

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI 48336
July 21, 2022, 6:00 P.M.**

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Chair Countegan at 6:00 p.m.

ROLL CALL

Commissioners present: Aspinnall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga,

Commissioners Absent: Ware

Others Present: Staff Planner Perdonik, Planning Consultants Tangari and Bahm

APPROVAL OF AGENDA

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

Motion carried by voice vote.

NEW MASTER PLAN STUDY

Utilizing a PowerPoint presentation, Planning Consultant Tangari led tonight's discussion.

Vision Statement

- Commission reviewed the 9 building block vision statements:
 - Quality redevelopment
 - Economic development
 - Transportation
 - Placemaking
 - Keep pace with innovation
 - Community wellness
 - Special planning areas
 - Sustainability and resiliency
 - Housing
- Vision statement should be brief, general, and comprehensive.

Activity: What is a one word or brief description of what the Commission wants Farmington Hills to look like, be known for?

- Diversity
- Embracing diversity and embracing innovation. Embracing who we are and pushing that into the future.
- These terms apply to:
 - Population, including age, race, ethnicity, education levels, income levels
 - Business and economics
 - How much retail space will be needed? Office space? Should space requirements and regulations be more flexible in terms of use?

- Recognize the diverse business base currently located in Farmington Hills, including small businesses of various types, and large international companies, and build on that.
- Transportation options, focusing on safe options
 - Future planning: In 20 years, will there be a need for as many gas stations as there are now?
 - How will curb space be used? For deliveries? For autonomous vehicles?
- Tax base (City tries for 65% residential, 35% commercial)
- Restaurant opportunities
 - Mixed use buildings more common outside of Michigan, but are needed here.
 - Mixed use could be office/restaurant; restaurant/housing; office/housing. Flexibility is key.
- Entertainment, including an entertainment district
- Building construction and materials
 - Diverse housing product needed.
 - The quality of building/construction is diminishing. Building and design standards should be considered.
 - Speak in terms of durability, maintenance, and massing.
- There is richness in diversity
- What will the City look like in 20 years? How does the community support diversity? If diversity becomes part of the vision statement, everything in the City should be in line to support that objective, through infrastructure, education, work options, transportation options, health options, housing options, entertainment opportunities.
- Zoning Ordinance needs updating. Master plan update and zoning ordinance update is an opportunity for future planning.
- It was important for the Master Plan and future visioning to *matter*, not to be an exercise without context or the ability to implement. Leadership and buy-in at all levels of government is important.
- A Master Plan shows developers what the City thinks is important, and helps them develop plans that will fulfill the City's vision.
 - Farmington Hills was a leader in progressive development at one time; it can be so again.
 - Diversity has sometimes been put aside because personal preferences have won out over an overarching strategy.
 - Work with developers. As a matter of process, ask developers how their plan is going to move the City toward its vision, as outlined in the Master Plan.
- Being a safe city includes a fire department that is well staffed and has correct equipment, including the equipment such as ladder trucks to react to tall building fires. Fire suppression should be required as well.
- What will keep retirees (and their spending ability) in Farmington Hills?
- How can the Master Plan and zoning ordinance encourage redevelopment, including infill projects?

Assignment

- Think about places you have been that are memorable for offering great community space, with new buildings, old buildings, businesses. What makes those spaces attractive?
 - Parking in the rear
 - Intermixed green space
 - Attractions that cross generations, including recreational opportunities
 - Convenience
 - Community as family

- Assignment: continue to think about memorable communities that you have seen, either in person or through media.

Market Analysis Summary

- Analysis focused on market conditions based on data mining, analytics, and analytical methods, and provided conservative estimates of marketable opportunities by 2023.
 - Housing: 270 to 326 units, up to 1,250 units.
 - Housing, active age-restrictive: potentially as large as 2,000 units if land is available.
 - Retail goods and services: 27,000 to 81,000 sf.
 - General multi-tenant office: 38,000sf excluding that built within homes.
 - Single-tenant office: undefined.
 - Industrial: 600,000sf depending upon focus.
 - Farmington Hills has underutilized office space.
 - Space needs to be flexible.
 - Walkability to local activities and work.
 - Most housing growth in Farmington Hills since 2011 has come from single-family homes.
 - Growth is limited by availability of undeveloped lots and cost of redevelopment of other sites.
- Resident survey analysis
 - 700+ responses, spread out fairly evenly in the city.
 - Average respondent household: 2.87 persons
 - 70% of primary income earners between 35-64.
 - 15% have one or more children 6 years and younger
 - More than 50% of households have someone who works from home.
 - Survey also gave transportation statistics, including that 43% of respondents plan on buying an electric vehicle in the few to 5 years.
 - 75% of respondents walk for fitness, recreation or commuting. 25% have bikes.
 - Residents buy groceries in the city; also use the Farmington farmers market.
 - Residents prefer local non-chain restaurants. Many residents go out of the city to eat at restaurants.
 - Significant resident dollars are spent shopping online.
 - Survey analysis summarized community characteristics in terms of walkability and convenience, and other desirable housing characteristics.
 - Majority rated housing options in Farmington Hills as good and very good.
 - Walkability highly important.
 - Only a small percentage of residents plan to move outside of Michigan, but some plan/need to move out of their homes as they age or retire. Will their homes – many on large lots – be desirable to a younger demographic?
 - Are the amenities of the community enough to balance not being able to walk downtown?
 - If buying a home is buying a lifestyle, what kind of lifestyle does Farmington Hills offer?

Future Land Use – Zoning Alignment

This ongoing discussion topic will be discussed at the next special meeting.

PUBLIC COMMENT

None

COMMISSIONERS' COMMENTS

None

ADJOURNMENT

MOTION by Mantey, support by Trafelet, to adjourn the meeting at 7:20 p.m.

MOTION carried by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem