

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
AUGUST 28, 2023 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:36pm.

Council Members Present: Barnett, Boleware, Bridges, Knol, Massey and Newlin

Council Members Absent: Bruce

Others Present: City Manager Mekjian, City Clerk Smith, Directors Kettler-Schmult and Schnackel, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

EMERGENCY PREPAREDNESS COMMISSION TIP OF THE MONTH

The following Tip of the Month was read by Emergency Preparedness Commission Chair, Roger Avie:

**CITY OF FARMINGTON and FARMINGTON HILLS
EMERGENCY PREPAREDNESS COMMISSION
Tip of the Month
August**

Goal for August: Training and Community Response

During a disaster Emergency Services, Community Response Agencies, and Local Government will be doing all that they can to help, but it takes a lot of resources to recover. By getting involved and trained on how to respond, you can assist in that recovery. A community that works together creates a stronger and more resilient community.

Get Involved

- Participate with local groups you are involved with.
 - Religious Organizations
 - Schools,
 - After School Activities
 - Homeowners Association
 - Neighborhood Watch Programs
 - Sports
- Participate with local emergency preparedness groups

- Farmington and Farmington Hills Emergency Preparedness Commission
- Community Emergency Response Team
- Shelters and Rescues
- Red Cross
- Salvation Army
- Employers Response team if able

Get Trained

Get trained in how to respond to emergency situations. Simple skills can save a life, if someone is able to assist. Participate with local groups you are involved with.

Examples:

- First Aid
- CPR- Cardio Pulmonary Resuscitation
- AED- Automatic External Defibrillator
- Stop the Bleed
- Neighborhood Watch Program
- CERT- Community Emergency Response Team

To get more information on some of these trainings you can reach out to your local public safety departments and community organizations. Some of the trainings can even be offered to come to your group or organization.

CORRESPONDENCE

The following correspondence was acknowledged:

- Email received regarding an aggressive buck in a resident's yard

CONSENT AGENDA

MOTION by Bridges, support by Boleware, to approve the consent agenda items #6 through #8.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

MOTION by Knol, support by Newlin, to approve the consent agenda item #9.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BRUCE

Abstentions: BRIDGES

MOTION CARRIED 5-0-1-1.

PUBLIC QUESTIONS AND COMMENTS

Pam Gerald spoke about the Suicide Prevention Community Forum on September 14th from 5:30pm to 8:30pm at The Hawk,

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following Councilmember comments or announcements were made:

- Farmington Ridge Subdivision Homeowners Association Picnic Event
- Harvest Moon Festival to be held on September 14th through 16th in downtown Farmington

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- City Wide Open House to be held on October 8th
- Storm aftermath and yard waste guidelines

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT PLAN 5, 1993 DATED MAY 13, 2023 LOCATED AT 36455 AND 36555 CORPORATE DRIVE.

Erik Perdonik, City Planner, reviewed the proposed amendment that would allow for a new wall and monuments signage at the future site of Comerica Bank. He noted that typically signage would come before the Zoning Board of Appeals, but since signage was covered as part of the original PUD agreement, approval of an amendment by City Council is required. He noted that the Planning Commission held a public hearing on July 20th at which time they recommended approval to City Council following the public hearing this evening.

Chris Kojaian, owner of the building and landlord, provided a background the proposed development noting that they are connecting two existing buildings and they do not need the existing signage and are asking to clean up the PUD agreement in order to have appropriate signage for the new building that will also serve as a great recruitment tool for the business.

Mayor Barnett opened the public hearing.

Pam Gerald, resident, spoke in favor of the proposed amendment as proper signage is important to success of businesses.

There being no further comments, Mayor Barnett closed the public hearing.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the application for approval of an amendment to PUD Plan 5, 1993, dated May 13, 2023, and

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to 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 6-0.

Mayor Barnett inquired about illumination of the proposed signage. Mr. Kojaian assured Council that the lighting would not adversely affect property across the freeway and that they would comply with the city's lighting ordinance.

City Planner Perdonik confirmed that if the amendment were approved this evening, a sign permit would be required and illumination standards reviewed at that time.

PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," IN ORDER TO ADD A DEFINITION OF "SHIPPING CONTAINER" AND AMEND THE DEFINITION OF "BUILDING," AND TO AMEND ARTICLE 5, "SITE STANDARDS," SECTION 34-5.1, "ACCESSORY BUILDINGS AND STRUCTURES," TO INCLUDE A NEW SUBSECTION 34-5.1.1.H ADDRESSING VEHICLES, COMMERCIAL VEHICLES, RECREATIONAL EQUIPMENT, TRAILERS, STORAGE PODS, AND SHIPPING CONTAINERS AND SIMILAR OFF-SITE-BUILT ENCLOSURES THAT ARE USED AS AN ACCESSORY BUILDING OR USE (ZONING TEXT AMENDMENT 2, 2023).

Mayor Barnett explained that there was a minor publishing error in the public hearing notice for this evening so the public hearing will be opened for those in attendance and action postponed until the meeting of September 18, 2023. The public hearing will remain open for that meeting as well as closed following all comments from the public.

Charmaine Kettler-Schmult, Director of Planning and Community Development, explained that the proposed zoning text amendment outlines how shipping containers and similar items may be used within the city and where they are permitted to be located. The Planning Commission has unanimously recommended approval following their public hearing meeting. Director Kettler-Schmult stated that it is staff's recommendation that the public hearing is opened and postponed for further comments as well as discussion and determination by City Council until the meeting of September 18, 2023.

Mayor Barnett opened the public hearing. There being no comments at this time, Mayor Barnett suspended the public hearing until the regular City Council meeting of September 18, 2023.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby postpones discussion and action on draft Zoning Text Amendment 2, 2023 until September 18, 2023.

MOTION CARRIED 6-0.

PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2.0, SECTION 2.2, "DEFINITIONS," TO AMEND THE DEFINITION OF "MOTEL" (ZONING TEXT AMENDMENT 3, 2023).

Director Kettler-Schmult noted that the same error was made on this public hearing notices and staff is again recommending that the public hearing is opened and that further comments, discussion and determination by City Council are postponed until the meeting of September 18, 2023. She explained that the proposed zoning text amendment would provide for a definition of "motel" in order to address short term rentals and where those may be operated. The Planning Commission recommended approval to City Council following their public hearing meeting.

Mayor Barnett opened the public hearing.

Pam Gerald inquired about renting of motels for an extended period of time and the concern of human trafficking.

Mayor Barnett clarified that the ordinance is proposed to address air BnB's and short term rentals in residential neighborhoods.

Steve Joppich, City Attorney, explained that if a motel were to start operating and charging persons on a monthly basis, it would be considered a multi-family use and would be subject to those requirements.

There being no further comments, Mayor Barnett suspended the public hearing until the regular City Council meeting of September 18, 2023.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby postpones discussion and action on draft Zoning Text Amendment 3, 2023 until September 18, 2023.

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF BID FOR MISCELLANEOUS TABLES AND DOLLIES FOR SPECIAL SERVICES TO QUALITY RESTAURANT & EQUIPMENT MASTERS IN THE AMOUNT OF \$15,374.10. CMR 8-23-103

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Quality Restaurant & Equipment Masters of Oak Park in the amount of \$15,374.10 for miscellaneous tables and dollies for the Senior Division at the Costick Center.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF REQUESTS FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR THREE PAID-ON-CALL FIREFIGHTERS/RECRUITS.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Clayton Firment as a Paid-On-Call Firefighter/Recruit in the Fire Department. Clayton is the son of Dennis Firment, who is employed in the Fire Prevention Division at the Fire Department.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Dylan Neufeld as a Paid-On-Call Firefighter/Recruit in the Fire Department. Dylan is the son of James Neufeld, who is employed in the Administration Bureau at the Fire Department.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Aidan Pankow as a Paid-On-Call Firefighter/Recruit in the Fire Department. Aidan is the son of Brian Pankow, who is employed in the Administration Division at the Fire Department.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL SESSION MEETING MINUTES OF AUGUST 8, 2023.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the special session meeting minutes of August 8, 2023.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF AUGUST 14, 2023.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of August 14, 2023.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BRUCE
Abstentions: BRIDGES

MOTION CARRIED 5-0-1-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ADJOURNMENT

MOTION by Bridges, support by Bruce, to adjourn the regular session City Council meeting at 8:16pm.

MOTION CARRIED 6-0.

Respectfully submitted,



Pamela B. Smith, City Clerk