

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION SPECIAL MEETING  
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM  
31555 W. ELEVEN MILE ROAD  
FARMINGTON HILLS MI 48336  
August 18, 2022, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Vice Chair Trafelet at 6:07 p.m.

**ROLL CALL**

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

**Commissioners Absent:** Countegan

**Others Present:** Staff Planner Perdonik, Planning Consultants Arroyo and Tangari

**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.

Based on past discussion, the draft vision statement was:

*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.*

The Commission spent some time word-smithing this statement. Should the action words be "will be" or "is" or "continue to be", or perhaps be eliminated entirely: *Farmington Hills, an innovative, attractive, livable, financially stable . . .* ? No consensus was reached; final wording will be revisited.

The 2009 Master Plan Goals included:

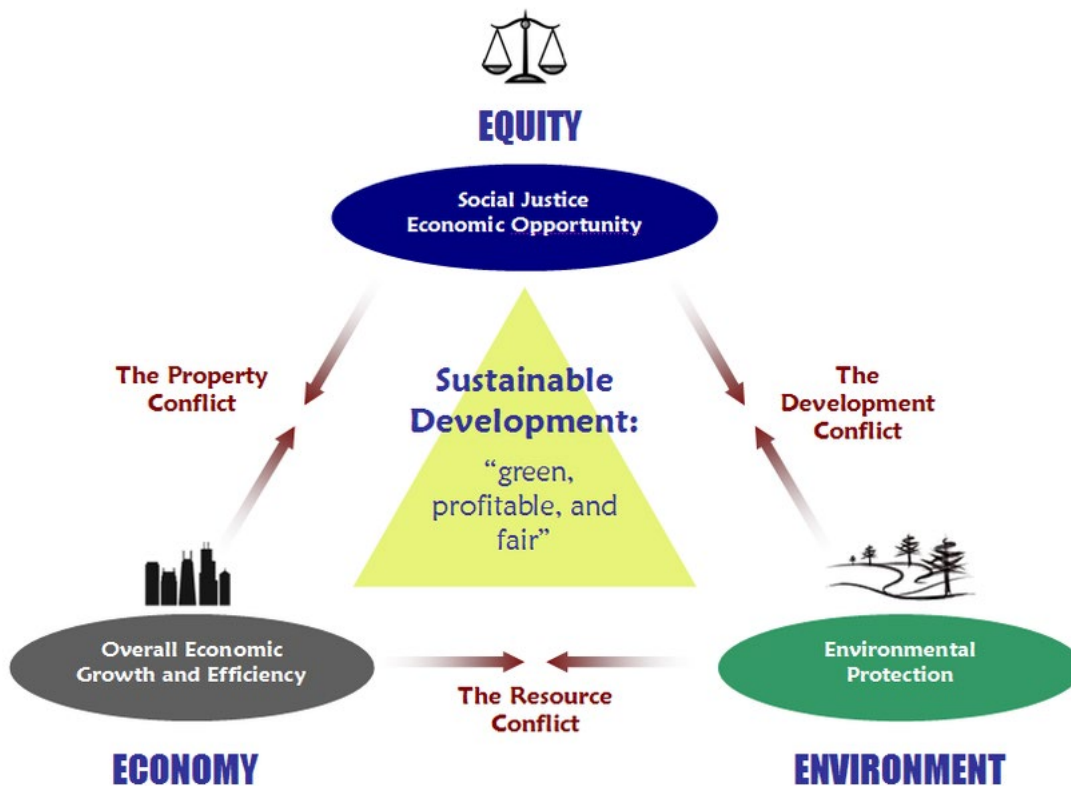
- To create desirable residential areas in the form of neighborhoods which are served by quality schools and parks and are devoid of land uses which negatively impact these neighborhoods.
- To preserve natural features of the land to every extent possible.
- To provide for all uses of land necessary to serve the residents of the City.
- To promote the City's economic position by encouraging land uses which will provide a sound tax base.
- To provide an adequate circulation system for the safe, efficient movement of people and goods within and through the City.
- To provide a blueprint for the redevelopment of areas within the City.
- To accommodate new residential developments and the redevelopment of older residential areas.
- To preserve identified historically significant properties.

As the Commission decided on goals for the Master Plan update, benchmarking or measurable standards might be included, along with solutions attempted or successfully realized regarding similar situations in

other communities. Identification of departments or agencies that might be involved in implementing the goals could be included. The overarching goal is to include in the Master Plan as much actionable implementation strategy as possible, potentially with yearly reviews provided to City Council as to how the Master Plan is being moved forward.

Certain goals currently being discussed by the Commission were not included in the 2009 Master Plan, such as Planning for Equity. An article regarding this topic was included in tonight's packet: *Carolyn G. Loh & Rose Kim (2020): Are We Planning for Equity?, Journal of the American Planning Association, DOI: 10.1080/01944363.2020.1829498.*

Planning Consultant Tangari explained that the Master Plan and the Future Land Use map can demonstrate how equity is affected by the physical arrangement of uses and land in the City. He presented the following graphic:



Equity was often the neglected leg of the triangle.

Discussion included:

- Regarding public engagement, there needs to be avenues of engagement for all community members, including intentional outreach to those who typically might not participate.
- How do the City and Commission discover underserved communities?
- Do the goals of the plan promote equity? Does implementation strategy include the people who live close to the areas and corridors being discussed?

- The Grand River Corridor Authority presented a cautionary example, as a TIF had been set up that never materially benefited the area, as the taxable values never increased.
- Enforcement of blight ordinances, as well as including maintenance and appearance expectations in planning documents, helped provide equity and social justice.

General discussion:

The Commission discussed Master Plan past update process and timing. By Statute the Master Plan must be reviewed every 5 years, although major updates and rewrites occurred less frequently, based on changes in the general planning environment, the specific community, and how much time has passed since the last update.

The Zoning Map is predicated on the Master Plan and the Future Land Use Map. There is also a relationship between planning and capital improvements. For instance, does the City need to be proactive in making infrastructure improvements to facilitate implementing the future vision of the City?

Phase 2 of the Master Plan process will be heavily focused on obtaining public input, and included the following elements:

1. Leadership Advance with City Staff      September
2. Online Public Input Platform      Fall
3. Open House      Early October  
*Ideas: Focus on specific geographic areas.  
What is the desired outcome of the open house?*
4. Neighborhood Toolkits      September/October  
*Ideas: Homeowners associations, Special groups within the City, Chamber of Commerce, Apartment complexes/renters  
Reach out to groups who might find it difficult to attend an open house.  
Facilitated discussions.*
5. Student (Youth Council)      At Open House (preview)  
*Ideas: Create mini-toolkit for the schools*
6. Developer / Real Estate Forum      November  
*Ideas: Discover/present benchmark developments  
Reach out to diverse organizations and different types of developers*
7. Report from Consulting Team      Early December
8. Joint Meeting PC / CC      December

The drafting of the new Master Plan will commence in early 2023.

Future Land Use – Zoning Alignment

Continuing this discussion from prior meetings, the Commission compared the 2009 Future Land Use Map with the current Zoning Map for Sections 1, 2, and 3 in the northeastern part of the City, bordered on the north by 14 Mile Road, on the west by Farmington Road, on the east by Inkster Road and on the south by 13 Mile Road.

- The commercial uses along Orchard Lake Road were often too shallow for effective redevelopment, and needed room to expand to the rear. Areas along Northwestern could provide mixed use development.
- The new Master Plan and Future Land Use Map should send a signal to developers regarding the City's vision for this area.

This ongoing discussion topic will be continued at the next Master Plan study meeting.

**PUBLIC COMMENT**

Resident and developer Dan Blugerman presented background information on a vacant site on 12 Mile Road across from the post office and next (west) to the Player's Barn. This parcel was owned by Sunrise Development, which had abandoned plans to develop a senior living facility on the parcel under a PUD agreement. The underlying zoning was RM, or residential apartments or condos, but the parcel was too small for this use. He asked the Commission to consider OS-1 office zoning for this parcel. An office-type use was indicated in the 2009 Master Plan and Future Land Use Plan. He would likely be back to the Commission with a rezoning request in the future.

Mr. Blugerman spoke to the difficulty of working with multiple PUD owners whose interests did not align.

**COMMISSIONERS' COMMENTS**

None

**ADJOURNMENT**

**MOTION by Mantey, support by Brickner, to adjourn the meeting at 7:25 p.m.**

**MOTION carried by voice vote.**

Respectfully Submitted,  
Marisa Varga  
Planning Commission Secretary

/cem