

AGENDA
PLANNING COMMISSION SPECIAL MEETING
CITY OF FARMINGTON HILLS
MARCH 21, 2024 @ 6:00 P.M.
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
www.fhgov.com
(248) 871-2540

REGULAR MEETING BEGINS AT 7:30 P.M. IN CITY COUNCIL CHAMBER

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Master Plan Study**
 - A. Review Draft Master Plan**
- 5. Public Comment**
- 6. Commissioner Comments**
- 7. Adjournment**

Respectfully Submitted,

Marisa Varga, Planning Commission Secretary

Staff Contact
Erik Perdonik, AICP
City Planner, Planning and Community Development Department
(248) 871-2540
eperdonik@fhgov.com

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 arrangements/accommodations will be made. Thank you.

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
MARCH 21, 2024 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com
(248) 871-2540

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda

4. Public Hearing

A. [REZONING REQUEST ZR 1-1-2024](#)

LOCATION: 31130 Orchard Lake Road
PARCEL I.D.: 22-23-02-103-025
PROPOSAL: Rezone eastern portion of one (1) parcel from P-1, Vehicular Parking District to B-3, General Business District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Mannik & Smith Group, LLC
OWNER: Hannawa-Lahser Rd Development, LLC

5. Regular Meeting

A. [ZONING TEXT AMENDMENT 1, 2024](#)

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to include new subsection addressing electronic messaging center area, and to revise regulations regarding additional freestanding sign area
ACTION REQUESTED: Set for public hearing
SECTIONS: 34-5.5.3.A.ix, 34-5.5.3.A.iv, and 34-5.5.3.A.xi

6. Approval of Minutes [February 15, 2024, Special Meeting, and February 15, 2024, Regular Meeting](#)

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact

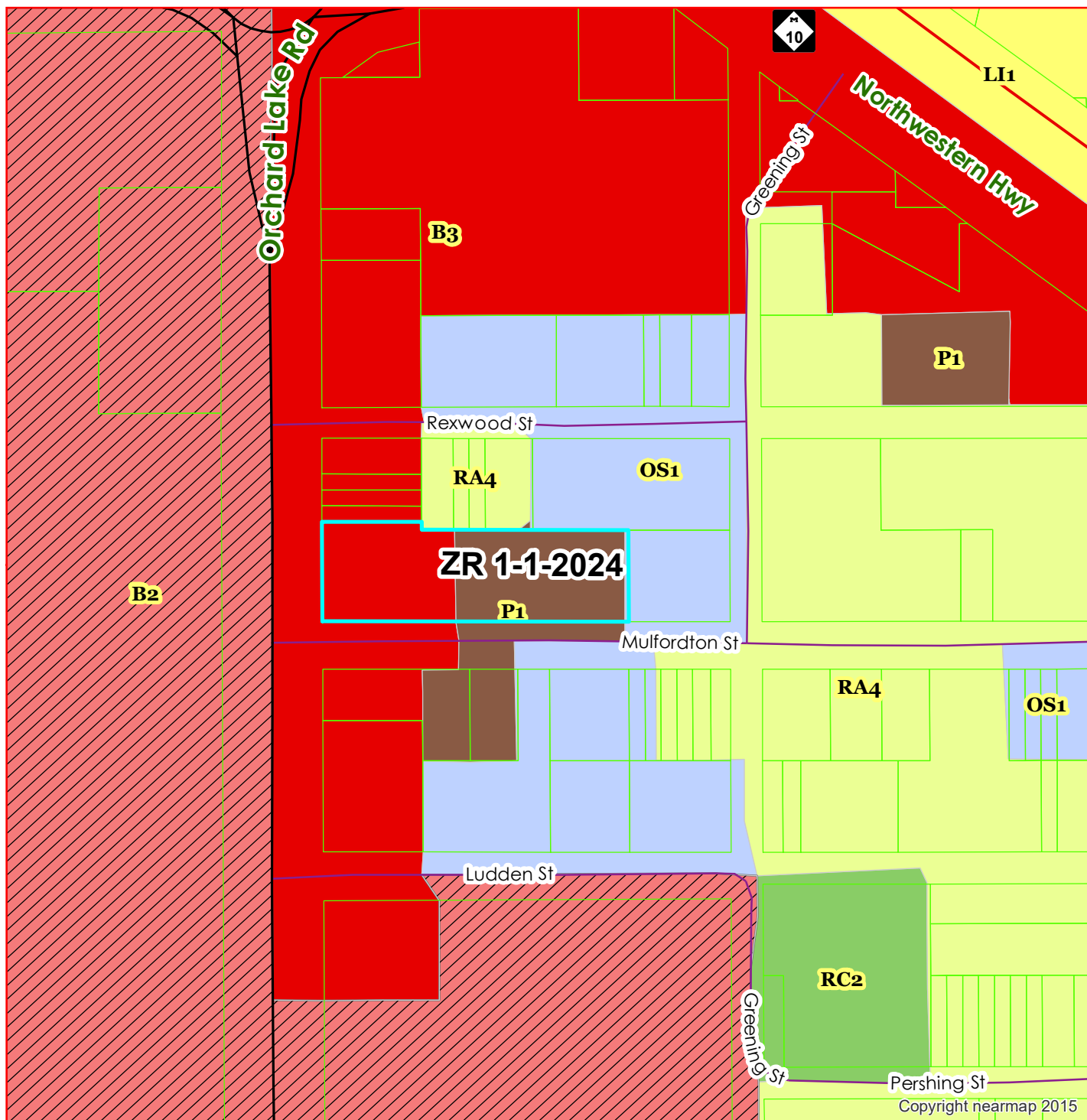
Erik Perdonik, AICP
City Planner, Planning and Community Development Department
(248) 871-2540
eperdonik@fhgov.com

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ZR 1-1-2024, 31118 Orchard Lake Rd.

23-02-103-025

back part of property from P-1 to B-3



□ Tax parcel

— Minor roads

Zoning Districts

Zoning Districts

▨ B-2 Community Business District

■ B-3 General Business District

■ LI-1 Light Industrial District

■ OS-1 Office Service District

■ P-1 Vehicular Parking District

■ RA-4 One Family Residential District

■ RC-2 Multiple Family Residential



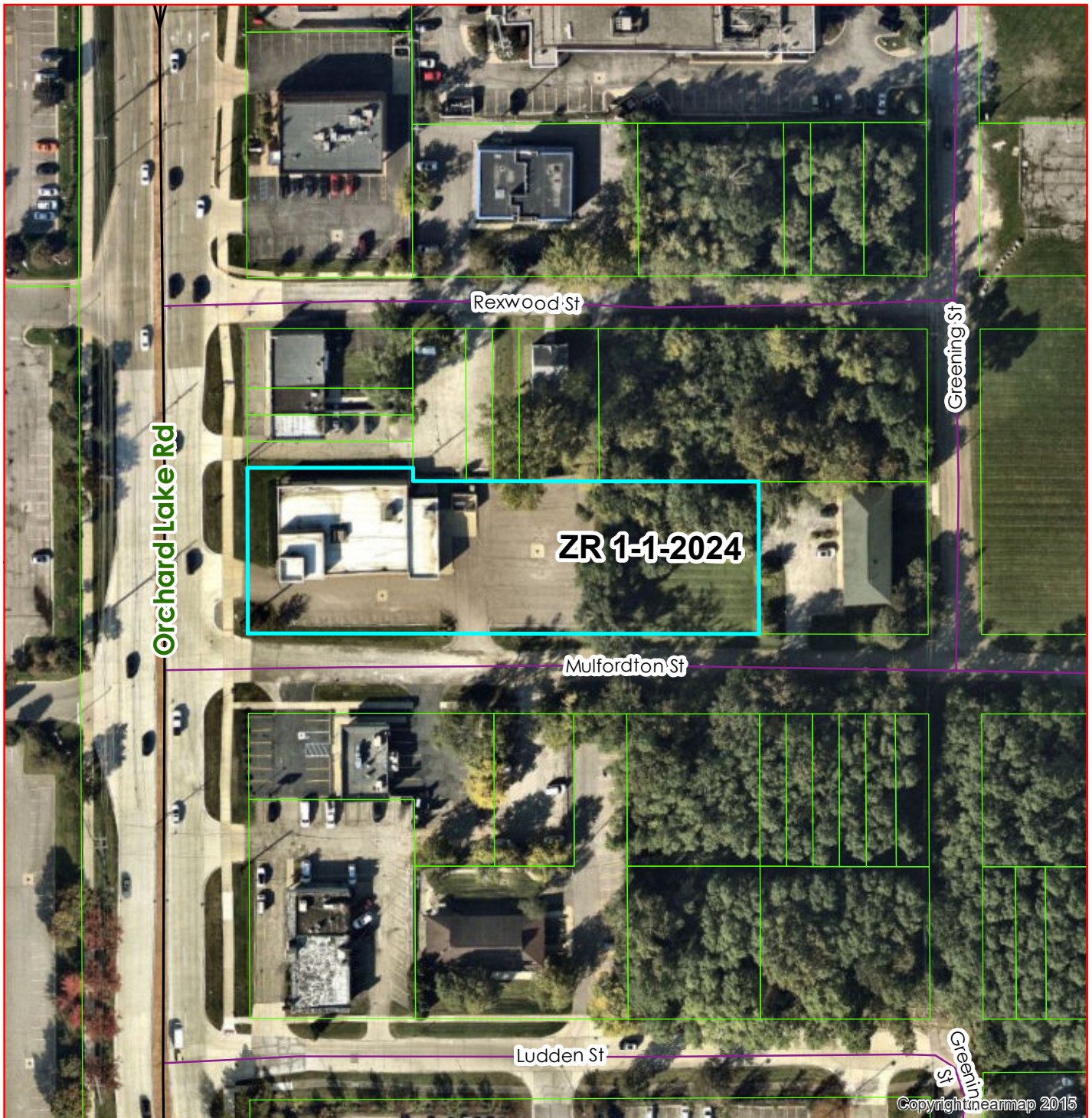
FEET



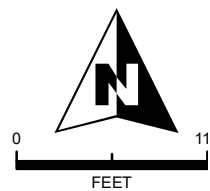
SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

ZR 1-1-2024, 31118 Orchard Lake Rd.
23-02-103-025
back part of property from P-1 to B-3



Planning Division



- Tax parcel
- Minor roads

SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

January 30, 2024

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

Rezoning Review

Case: ZR 1-1-2024
Site: 31130 Orchard Lake Rd (23-23-02-103-009)
Applicant: Hannawa Lanser Rd Development LLC
Plan Date: Received January 11, 2024
Request: Rezone rear portion from P-1 to B-3 to eliminate split-zoning

We have completed a review of the request for rezoning referenced above and a summary of our findings is below.



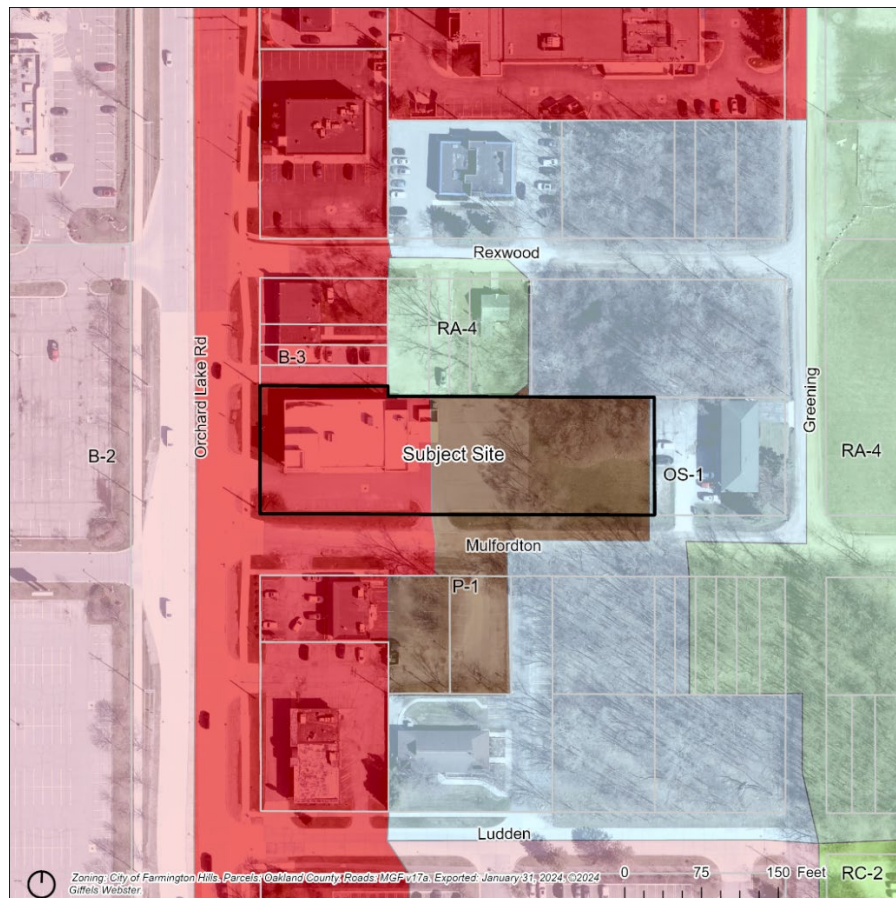
SUMMARY OF FINDINGS

Existing Conditions

- Zoning.** The subject property is 1.045 acres and currently split-zoned B-3 General Business District and P-1 Vehicular Parking District. It is located on the east side of Orchard Lake Road, at the corner of Mulfordton St. and Orchard Lake Rd.
- Existing Development.** The site is developed with a small single-tenant commercial building. There are two curb cuts providing ingress/egress from Orchard Lake Road to the west and Mulfordton Street to the south. Parking is located in the side yard along the southern boundary with additional unstriped paving in the rear. The remaining 120' of the rear yard is landscaped.
- Adjacent Properties.** Zoning and use of adjacent properties is as follows:

Direction	Zoning	Land Use	Future Land Use Category
North (at Orchard Lake)	B-3	Multi-tenant Commercial	Non-Center Type Business
North	RA-4	Parking/ Residential ¹	Small Office
North	OS-1	Vacant	Small Office
East	OS-1	Office	Small Office
South	B-3	Restaurant	Non-Center Type Business
South	P-1	Parking/ Vacant	Non-Center Type Business
West	B-2	Multi-tenant Commercial	Shopping Center Type Business

¹ Concurrent to this review, the Planning Commission will review a request to rezone one of the RA-4 lots to OS-1



4. **Master Plan.** This land is designated Non-Center Type Business on the Future Land Use Map. The 2009 Master Plan compares uses permitted in Non-Center Type Business to those permitted in the B-3 Zoning District.
5. **Residential Densities Map.** The residential densities map does not include a designation for this site.
6. **Special Planning Areas.** The parcel is part of the Orchard Lake Road Mixed Use Redevelopment Area. The Master Plan recommends that in addition to the goals and policies for Mixed-Use Development, redevelopment plans in this area should also:
 - a. Take into account the approved PUD plan for this area
 - b. Encourage the redevelopment of the Farmington Heights Subdivision as mixed-use development similar to a Central Business District
 - c. Provide significant transition/ buffer to existing condominiums to the south and the group care facility if they remain
 - d. Encourage non-motorized access alternatives with connections to the east
 - e. Promote mixed use development, including increased height limit for the entire area under a unified plan provided that: (1) Changes would be permitted only if most properties are involved and that no isolated one-family residential uses remain. Include the existing multi-family developments if possible. (2) Intensity of uses allowed by increasing heights is in proportion to the amount of land included in the development (3) bike paths and/or sidewalks are installed to provide non-motorized access throughout the area (4) pedestrian-friendly environments are created including landscaping, walks, trees, shrubs, and street furniture

Proposed Zoning Versus Current Zoning

The subject property is split zoned B-3 General Business District (front) and P-1 Vehicular Parking District (rear). The applicant is requesting to rezone the entire lot to B-3 to permit an automatic conveyor vehicle wash. Vehicle washes are designated as a principal permitted use in the B-3 District, but are not permitted in the P-1 District.

Standard	P-1 District	B-3 District	Existing
Front Setback	Since the P-1 District only permits vehicular parking, no dimensional requirements are provided for structures (except for attendants' shelters).	25 ft	23.78 ft ¹
Rear Setback		20 ft	240.66 ft
Side Setback (north-Residential)		20 ft	12.35 ft ¹
Side Setback (south)		10 ft	42.34 ft
Max Height		50 ft/3 stories	25.5 ft
Front Yard Open Space		50%	No Calculation Provided ¹

¹ Although the existing structure does not conform with all required dimensional requirements, the structure is located in the portion of the lot that is already zoned B-3. Therefore, these structural nonconformities are immaterial to the request to rezone the remainder of the site.

Items to Consider for Zoning Map Amendment

1. Is the proposed zoning consistent with the Master Plan?

The Master Plan designates this site as non-center type business. The rezoning request is consistent with the Future Land Use Map, though the proposed use is less consistent with the special planning for this area.

2. What other impact would the requested zoning have on public services, utilities, and natural features?

Portions of the site where only vehicular parking uses were permitted will accommodate commercial uses, consistent with the B-3 Zoning Designation. This will not have a significant impact on public services, utilities, or natural features.

3. Has the Applicant provided evidence that the property cannot be developed or used as zoned?

The front portion of the site is already developed as a B-3 land use, although there are some nonconformities.

4. Is the proposed zoning district (and potential land uses) compatible with surrounding uses?

Commercial zoning of the site is generally compatible with all surrounding uses, besides the area zoned RA-4 to the North. A concurrent application to rezone one of the RA-4 lots to OS-1 will also be reviewed. The remaining area zoned RA-4 is used as a parking area and does not presently include a single-family use.

5. Will the proposed zoning place a burden on nearby thoroughfares? If so, how would this burden compare with the existing zoning district?

The site already accommodates a B-3 use with two curb cuts (one on Orchard Lake and one on Mulfordton). This request is unlikely to create an additional burden on surrounding thoroughfares.

6. Is there other land currently available for this use?

There is other land zoned B-3, some of which is vacant (primarily in the Grand River and Northwestern Highway corridors).

7. Will development of the site under proposed zoning be able to meet zoning district requirements?

It appears that the site could be developed in accordance with the standards of the B-3 district. However, a car wash specifically would not be able to multiple of Section 4.40, including a prohibition on adjacency to residentially zoned properties, and the requirement that all access be a minimum of 200 feet from an intersection.

8. Is rezoning the best way to address the request or could the existing zoning district be amended to add the proposed use as a permitted or special land use?

The intent of the P-1 district is to accommodate only vehicular parking uses and additional uses should not be added to the P-1 district. Since this request is to provide consistent zoning across the entirety of the lot, an amendment would not resolve the conflict of two zoning classifications.

9. Has there been a change in circumstances and conditions since adoption of the Master Plan that would support the proposed change?

Development in the immediate area has not changed in a substantial way since the adoption of the last master plan.

10. Would granting the request result in the creation of an unplanned spot zone? Spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of a single property owner and to the detriment of others

(*Rogers v. Village of Tarrytown*, 96 N.E. 2d 731). Typically, to determine if a rezoning would constitute spot zoning a municipality would look to answer three questions.

- Is the rezoning request consistent with the Master Plan for the area?

The Master Plan for the area designates this land Non-Center Type Business, which generally contemplates automobile-oriented uses that are typical of B-3 Zoning. On the FLU map, commercial designations follow Orchard Lake Road to the north and south. With that, the Non-Center Type Business designation appears inconsistent with the recommendations for the Northwestern Highway and Orchard Lake Study Area, which identifies this location as ideal for walkable mixed-use.

- Is the proposed zoning district a logical extension of an existing zoning district in the area?

This rezoning is consistent with most surrounding zoning, as well as the zoning of the subject parcel frontage.

- Would approving the request grant a special benefit to a property owner or developer?

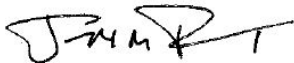
The rezoning would permit the use of the full property for commercial use, consistent with the majority of commercial properties in the area.

For reference, we have included the lists of permitted and special land uses in both districts at the end of this letter.

We look forward to discussing our review at the next Planning Commission meeting.

Sincerely,

Giffels Webster

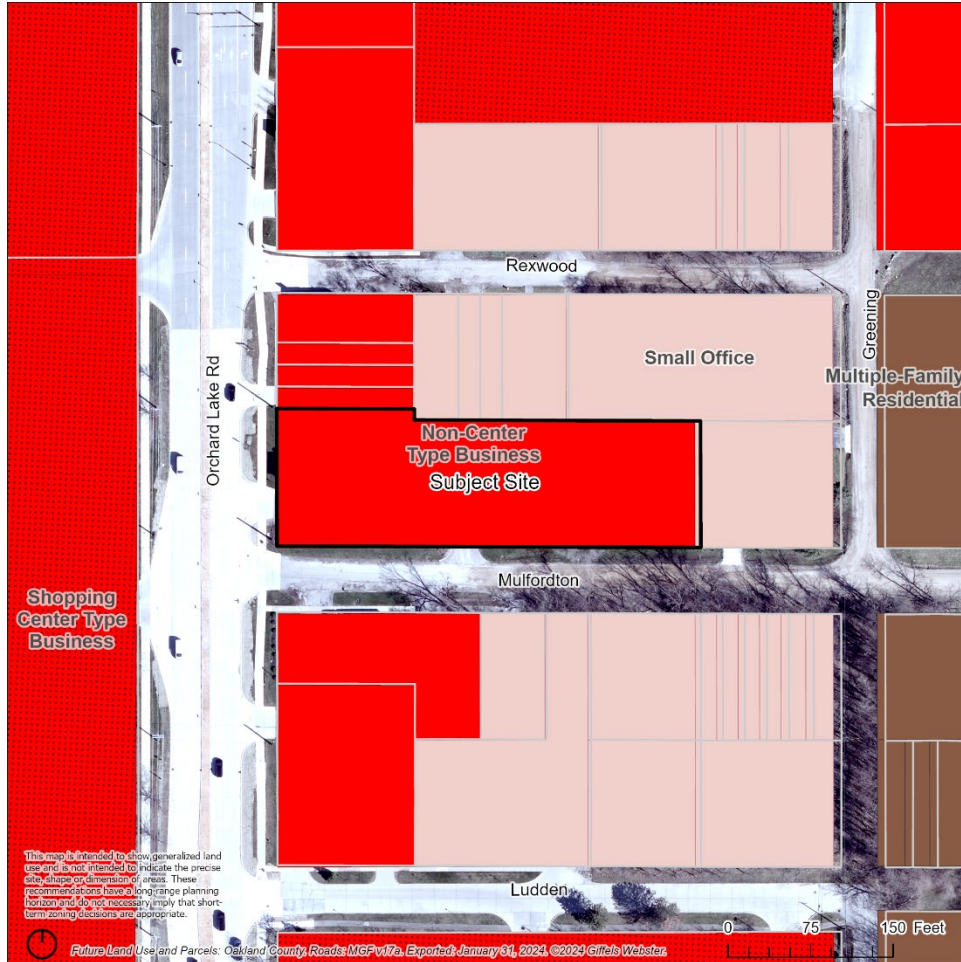


Joe Tangari, AICP
Principal Planner



Julia Upfal, AICP
Senior Planner

Future Land Uses



B-3 District Uses

Permitted Uses:

The following uses are permitted subject to the required conditions in Section 34-3.11

- i. Retail businesses § 34-4.29
- ii. Personal service establishments which perform services on the premises
- iii. Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only

- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Mortuary establishments
 - x. Dance hall or catering hall when conducted within a completely enclosed building
- xi. Tire, battery and accessory sales
- xii. New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory
- xiii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
- xiv. Lawn mower sales or service
- xv. Private clubs or lodge halls
- xvi. Data processing, computer centers
- xvii. Restaurants including fast food or carryout restaurants
- xviii. Other uses similar to the above uses
- xix. Accessory structures and uses customarily incident to any of the above uses
 - xx. Theaters, assembly halls, concert halls or similar places of assembly § 34-4.44
- xxi. Churches
- xxii. Business schools and colleges or private schools operated for profit
- xxiii. The following uses are subject to review and approval of the site plan by the planning commission:
 - a. Motel
 - b. Drive-in restaurants § 34-4.35
 - c. Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products §34-4.36
 - d. Business in the character of a drive-in or open front store § 34-4.37
 - e. Gasoline service stations § 34-4.28
 - f. Veterinary hospitals or commercial kennels §34-4.26
 - g. Bus passenger stations § 34-4.38
 - h. Commercially used outdoor recreational space for children's amusement parks, carnivals, miniature golf courses, tennis courts § 34-4.39
 - i. Automobile repair
 - j. Vehicle Wash § 34-4.40
 - k. Indoor Recreation Facilities § 34-4.19
 - l. 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
 - m. Outdoor space for seating areas accessory to a restaurant
 - n. Cellular tower and Cellular Antennae
 - o. Indoor health and fitness studio and instructional dance studios

Special Land Uses:

The following uses are permitted subject to the required conditions in Section 34-3.11

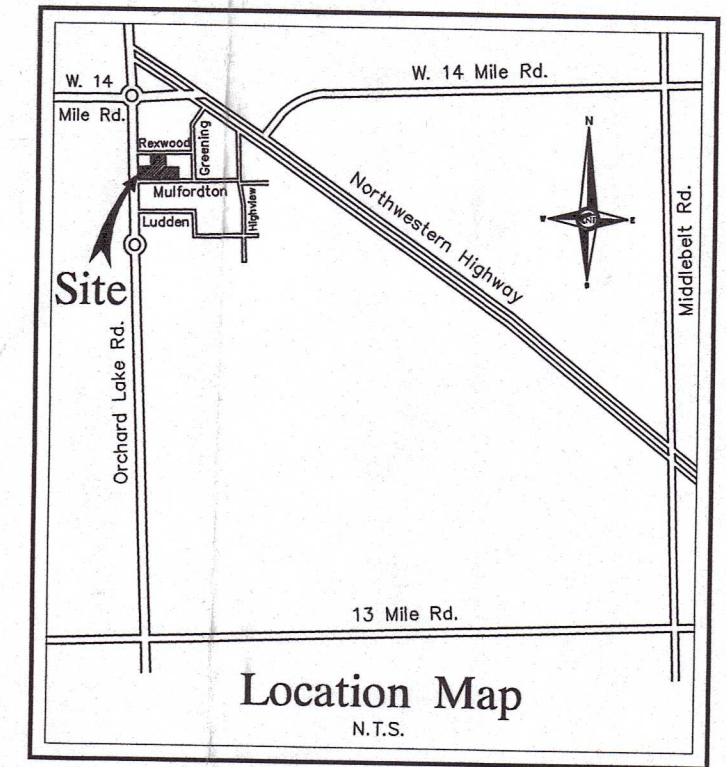
- i. Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses § 34-4.19.4
- ii. Establishments with coin-operated amusement devices § 34-4.33

Accessory Uses:

- i. Electrical vehicle infrastructure § 34-4.55
- ii. Fabrication, repair, and processing of goods § 34-4.29

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

RECEIVED
JAN 11 2024
CITY OF FARMINGTON HILLS
PLANNING DEPT.
ZR 1-1-2024
ZR 2-1-2024



LEGAL DESCRIPTIONS - PER RECORD

PARCEL 1:
LOTS 1 TO 6 INCLUSIVE BLOCK C, ALSO LOTS 12 TO 24 INCLUSIVE BLOCK C OF FARMINGTON HEIGHTS SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 26 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS.
TAX ID NUMBER: 23-02-103-025
ADDRESS: 31130 ORCHARD LAKE RD., FARMINGTON HILLS, MI 48334-1341

PARCEL 2:
LOTS 31 TO 32 INCLUSIVE BLOCK C OF FARMINGTON HEIGHTS SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 26 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS.
TAX ID NUMBER: 23-02-103-006
ADDRESS: 31307 ORCHARD LAKE RD., FARMINGTON HILLS, MI 48334-1341

PARCEL 3:
LOT 33 BLOCK C OF FARMINGTON HEIGHTS SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 26 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS.
TAX ID NUMBER: 23-02-103-007
ADDRESS: NONE

PARCEL 4:
LOT 34 BLOCK C OF FARMINGTON HEIGHTS SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 26 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS.
TAX ID NUMBER: 23-02-103-008
ADDRESS: NONE

PARCEL 5:
LOTS 35 TO 37 INCLUSIVE BLOCK C OF FARMINGTON HEIGHTS SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 26 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS.
TAX ID NUMBER: 23-02-103-009
ADDRESS: 31291 ORCHARD LAKE RD., FARMINGTON HILLS, MI 48334-1341

SURVEY DATA

SITE AREA:
PARCEL 1: 45,525.00 SQUARE FEET OR 1.045 ACRES
PARCEL 2: 4,800.00 SQUARE FEET OR 0.106 ACRES
PARCEL 3: 4,300.00 SQUARE FEET OR 0.093 ACRES
PARCEL 4: 2,300.00 SQUARE FEET OR 0.053 ACRES
PARCEL 5: 6,900.00 SQUARE FEET OR 0.158 ACRES

ZONING:
PARCEL 1: B-3, GENERAL BUSINESS DISTRICT AND P-1, VEHICULAR PARKING DISTRICT
PARCEL 2: RA-4, ONE FAMILY RESIDENTIAL DISTRICT
PARCEL 3: RA-4, ONE FAMILY RESIDENTIAL DISTRICT
PARCEL 4: RA-4, ONE FAMILY RESIDENTIAL DISTRICT
PARCEL 5: RA-4, ONE FAMILY RESIDENTIAL DISTRICT

PARKING SPACES:
PARCEL 1: 12 TOTAL SPACES, INCLUDING 2 BARRIER-FREE SPACES
PARCELS 2-5: NONE

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF FARMINGTON HILLS TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK.

LEGEND	
MANHOLE(MH)	EXISTING SANITARY SEWER
CD	EXISTING SAN. CLEAN OUT
HYDRANT(HYD)	EXISTING WATER MAIN
GATE VALVE(GV)	EXISTING STORM SEWER
MANHOLE(MH)	CATCH BASIN(CB)
CBB	EXISTING BEEHIVE CATCH BASIN
EX	EX. UNDERGROUND (UG) CABLE
OH	OVERHEAD (OH) LINES
LP	LIGHT POLE
SGN	SIGN
IGM	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
DS	LANDSCAPE
LS	DOWNSCOPE
GP	GUARD POST
MB	MAIL BOX



DATE ISSUED/REVISED
12-28-23 SURVEY ISSUED

DRAWN BY:
M. Carnaghi

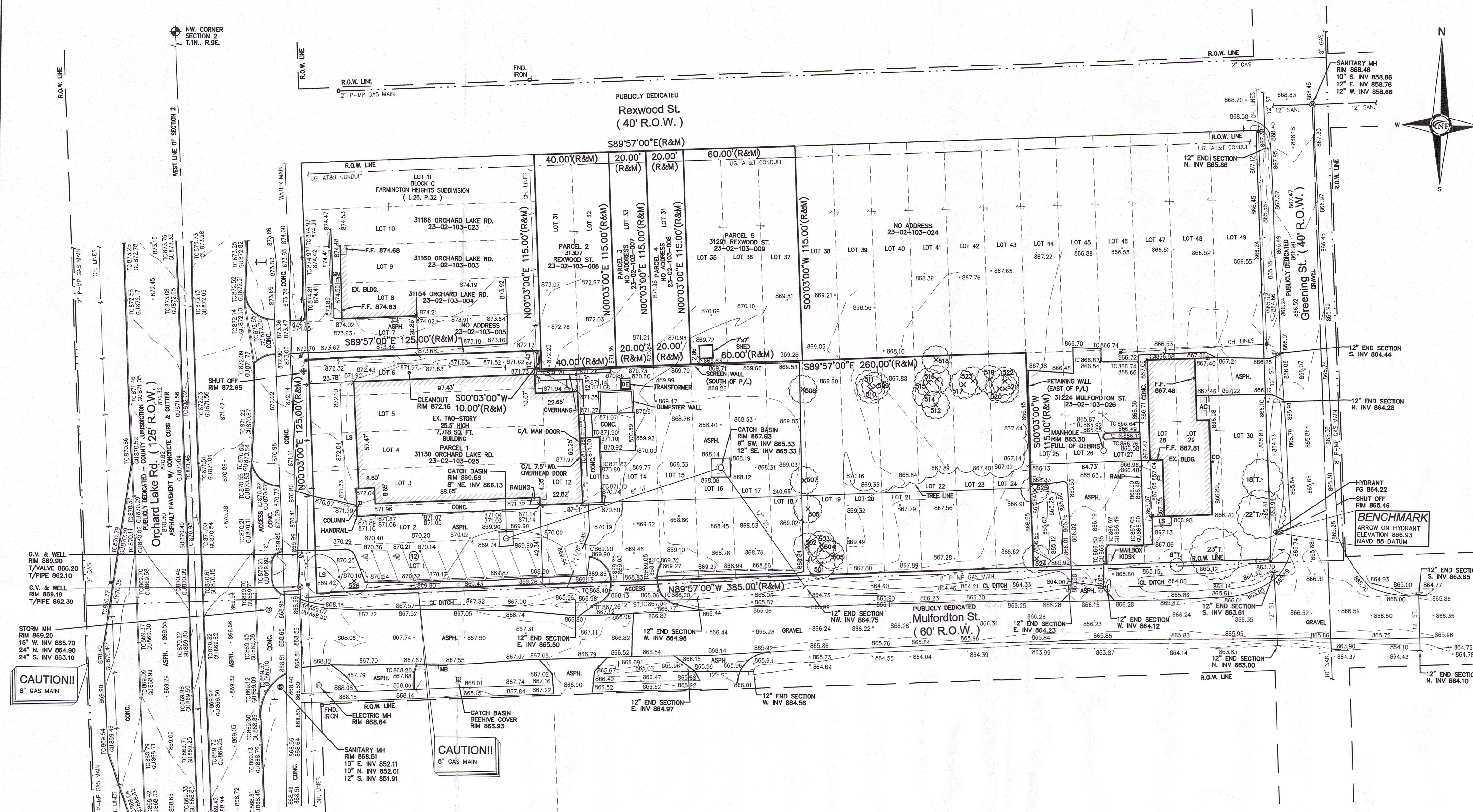
DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
December 28, 2023

SCALE: 1" = 30'

NFE JOB NO. **N931** SHEET NO. **1 of 1**



CAUTION!!
8" GAS MAIN

CAUTION!!
8" GAS MAIN

TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DTE DISCLAIMER NOTE
PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.
KEVIN NAVAROLI
License No. 4001053503
DATE OF PLAT OR MAP: 12-28-2023

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.
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CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.
KEVIN NAVAROLI
License No. 4001053503
DATE OF PLAT OR MAP: 12-28-2023

BASIS OF BEARING NOTE
ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED WEST LINE OF SECTION 2 OF FARMINGTON HEIGHTS SUBDIVISION AS RECORDED IN LIBER 26 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. (N.0373.2)

FLOOD HAZARD NOTE
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0013F BEARING AN EFFECTIVE DATE OF 09/29/2006.

MISS DIG / UTILITY DISCLAIMER NOTE
A MISS DIG TICKET NUMBER 202312101061, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON DECEMBER 28, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

Master Tree List

Client Name: The Mannik Smith Group
Job Number: N931
Job Location: 31130 Orchard Lake Road, Farmington Hills, MI
Date Completed: 12/13/2023

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
501	Populus deltoides	Eastern Cottonwood	8.4	tree	7.4	fair	
502	Populus deltoides	Eastern Cottonwood	13.5	tree		fair	trunk damage
503	Populus deltoides	Eastern Cottonwood	10	tree	6	poor	leaning into #503
504	Populus deltoides	Eastern Cottonwood	6.7	tree		poor	
505	Populus deltoides	Eastern Cottonwood	8.7	tree	8.3, 8.1, 5.3	poor	
506	Populus deltoides	Eastern Cottonwood	12	tree	7	fair	broken limbs, trunk damage
507	Robinia pseudoacacia	Black Locust	23.9	tree		fair	insects, trunk damage
508	Populus deltoides	Eastern Cottonwood	9.9	tree		fair	
509	Fraxinus pennsylvanica	Green Ash	13	tree	12.8	poor	horizontal habit
510	Fraxinus pennsylvanica	Green Ash	9	tree		poor	
511	Fraxinus pennsylvanica	Green Ash	11	tree	8	poor	horizontal habit, suckering
512	Fraxinus pennsylvanica	Green Ash	12	tree	6.5, 8.10	poor	horizontal habit, suckering
513		no tree w/ this tag					
514	Populus deltoides	Eastern Cottonwood	9	tree		fair	
515	Ulmus pumila	Siberian Elm	11.6	tree		fair	
516	Populus deltoides	Eastern Cottonwood	10	tree	8	fair	
517	Populus deltoides	Eastern Cottonwood	13.5	tree	11	poor	
518	Populus deltoides	Eastern Cottonwood	7.6	tree	6	poor	
519	Populus deltoides	Eastern Cottonwood	9	tree		poor	crowded
520	Populus deltoides	Eastern Cottonwood	10.2	tree	7.5	poor	
521	Ulmus pumila	Siberian Elm	7.5	tree		poor	
522	Populus deltoides	Eastern Cottonwood	7.5	tree		poor	
523	Fraxinus pennsylvanica	Green Ash	6.5	tree		poor	horizontal habit, suckering
524	Acer rubrum	Red Maple	5.8	tree		poor	
525	Acer rubrum	Red Maple	5	tree		good	
526	Malus spp	Crabapple	6.8	tree		good	

MEMORANDUM

To: Erik Perdonik, Charmaine Kettler-Schmult
 From: Joe Tangari, AICP & Jill Bahm, AICP
 Re: Electronic Display Areas
 Date: March 14, 2024

Introduction

A recent review of bonus signs and sign areas for freestanding signs permitted under the Zoning Ordinance in the Expressway Service (ES) and Light Industrial (LI-1) districts, as provided in Section 34-5.5.3.A.iv of the Zoning Ordinance, indicates that there is no limit on the portion of a sign that may be devoted to an electronic display. Which is to say that these bonus signs (up to 100 or 150 square feet in the ES district and up to 300 square feet in the freeway sign area of the LI-1 district per Section 34-5.5.3.A.xi) could potentially be entirely electronic. This may be an unintended consequence of the bonus provisions and should be reviewed. This memo additionally looks at whether the bonus sign areas should be reduced.

Existing Language Pertaining to Electronic Display Areas

34-5.5.3.A.ix. Electronic display areas shall be permitted as follows:

- a. Electronic display areas shall not be permitted in any RA or RC district, except for non-residential uses that are located on major and secondary thoroughfares, as defined in the City of Farmington Hills Thoroughfare Plan.
- b. Electronic display areas shall automatically dim. The brightness of such display areas shall be limited to 0.3 footcandles above ambient light conditions, as measured from the distances in the following table:

34-5.5.3.A.ix Brightness of Electronic Display Areas	
Size of display area	Measuring distance
16 square feet or less	40 feet
Between 16 and 32 square feet	48 feet
32 square feet or greater	55 feet

- c. Signs shall be programmed to go dark in the event of a malfunction.
- d. The content of the electronic display area shall not feature motion or animation. Any and all portions of the message shall remain static for a minimum of thirty (30) seconds. The change from message to message shall be instantaneous.
- e. The background of the electronic display shall not be white.
- f. Electronic displays shall not mimic traffic controls.
- g. See Section 34-5.5.2.F regarding illumination

Proposed Amendments

In order to prevent the visual and light pollution caused by the spread of large electronic sign areas, we suggest limiting the portion of sign area that may be electronic display to 20-30%. We propose amending Section 34-5.5.3.A.ix by adding the following new item h:

- h. The electronic display area of a sign shall not exceed 30 percent of the total sign area or 30 square feet, whichever is larger.

Recommended Changes to Bonus Sign Sizes:

34-5.5.3.A.iv. The maximum area and height of permitted freestanding signs shall be controlled as follows:

	Maximum Height in Feet	Maximum Area in Square Feet of all Freestanding Signs*
n. ES district – option 1	eight	64
o. ES district – option 2 [‡]	30	400 <u>80</u>
p. ES district – additional sign**	40	450 <u>100</u>
‡ 50' min. setback from right-of-way		
** One (1) additional sign shall be permitted provided that the sign shall be oriented toward a freeway and shall be located within fifty (50) feet of the freeway right-of-way.		

34-5.5.3.A.xi

In the LI-1 district, a freeway sign zone is established within fifty (50) feet of the limited access right-of-way of M-5, I-696, and I-275/I-96 on lots which border these rights-of-way. Freestanding signs may be established in this zone only on improved lots and subject to site plan and landscape plan approval by the planning commission. In no case, however, shall a freeway sign zone include any portion of a front or side yard. Signs in the freeway sign zone are subject to the following conditions:

- a. The sign shall not hinder the flow of traffic circulation on the subject site.
- b. The sign shall not block or restrict visibility of other uses or buildings, whether on- or off-site, beyond what is customary and reasonable for similar sites.
- c. The sign shall not be in conflict with other provisions of the Zoning Ordinance.
- d. One (1) freestanding sign is allowed in this freeway sign zone per zoning lot. Such sign shall not exceed thirty (30) feet in height and shall not exceed ~~three~~ two hundred (~~300~~) (200) square feet in area. This sign is in addition to any freestanding sign otherwise permitted by this ordinance.
- e. Such signs shall be set back no less than 100 feet from any residential property line and shall be spaced in a manner consistent with state law.
- f. Electronic display areas on these signs shall be subject to the standards in Section 5.5.3.B.
- g. Freestanding signs placed in the freeway sign zone shall be constructed in such a manner that they will withstand 90 mph wind forces. Signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements.

- h. The landscape plan shall include large evergreen shrubs around all sign posts, ground equipment cabinets, and similar structures, in accordance with Section 34-5.14.3.F.iv., to the extent practical, as determined by the Planning Commission.
- i. The sign shall not be located closer than 5,000 feet from another sign in the freeway sign zone that faces the same direction of traffic on the adjacent freeway.
- j. A cash bond or other financial guarantee approved by the City Attorney shall be filed with the finance director/treasurer for each sign to guarantee proper maintenance. If the applicant fails to maintain any sign properly, such bond shall be forfeited and the applicant shall be required to remove the sign.
- k. After approval of the site plan for the sign by the Planning Commission, permits for construction shall be issued by the code enforcement officer for periods of two (2) years and may be renewed by the code enforcement officer. An inspection fee for each such sign shall be paid at the time application for a permit of its renewal is made. See Section 34-7.6 Permits.

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
MASTER PLAN STUDY
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
FEBRUARY 15, 2024 6:00 P.M.**

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Vice Chair Trafelet at 6:25pm.

ROLL CALL

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

Commissioners Absent: Brickner, Countegan, Grant, Mantey

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

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

MASTER PLAN STUDY

A. Review Draft Master Plan

Utilizing a PowerPoint presentation entitled *Farmington Hills Master Plan Study Session, February 15, 2024, The Next 50 Years*, and a distributed map printout and narrative entitled *2024 Future Land Use*, Planning Consultant Tangari led tonight's discussion.

Regarding the Master Plan review, Planning Consultant Tangari highlighted the following:

- Vision Statement:
Farmington Hills will be an innovative, attractive, livable, safe, and financially stable community that embraces the diversity of its people and provides housing and economic opportunity for all residents.
- Nine Building Blocks of the Plan:
 1. Housing
 2. Transportation
 3. Making Places That Matter
 4. Innovation
 5. Sustainability and Resiliency
 6. Diversity*
 7. Quality Redevelopment
 8. Economic Development
 9. Community Wellness

*Diversity replaces "Special Study Areas," which has been folded into #7 Quality Redevelopment.

Diversity was a major theme of all the public input received, as one of the strengths of the city, and one of the things that will always have to be navigated as a city.

The Diversity paragraph reads:

The people of Farmington Hills are diverse in terms of race, ethnicity, creed, background, income, and thought. This diversity is a primary strength of the City, and Farmington Hills will work to ensure that all residents and businesses have equal access to opportunity and public resources, that all communities are heard, and that planning and capital improvements strive to meet the needs of all neighborhoods.

Directing the Commission's attention to copies of the draft Future Land Use Map with narrative that had been distributed, Planning Consultant Tangari highlighted:

- The Future Land Use Map is one of the cornerstones of the Master Plan.
- The narrative emphasizes major changes from the 2009 Master Plan, along with a breakdown of acreage by land use category.
 - Changes are geographically limited because 50% of the City is planned and zoned for single family residential.
 - Community facilities and quasi-public uses are a new category shown on the Future Land Use Map. For at least some of these areas, future development needs to be visioned, as certain users tend to change over time (religious institutions move, or sell part of their land for development, for instance).
 - Special study areas were not included on the 2009 Future Land Use Map; they are included this time. Some are shown by a hatching pattern over a patchwork of underlying future land use categories. Others are shown as their own separate category.
 - Study areas highlighted during tonight's discussion include:
 - Special study areas shown by hatching might show a diversification of uses, but with an overall similar physical character. Architectural/material standards could upgrade those areas aesthetically and functionally.
 - Flex Overlay use is intended to provide the City with the ability to respond to the potential for future development at the east and west ends of Oakland Community College, specifically related to OCC uses (housing/small commercial). Flex Overlay is also applied to an institutional property on the west side of Farmington Road just south I-696, currently a religious use.
 - 14 Mile Mixed Use is a separate category that covers a 126-acre area east of Orchard Lake and north of 13 Mile Road. This category could have its own architectural standards, setting a baseline for quality materials and appearance.
 - 12 Mile Mixed Use is also its own separate category, covers 450 acres, and also could have its own architectural standards.
 - Grand River Corridor. Unifies the corridor as a mixed-use district, rather than a patchwork of districts to be overlaid. M-5 takes up a great deal of land, but does not have the traffic in this area to justify being a grade-separated freeway. The Future Land Use Map envisions a scenario where the freeway is replaced with a boulevard street, with development around it. While this may not be likely at present, presenting this scenario allows the City to put forth its vision for the area, and to push to have the area reimagined, building on the theme of neighborhood districts.
 - Flex Residential applies to several residential areas, and is designated as cluster development, which allows for some attached units up to a fourplex, with incentives for keeping a larger buffer to neighboring residential or preserving natural features.

- Flex Residential Office. Allows for a mix of uses in areas with development challenges, including the area on Orchard Lake Road south of 696, and the small triangle area at Shiawassee and 9 Mile Road. Flex Residential uses could include small office and/or townhome development, etc.
- All Future Land Use Category descriptions have been written from scratch – they are not a carryover from the previous Master Plan. Several categories mention design and/or material standards requirements, emphasizing form as a unifying characteristic of development. These standards will need to be part of the implementation phase, in terms of amendments to the zoning ordinance.

Of note:

- Prior overlay districts were put in place 14 years ago, with no interest ever expressed by a developer regarding taking advantage of what the overlay offers.
- I-275 Interchange is all MDOT right-of-way, and is one of the largest interchanges in the country.
- Currently the City has no design standards. The new Master Plan and Future Land Use Map address this issue by separating out areas into districts (14 Mile Mixed Use, 12 Mile Mixed Use, etc.) The areas, as noted above, might have their own architectural standards in terms of materials and elevations, and in terms of how buildings interact with each other from the street. Right now developers seem to feel that if they do the minimum to meet standards, they will be approved. This “bare minimum” culture needs to be changed.
- It was noted that the Citation Club (north of 13 Mile Road between Halsted and Haggerty) and Diamond Forest Apartments (Freedom Road and Halsted) were shown on the Future Land Use Map as single family residential.
- Infill projects along developed corridors, such as 12 Mile Road, should be encouraged, in order to over time change the personality of that corridor from large office buildings in a sea of parking to a district that offers landscaped walking paths, places to have lunch, etc.
- The current four office districts have been combined to two office districts. It makes sense to combine OS Districts 1, 2, and 3. The trend in the late 20th century was to create many highly focused districts. The current trend was to go in another direction, providing more flexibility, allowing the market to drive uses more, and to get enough housing to meet demand.
- Regarding the cluster option, sometimes developers will offer unbuildable portions of the land as an open space benefit, but this is not a true benefit. The City needs to make sure the benefit offered by a developer is a meaningful one.
- The Commission remained concerned about the site at Drake and Grand River which has morphed into a quasi-permanent cement batch location.

In closing, Planning Consultant Tangari said that after the adoption of the Master Plan, the real work of implementation will begin. Zoning ordinances are developed in a specific time and place. 20 years later, the community is in a different time and place, and the ordinance needs to be adjusted to that new reality.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Motion by Stimson, support by Grant, to adjourn the Special Meeting at 7:15pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

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CITY OF FARMINGTON HILLS
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MASTER PLAN STUDY
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APPROVAL OF THE AGENDA

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In closing, Planning Consultant Tangari said that after the adoption of the Master Plan, the real work of implementation will begin. Zoning ordinances are developed in a specific time and place. 20 years later, the community is in a different time and place, and the ordinance needs to be adjusted to that new reality.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Motion by Stimson, support by Grant, to adjourn the Special Meeting at 7:15pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
FEBRUARY 15, 2024, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Grant, Trafelet, Stimson, Varga, Ware
Commissioners Absent: Brickner, Countegan, Mantey
Others Present: Staff Planner Canty, City Attorney Schultz, Planning Consultants
Tangari and Upfal

APPROVAL OF THE AGENDA

MOTION by Aspinall, support by Varga, to amend and approve the agenda as follows:

- **Move item 5.B. Historic District Commission 2023 Annual Report to be heard first on the agenda, ahead of the Public Hearing.**

Motion passed unanimously by voice vote.

HISTORIC DISTRICT COMMISSION 2023 ANNUAL REPORT

Historic District Commission Chair Marleen Tulas and Vice Chair Ken Klemmer were present this evening.

Utilizing a PowerPoint presentation, HDC Chair Tulas presented the Historic District Commission's 2023 Annual Report, which overviewed:

- 2023 and 2024 Historic District Commission Goals, Objectives, and Initiatives
- Activities of the past year, including meetings, work within Historic Districts, and training.

In 2023, 7 Certificates of Appropriateness were issued.

1. Historic District Site No. 313 – The Fractional School House – 32200 Middlebelt Road, for construction of an ADA ramp to access the building, construction of a serving deck with ADA ramp at the rear of the building, replacement of rotten and damaged wood siding, and repainting of the building.
2. Historic District Site No. 308 – Halsted Apple Barn – 28321 Timberview Court, for construction of a black 6' high kennel-style fence for the applicant's 2 dogs, in accordance with an issued court order.
3. Historic District Site No. 312 – Sherman Goodenough House – 27405 Farmington Road, for replacing the existing light structures, with the addition of one (1) pole, by utilizing OPTION #2, with new fixture on top.
4. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for removing 3 basement windows in order to install 3 glass-block modular windows.
5. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for installing a 4' tall black chain link fence along the north lot line of the property.

6. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for resurfacing existing wood decking with Aztek composite decking, and removing the railings on the deck.
7. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for installing a generator in the rear yard with landscaping screening,+ to retain structure’s historical character.

Historic District Commission Activities in 2023 included:

- Cemetery Master Plan Implementation
- Spicer House Roof Replacement
- Botsford Inn Exterior Restoration
- Nehemiah Hoyt House – needs restoration
- March 2023 – HDC attended the 65th annual Michigan in Perspective: Local History Conference

MOTION by Grant, support by Stimson, to accept the Historic District Commission 2023 Annual Report.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2023

LOCATION:	South side of Folsom Road, between Parker Avenue and Lundy Drive
PARCEL I.D.:	22-23-33-252-019, 020, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, 043
PROPOSAL:	Qualification of sixteen (16) parcels for construction of single family homes within RA-3, One Family Residential zoning district via One-Family Cluster Option
ACTION REQUESTED:	Qualification of One-Family Cluster Option
APPLICANT:	Forest at Riverwalk Development, LLC
OWNER:	Forest at Riverwalk Development, LLC

Applicant presentation

Stuart Michaelson and George Mager, Forest at Riverwalk Development, LLC, were present on behalf of this application for cluster option qualification. The applicants highlighted the following:

- The site had previously qualified for the cluster option, and still met the qualification criteria.
 - The parcel had frontage on a major or secondary thoroughfare, and had a narrow width as measured along the thoroughfare, which makes platting difficult.
 - The parcel contained a floodplain or poor soil conditions which resulted in a substantial portion of the total area of the parcel being unbuildable.
 - The parcel contained natural assets which would be preserved through the use of cluster development. Such assets included natural stands of large trees, land which served as a natural habitat for wildlife, unusual topographic features, or other natural assets which should be preserved.
- Because this plan had significant differences from the previously qualified plan, tonight the applicants were again seeking qualification under the cluster option.
- The applicants had purchased the site from the previous developer. Acknowledging concerns about wetland and tree preservation, the applicants came up with a new plan in order to avoid the

creek and save many more trees, and to run the access road out to Parker Street (instead of Colfax). Only a small part of the wetland would be impacted.

- If the plan received qualification this evening, the applicants would seek a permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) relative to wetland impacts and mitigation. EGLE had already visited the site and identified the wetlands in response to the previous plan, and would revisit the site in response to this new application. The applicants would also be working with their own wetlands consultant, and had already walked the site with their consultant.

Planner's review

Referencing the February 6, 2024 Giffels Webster review memorandum, Planning Consultant Tangari provided the following information.

Cluster option process:

- Under the cluster option, some of the land on the site would be set aside, and housing units would be placed (clustered) in a smaller area of the site.
- The process for cluster option approval included 3 public hearings, the first of which was to determine whether or not the site qualified for the option. Tonight the Planning Commission was being asked to determine whether the site qualified for the cluster option by meeting criteria laid out in the ordinance. If the Commission determined the site did qualify for the cluster option, the applicant could then proceed with a site plan application. Qualification does not guarantee site plan approval.
- Site plan review requires a second public hearing. If at that time the Commission recommended approval of the site plan, the plan would move forward to City Council, who would hold the third public hearing.
- In November 2023 the Commission determined that the plan met the criteria to be considered for cluster development, but the required public hearing was not held. The purpose of tonight's meeting was to hold the first public hearing.

Planners review and findings:

- The parcel is zoned RA-3 One Family Residential, and is located south of M-5 between Farmington Road and Orchard Lake Road, and between Folsom Road to the north and Colfax Street to the south.
- The existing site consists of all or part of 16 parcels, is entirely undeveloped and heavily wooded, and contains several areas of wetland.
- The site consisted of 16.29 acres; 2.4 acres of the site is right-of-way which leaves 13.83 net acres.
- As stated, M-5 is to the north of the site; the rest of the site is surrounded by single family homes.
- The site is accessible from Folsom Road and Parker Street.
- The qualifications in Section 34.3.17 of the zoning ordinance for the cluster option were two tiered. The first tier allows a certain density and the second tier allows additional density if certain conditions are met. However, the applicant is requesting a density lower than the density permitted in the first tier. The second tier will not be addressed.
- The first tier permitted a density of 2.6 units per acre. The applicant is proposing 38 units where 42 would be allowed under the first tier.
- An EGLE review will be required prior to development.
- Three qualification criteria potentially applied to the site:

- ii. The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.*
- vi. The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.*
- viii. The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.*

- A large wetland area is shown on the southern portion of the site, where there would be no lots.
- A smaller secondary wetland area contains proposed lots. EGLE will determine if those wetlands are regulated.
- The conceptual plan showed street trees and screening trees at the margins of the project as well as some landscaping of the retention basin. Full review of a cluster site plan would occur during the next stage of approval should qualification be granted.
- The future land use map of the master plan showed the site to be designated as single-family residential use. Surrounding properties had the same designation. The site did not fall into any special residential planning areas or other special study areas.
- The residential densities map designated the site as medium density, which includes RA-3 and RA-4. The site was currently zoned RA-3.

Public Hearing

Vice Chair Trafelet opened the public hearing at 8:03pm.

Steve Hall, Parker Street, was concerned about the effect this development would have on groundwater water drainage. There were already runoff issues on Whitlock Street caused by development there. There was an existing high water table on Parker Street. How will groundwater from the development affect existing septic systems, and will the development be tied into public sewer? Who will be responsible for issues caused by the development after the developer has moved on?

Rene Daihl, Lundy Drive, was concerned about water issues caused by the development. Per the online documentation, the developer is planning to tie into pipes that are at the end of Lundy, only two lots from her property. Ms. Daihl had installed a sump pump that operated constantly, in order to prevent water from entering her basement. Today it was running every one minute 22 seconds. Tree and root removal would lead to flooding. She was also concerned that the development would stress the power grid, noting that her power was frequently out. Residents should be included in meetings between EGLE and the developer.

Mary Newlin, Lundy Drive, gave the history of this area, and expressed concern that the proposed development involved destruction of the only remaining natural green space in the City. She described 100+ year old trees, deer and animal species that were only seen in the woods. Would the existing stream be preserved? She had purchased a generator to keep her sump pump going when the power went out; without the generator her first floor would be flooded. This development would be located where the most water was located. She was concerned about the effect of the development on existing wells and septic systems.

Laurie Williams, Parker Street, echoed concerns about groundwater discharge, noting that she had a septic field. She had two sump pumps beneath her house. Citing a loss of privacy, she asked what barrier would be placed between the development and her backyard. Parker Street was unpaved, and was the only thru-way from 8 Mile Road to Folsom Road in this area; traffic on the street threw rocks and dirt, and with no sidewalks and no streetlights, everyone had to walk in the street. Increased traffic on Parker was a huge concern. There were endangered species on the site. Heavy construction equipment will damage Parker Road.

Paul Rusinowski, Lundy Drive, was concerned about the proposed lot sizes. The space and woods were what attracted him to the neighborhood, and the development would have a negative effect on privacy and decrease property values by packing houses into a small area. What would happen to displaced wildlife? Mr. Rusinowski thought there were more wetlands than illustrated on the plan. He supported new construction, but the natural woodlands should be preserved.

Neal Krantz, Lundy Drive, said wetlands took up a substantial portion of the middle of the site. His sump pump operated constantly. He was concerned with property value, but his primary concern was water drainage.

Kirk Bowman, Folsom Road, echoed concerns about water drainage. There was an area behind his house with no trees that constantly had multiple inches of water that would be displaced by this development. A drainage ditch near his house was constantly flowing. The soil was rocky clay which does not absorb water well. He did not think the construction would be able to handle the water and wildlife displacement.

Denise Hall, Parker Street, described seasonal issues with the dirt road. The road was narrow; who would pay for maintenance costs if construction trucks started using it?. She described water levels in the neighborhood, and echoed concerns about water drainage. Who would take responsibility for damage to existing septic systems? She described wildlife in the area, and asked the Commission to save the property.

Dragos Ionescu, Lundy Drive, echoed concerns about water drainage. The plan had credibility issues.

Elizabeth Bowman, Folsom Road, said water drainage was a big concern. The proposed lots were in a wetland area, and she was concerned that the water would be displaced onto her property. There were power issues in the area. Construction would disrupt her household. The development would take away the beauty of the neighborhood.

Diane (no last name), Parker Street, said there was more acreage related to golf parks than wooded areas in the City. She echoed concerns about water and wildlife displacement. Tree removal would cause more downed power lines.

Scott Elser, Parker Street, echoed concerns about water drainage, and said he had an issue with changing zoning rules for the developer.

Tom Seabolt, Parker Street, described water levels and drainage issues in the neighborhood. He used two sump pumps to prevent flooding. He lived 50 feet from Parker Street; construction would be disruptive. He was concerned about traffic issues on Parker Street, noting the children in the neighborhood.

Sarah (no last name), Parker Street, said she moved to the neighborhood because of its up north feel. She echoed concerns about extra traffic on Parker Street, and asked what the city planned to do to address traffic issues on the street to ensure the safety of pedestrians. She described wildlife on the site. She was concerned about construction lasting until 7:00pm.

Michelle Gala, Parker Street, said the residents had fought to keep Parker Street a dirt road. She echoed concerns about water levels in the neighborhood, and talked about traffic concerns. She described wildlife in the neighborhood. She noted that the City had considered making the site a nature park.

Heather Trapchak, Parker Street, echoed concerns about water levels in the neighborhood. She emphasized the importance of maintaining green spaces. She asked members of the Commission to visit the area.

Seeing that no other members of the public wished to speak, Vice Chair Trafelet closed public comment and asked the applicants to respond. The development team provided the following further information:

In response to public comment:

- Construction traffic would be limited to using a new road into the development, and would not be on Lundy Drive or Parker Street.
- The development would have to be approved by the city engineering department.
- The site would be self-contained, with separate storm sewers, located in the rear of the individual home sites.
- Water could be held in detention for a long period of time.
- Experience showed that adding storm sewers drained a site, often helping the neighbors.

In response to questions from the Commission:

- DTE had indicated that there was enough power in the area for the development.
- The development would include 38 houses.
- The design of the lots was based on city ordinances related to the type of development proposed.
- The developers were aware of water levels in the area. Water from the property would have to be retained before entering a public system, and could not contribute to water concerns on neighboring properties.

Commissioner Ware noted that the residents could request a traffic study from the City, but that speed bumps would require an asphalt road.

MOTION by Aspinall, support by Stimson, to make a preliminary determination that One-Family Cluster Option 1, 2023, dated October 13, 2023, submitted by Forest at Riverwalk Development, LLC, meets the following qualification standards as set forth in Section 34-3.17.2.B. of the Zoning Ordinance: ii, vi, and viii; permitting a maximum density of 2.6 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Commissioner Stimson said he supported the motion in order to give the applicant a chance to come back with a better plan, as he did not support the entire preliminary plan. The 55' width of the lots was too narrow and out was out of character with this neighborhood. He encouraged the applicant to

consult with and work with the neighbors as much as possible, and to come back with a site plan that addressed the issues discussed.

Vice Chair Trafelet advised the public present that the Capital Improvement Plan included an item for a Folsom Road storm sewer from 9 Mile to Orchard Lake Road, to provide lateral storm sewers for Folsom Road, as well as a rehabilitation of the existing storm sewer system.

Roll call vote:

Aspinall yes
Grant yes
Trafelet yes
Stimson yes
Varga yes
Ware yes

Motion passed 6-0.

B. 2024/2025 THROUGH 2029/2030 CAPITAL IMPROVEMENTS PLAN

ACTION REQUESTED: Adoption of plan

Public Hearing

Vice Chair Trafelet opened the public hearing on the 2024/2025 through 2029/2030 Capital Improvements Plan. Seeing that no members of the public wished to speak, Vice Chair Trafelet closed the public hearing and brought the matter back to the Commission.

The Planning Commission had discussed the Capital Improvements Plan at its January 25, 2024 meeting.

MOTION by Varga, support by Stimson, to adopt the City of Farmington Hills Capital Improvements Plan for 2024/2025 through 2029/2030 as presented.

Roll call vote:

Aspinall yes
Grant yes
Trafelet yes
Stimson yes
Varga yes
Ware yes

Motion passed 6-0.

REGULAR MEETING

A. REZONING REQUEST ZR 1-1-2024

LOCATION: 31118 Orchard Lake Road
PARCEL I.D.: 22-23-02-103-025
PROPOSAL: Rezone eastern portion of one (1) parcel from P-1, Vehicular Parking to B-3, General Business zoning district
ACTION REQUESTED: Set for Public Hearing

APPLICANT: Mannik & Smith Group, LLC
OWNER: Hannawa-Lahser Rd Development, LLC

Referencing the January 30, 2024, Giffels Webster review memorandum, Planning Consultant Upfal highlighted the following:

- The site was located on Orchard Lake Road at Mulfordton Street, south of 14 Mile Road.
- The site was currently split-zoned with B-3 General Business zoning at the frontage and P-1, Vehicular Parking zoning in the rear. There was a structure on the front of the site; and the rear was used for parking. There was also parking on the side of the building.
- The applicant proposed rezoning the entire site to B-3 zoning, which is consistent with the future land use designation of non-center type business. Additionally, the site is located in the Orchard Lake Road mixed-use redevelopment area.
- The proposed rezoning would accommodate the use desired by the applicant. Current zoning would not accommodate the desired use.
- The existing structure had structural non-conformities, but the structure was on the portion of the lot already zoned B-3, and was not a concern that impacted this rezoning request.
- Review standards would be discussed in depth at the public hearing.

Jefferey Schroeder, Plunkett Cooney, was present on behalf of this application to rezone a portion of a parcel from P-1 Vehicular Parking to B-3, General Business zoning. Dennis Miller, consultant for the car wash proposed for this site, was also present.

Mr. Schroeder said they had read the Giffels Webster review memorandum and they concurred with the report. In response to questions, Mr. Schroeder said that:

- The request was to accommodate a proposed car wash on an adjacent property.
- The existing structure was vacant.

Mr. Miller provided the following:

- The site was just over an acre.
- The car wash company, Clean Express, was located in Columbus OH, and did not yet have any locations in the Detroit area.
- The existing structure would be converted into a car wash.
- The applicant would provide renderings at the public hearing.

MOTION by Grant, support by Aspinall, that Rezoning Request 1-1-2024, dated November 17, 2023, submitted by Mannik & Smith Group, LLC, to rezone a portion of property located at Parcel Identification Number: 22-23-02-103-025, Oakland County Michigan, from P-1 Vehicular Parking to B-3, General Business District be set for public hearing for the Planning Commission's next available regular meeting agenda on March 21, 2024.

Motion passed unanimously by voice vote.

C. PLANNING COMMISSION 2023 ANNUAL REPORT

ACTION REQUESTED: Adoption of report

After discussion, the following motion was offered:

MOTION by Aspinall, support by Varga, to adopt the 2023 Planning Commission Annual Report, with the following items to be confirmed and/or corrected:

- **Page 5, for the table listing 2023 Planning Commission Members, the dates listed in the column “Assumed Office” need to be confirmed.**
- **Page 11, Figure 1 is labeled 2018-2023, but the data goes from 2017 through 2023.**
- **Page 11, Table 5, the number of meetings correspond to 2022, but are labeled 2023.**

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES

January 18, 2024, Special Meeting, January 18, 2024 Regular Meeting, and January 25, 2024 Regular Meeting CIP

MOTION by Grant, support by Varga, to approve the January 18, 2024 Special Meeting minutes, January 18, 2024 Regular Meeting minutes, and January 25, 2024 Regular Meeting CIP minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

Next meeting is scheduled for March 21, 2024.

ADJOURNMENT

Motion by Aspinall, support by Grant, to adjourn the meeting at 9:11pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem