

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL JOINT STUDY SESSION MEETING
JUNE 14, 2021 – 6:00PM

The joint study session meeting of the Farmington Hills City Council was held electronically and called to order by Mayor Barnett at 6:03pm. Members were asked to state their name and location (city and state) as to where they were attending the electronic meeting.

Council Members Present: Vicki Barnett, Farmington Hills, Michigan
Jackie Boleware, Farmington Hills, Michigan
Michael Bridges, Farmington Hills, Michigan
Valerie Knol, Farmington Hills, Michigan
Ken Massey, Farmington Hills, Michigan
Mary Newlin, Farmington Hills, Michigan
Matt Strickfaden, Farmington Hills, Michigan

Council Members Absent: None

Planning Commissioners Present: Barry Brickner, Farmington Hills, Michigan
Dale Countegan, Farmington Hills, Michigan
Duke Orr, Farmington Hills, Michigan
Joe Mantey, Farmington Hills, Michigan
Steve Schwartz, Farmington Hills, Michigan
Steve Stimson, Farmington Hills, Michigan
John Trafelet, Farmington Hills, Michigan
Robert Turner, Farmington Hills, Michigan

Planning Commissioners Absent: Marisa Varga

Zoning Board of Appeals Members Present: Dennis King, Farmington Hills, Michigan
Azam Masood, Farmington Hills, Michigan
Mike O'Connell, Farmington Hills, Michigan
Brian Rich, Farmington Hills, Michigan

Zoning Board of Appeals Members Absent: Dan Irvin
Erik Lindquist
Daniel Vergun

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine. Directors Gardiner and Skrobola, Police Chief King, City Attorney Joppich and City Planning Consultant Arroyo

PRESENTATION OF FUTURE VISION PLAN FOR FARMINGTON HILLS

City Manager Mekjian stated that this presentation represents the beginnings of a 2040 city visioning effort. He introduced Councilmember Matt Strickfaden.

Councilmember Strickfaden began his power point presentation outlining the following actions that could help with the Planning and Zoning efforts in the city:

1. Create a Master plan for future redevelopment that aligns with our 20-year vision and includes a new “Downtown” development including mixed used residential and retail space, learning centers, community centers and green spaces, bike and walking trails, access to high-speed internet, places for art exhibits and outdoor movies and many other activities.
2. Are there types of projects that the City can encourage over what seems to be the proliferation of rental and senior care developments? Can we amend the ordinances to require say 80% green spaces on any land where a high-rise apartment or senior living facilities are proposed? It must be simple, efficient and legal, but absolutely makes the point that they are no longer wanted in our city.
3. Discuss the current overlay zoning that allows flexibility in redeveloping the 12 Mile Road corridor into mixed use residential and retail services. In developing this enhanced layover zoning plan, it should align with our 20-year vision and should include mixed used residential and retail space, learning centers, community centers and green spaces, tree lined bike and walking trails, public access to high-speed internet, encourage EV prep and prep for solar panel installations, places for art exhibits, murals and sculptures and outdoor movies etc. (through the use *and* control of interactive glass and projection mapping) and many other activities.

Mr. Strickfaden reviewed the power point that provided a vision for the future of Farmington Hills that included the following concepts:

- Reimagining Living
- Life Enhancement
- Eco-Living and Alternative Energy
- Art and Projection Mapping
- Marketing and Promotion
- Continue to Engage and Strengthen Partnerships with the City of Farmington

Mayor Barnett stated that the city has talked about some of these ideas for years but then the economy crashed in 2008 and since then the city has had in-fill development with no creativity. The idea is to have ordinances in place that would allow for more creativity and create areas with more green space and that would accommodate growing families and the senior community and attract businesses.

Planning Commissioner Schwartz commented on the experienced staff and planning consultants and stated that there is a process to follow and suggested that Council and the Planning Commission meet with staff and consultants to discuss what the city has already achieved, what they have tried to achieve, particularly along Orchard Lake Road and the feedback from business owners at that time. He also suggested reviewing the Grand River Corridor study. He added that the city was one of the first to have an electric vehicle ordinance in place and no developer has utilized options available in the ordinance.

Planning Commissioner Duke Orr concurred with Mr. Schwartz’s comments.

The groups discussed the ideas presented and potential areas for redevelopment that included the Grand River Corridor due to available tax incentives and that it provides direct access to downtown Farmington, 12 Mile Road particularly in the area where the old Wayne State University was located and Orchard Lake

Road. The Target shopping area was also identified as a unique opportunity to implement some of the ideas as plans have been discussed for walking trails and mixed-use development for this site.

The following suggestions were made:

- Reviewing options for the American Rescue Plan funding and funding from the Grand River Corridor Authority to improve that area
- Reaching out to developers to discuss the city's future visioning efforts
- Discussing city priorities and where it might be willing to dedicate funding as an incentive
- Having the groups work together to evolve these concepts and ways to address potential vacant or underutilized office space

Mayor Barnett called on a member of the public present who wanted to speak.

Peter Barta commented that he knows Matt and appreciates his vision and the comments from Council. He stated that Matt has so many more ideas that he hopes he will be able to share. He suggested if the city keeps getting the same developments, the city may need to look to new developers.

Mayor Barnett suggested meeting with other groups to share this future vision.

ADJOURNMENT

The study session meeting adjourned at 7:27pm.

Respectfully submitted,



Pamela B. Smith, City Clerk