the Planning Commission.

Planning Consultant Arroyo stated that the proposed ordinance would allow for greater building heights but would cap the buildings to 3-stories. This allows for more functionality but does not increase the density.

Mixed use development was questioned and Mr. Gardiner explained that the city has approved mixed use in redevelopment areas and the freeway overlay district.

c. ZONING TEXT AMENDMENT 3, 2019 (VARIOUS ZONING REGULATIONS)

Director Gardiner stated that this proposed amendment was to clean up various sections of the zoning ordinance.

Consultant Arroyo reviewed the various sections to be amended that included:

- Outdoor dining
- Exterior lighting
- Temporary uses
- Corner clearance
- Signs
- Gas stations

ADJOURNMENT

The study session meeting adjourned at 7:18pm.

Respectfully submitted,



Pamela B. Smith, City Clerk