

AGENDA
CITY COUNCIL STUDY SESSION
OCTOBER 24, 2022 - 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. [MDOT I-696 Reconstruction Project Overview and Discussion](#)
4. [The Emerson Commercial Rehabilitation District Request](#)
5. Adjourn Study Session


Respectfully submitted,

Pamela B. Smith, City Clerk

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 necessary arrangements/accommodations will be made. Thank you.



INTEROFFICE CORRESPONDENCE

DATE: October 24, 2022
TO: Mayor and City Council
FROM: Karen Mondora, Director of Public Services 
SUBJECT: I-696 Reconstruction Project

Representatives from the Michigan Department of Transportation will be in attendance at this evening's City Council Study Session to discuss the upcoming I-696 reconstruction project. The project involves reconstruction of I-696 from Lahser Road to I-275 and is expected to take 2 years to complete. MDOT staff will be providing a high-level overview of the schedule, project scope, maintenance of traffic, and any potential for night and weekend work outside of noise ordinance hours.

Rebuilding MI Corridors

I-696 Reconstruction
Between I-275 and
Lahser Rd

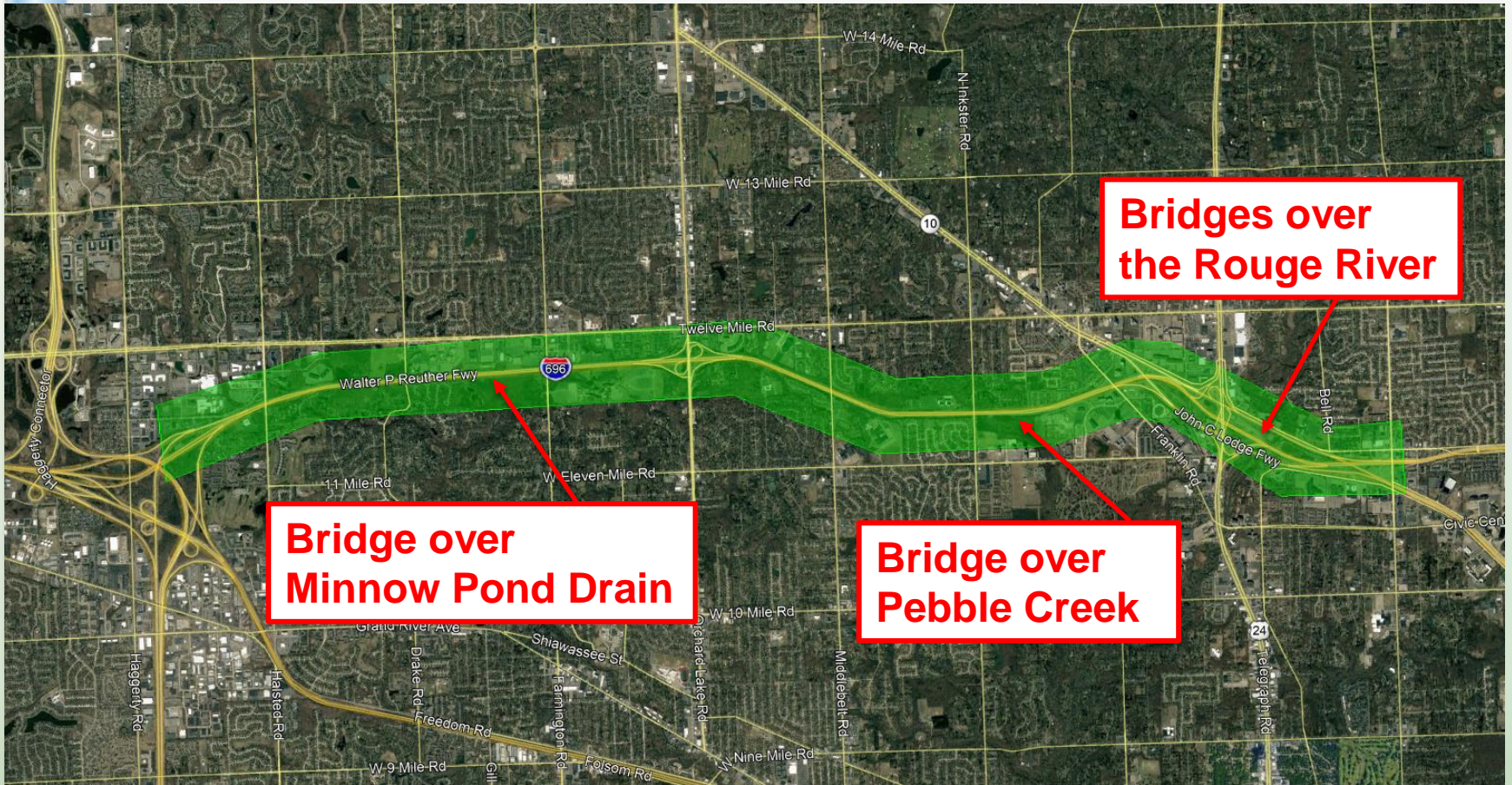
MDOT Job Number 201222,
131589, 210095



I-696 Reconstruction

- Limits: I-275 to Lahser Rd
- Scope of Work: Full reconstruction of highway, bridge and culvert replacements, bridge rehab, and minor geometric improvements
- Construction years: Fall 2022, whole season in 2023 and 2024, Spring 2025
- Approximate Cost: \$275 million

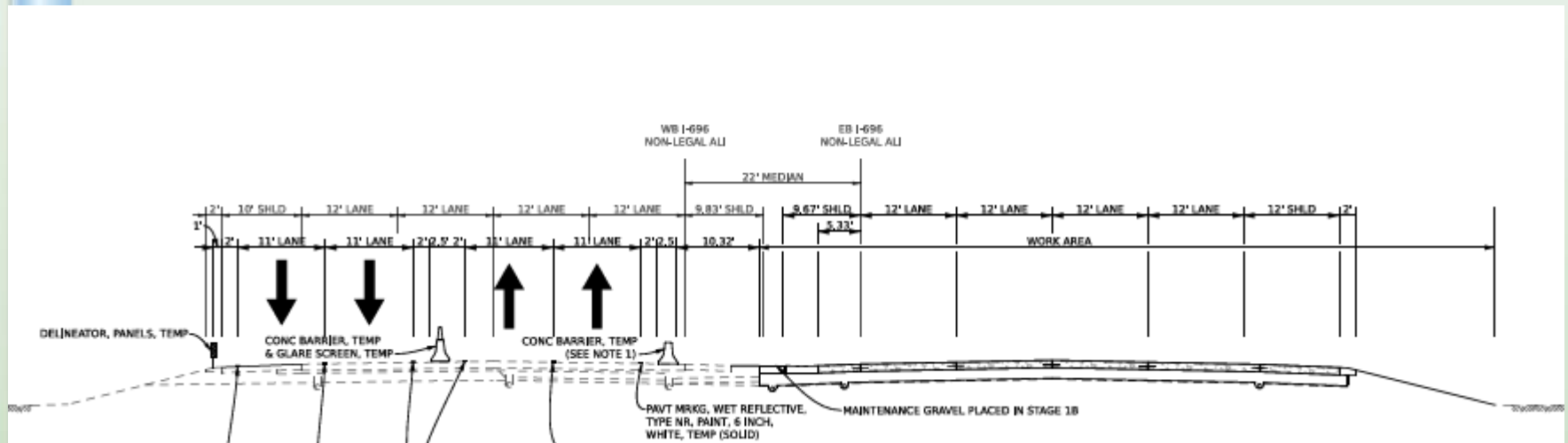
Project Location



I-696 (I-275 to Lahser)

Maintaining Traffic

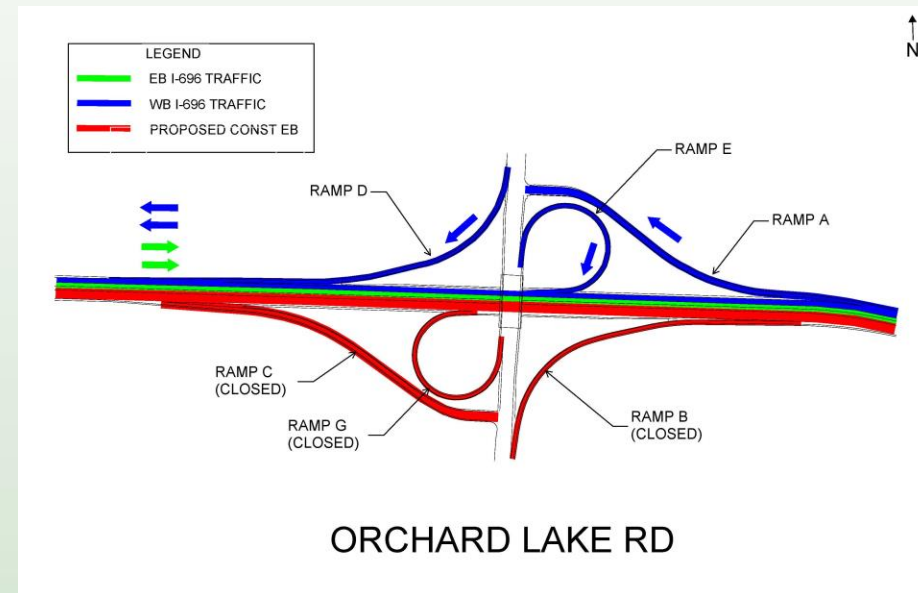
- Maintain 2 lanes of traffic in each direction on one bound to construct other bound.



Orchard Lake Interchange

Maintaining Traffic

- WB I-696 exit to Orchard Lake intermittent.
- SB Orchard Lake to WB I-696 closed in 2023
- NB Orchard Lake to WB I-696 closed for 35 days.



- **Contractor Work Hours**
 - 6AM – 6PM (Typical)
- **Night Work**
 - Limited
- **Work Outside of 7AM – 7PM**
 - Daily startup 6 AM (trucks mobilizing, test loads at concrete batch plant)
 - Pavement breaking/removal – 6AM - 7AM
 - Concrete relief cut sawing – After 7PM
 - As-needed concrete paving if daytime temps too hot – After 7PM

Noise Impacts

- Pavement Breaking/Loading Concrete
- Pavement Relief Sawing
- Concrete Crushing plant
- Concrete Batch plant
- Pile Driving for bridge foundations
- Tailgates Banging, Truck Idling, Batch Plant Use

Local Road Impacts

- Bridge rehabilitation closures:
 - WB Hills Tech Road
 - Drake Road
 - Farmington Road
 - Middlebelt Road
 - Inkster Road

Concrete Crusher and Plant

- Concrete Crusher
 - Oakland Community College
- Concrete Batch Plants
 - Orchard Lake circle ramp
 - M-10/US-24 interchange

Contact Information

- Project Phone Number – 248-930-1777
- Project Website
www.DrivingOakland.com
- Lane Closures –
www.Michigan.gov/drive
- Twitter - @MDOT_METRODET
- Project Email – MDOT-1696@michigan.gov



OFFICE OF CITY MANAGER

MEMORANDUM

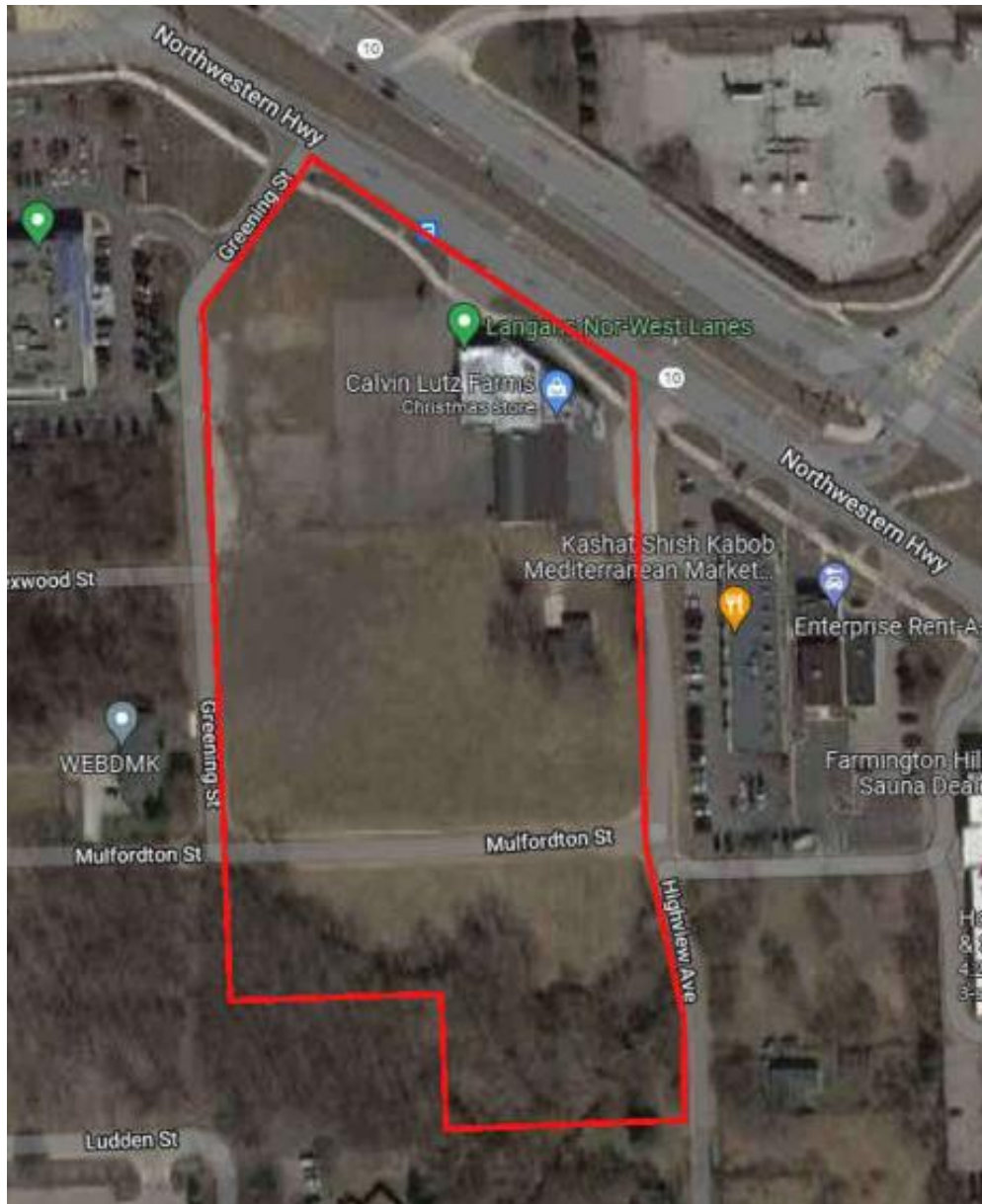
TO: Gary Mekjian, City Manager
FROM: Cristia Brockway, Economic Development Director
DATE: October 24, 2022
SUBJECT: The Emerson Commercial Rehabilitation District
Request by Alden Development Group, LLC.
PUD 4, 2022

Alden Development Group, LLC., developer for The Emerson, is requesting a Commercial Rehabilitation District to be established. The district would surround the properties associated with the project along with the adjacent alleyways between Greening and Highview (Mulfordton, Rexview, and a portion of Ludden). In its current condition, the project location has an obsolete bowling alley, parking lot, and a former residential dwelling (please see the attached map).

City Council approved the PUD plan for the Emerson at its January 24, 2022 meeting. As shown on the attached site plan, the development consists of two separate residential apartment buildings; the Loft Building will contain 250 units, while the Flats Building will hold 66 units. There will also be a parking garage to accommodate 416 vehicles. On top of the benefit of added residential housing to the City of Farmington Hills, there will also be several public benefit factors such as a dog park, pedestrian-scale improvements, and the enclosure of a County drain. This project is expected to be a \$76.5 million investment.

City administration and staff have met with the developer, to discuss the request for a Commercial Rehabilitation District and believe that the request for a Commercial Rehabilitation District is appropriate within the designated boundaries. The request follows the City's tax abatement policy and that of the State.

Attorney Steve Joppich and I will be in attendance during the City Council study session to provide information on the request



The Emerson District Proposal

City of Farmington Hills

Commercial Rehabilitation District Establishment and Exemption Certificate Policy

I. Overview and Statement of Purpose

- A. The City of Farmington Hills is a vibrant community with significant development and redevelopment projects proceeding on a regular basis, with fair *ad valorem* tax millages and regulatory structures. The City is not, therefore, interested in establishing Commercial Rehabilitation Districts (CRDs) or granting Commercial Rehabilitation Exemption Certificates (CRECs), under the Commercial Rehabilitation Act, PA 210 of 2005, as amended (the “Act”), to most of the commercial properties within the City.
- B. The City’s primary purpose in considering some limited CRDs and CRECs under the Act would be to facilitate, encourage, and incentivize improvements to properties that will bring underutilized existing commercial properties meeting this Policy’s purposes, goals, and criteria into full utilization and compliance with current City land use plans and standards. It is the intent of the City to consider CRECs for large, high-quality investors with considerable long-range and additional benefit to the City and its residents and business community and also for smaller investors or owners with older, obsolete, or economically inefficient properties in need of rehabilitation that will benefit the City and its residents and business community.
- C. The purpose of this policy is to inform the business community and provide goals, procedures, and criteria for City Council and administrative staff in reviewing and determining the merits of applications submitted to the City for the establishment of CRDs and CRECs under the Act. In order to continue the high quality of services expected by Farmington Hills residents and business community, CRDs and CREC requests that do not meet the criteria set forth in this Policy cannot be recommended unless there are sufficiently unique or strategic additional reasons as determined in the discretion of City Council.
- D. The City contemplates that the character of any commercial property rehabilitation project proposed for an exemption certificate in a CRD be consistent with the City’s land use plans for the area. The City also contemplates redevelopment that includes rehabilitation to be established through and in accordance with the planning and zoning process. It is specifically noted that City Council approval of a CRD or CREC shall not be considered, inferred or construed as implying or constituting an indication by City Council that the rehabilitation project complies with the City Zoning Ordinance or any other ordinance or code, or that any zoning, building or other approvals or permits for the rehabilitation project should be or will be approved by the City Council, Planning Commission, Zoning Board of Appeals, or any other City board, commission or administrative official.
- E. Although this Policy is intended to apply to third parties applying for CRDs and CRECs, the City reserves the right, but not the obligation, to establish one or more CRDs in the City, in its sole discretion, as permitted under the Act.

II. Goals

Farmington Hills has developed this Policy for the possible consideration of CRDs and CRECs with goals focused on incentivizing, attracting, and facilitating exceptional projects, significant capital investment, rehabilitation of facilities, architectural excellence, and corporate stewardship.

The City of Farmington Hills may establish a CRD and grant a CREC to further any of the following objectives:

- A. To attract and spur exceptional projects to the City of Farmington Hills in order to provide a greater tax base, without creating a high demand for city services and city-funded infrastructure improvements.
- B. To promote the rehabilitation of economically inefficient, underutilized, or vacant commercial properties that will provide significant benefits to the community, without creating a high demand for city services and city-funded infrastructure improvements.
- C. To encourage and promote significant capital investments that will serve as a catalyst for other significant investments within the community.
- D. To create or retain a significant number of employment opportunities within the community that offer competitive wages within the industry.
- F. To judiciously and prudently use all tools available to improve the quality of life in the City of Farmington Hills, in a manner that assures that the long-term benefits of such action outweigh the short-term costs and foregone revenue.

III. General Eligibility Criteria

Every applicant for a CRD and CREC must meet the following requirements:

- A. All requirements of the Act. In applying the Act and considering applications for CRDs and CRECs: (1) the term “multifamily use” in the Act shall include any use listed in Sections 34-3.1.10.B.i-iv, 34-3.11.B.i-iv, and 34-3.12.B.i-iv of the City Zoning Ordinance as a principal permitted use in the multiple-family residential zoning districts; and (2) the term “commercial business enterprise” in the Act shall include any use listed as a principal permitted or special approval use in any of the B, OS, ES, IRO and LI zoning districts under the City Zoning Ordinance.
- B. For a development seeking to build a new facility on vacant land, there must have been a building or buildings on the property within the previous 15 years that was or were for a commercial business enterprise or multifamily residential use, which building or buildings have since been demolished.
- C. There must be no outstanding code violations on the property that will not be resolved through the proposed redevelopment or rehabilitation.
- D. Rehabilitation/construction value hard costs must be equal to at least the current real property building value. Deferred and normal maintenance costs and hazardous material remediation are ineligible for inclusion in the rehabilitation/construction value hard cost amount.
- E. The approved site plan for the proposed and final configuration of the property must comply to the fullest extent possible with current Farmington Hills zoning ordinance and development standards.

- F. Configuration of rehabilitated or proposed structures must comply with current Farmington Hills Fire Code and Michigan Building Codes and also with all codes and requirements applicable to fire suppression systems, fire alarm/voice alarm communication systems, and Barrier Free Access.

IV. Review Criteria Specific to CREC Requests

In connection with the City's review and consideration of a CREC application under the Act, the following criteria will be used to evaluate specific requests in terms of the **net benefit to the City and its residents and businesses**, and to determine the number of years of the CREC. In supplementation of the information submitted pursuant to the state's form application, the applicant shall provide **sufficient information** from qualified sources to the City to allow the City to conduct a full and complete review of the stated criteria in the Act and this Policy.

- A. The value or cost of the proposed improvements (i.e., the capital investment)
- B. A description of the quality of the proposed construction (architectural drawings, site plans, building materials, etc.)
- C. The expected economic life of the improvements
- D. The functionality of the site and aesthetic value with the improvements, which may include, but are not limited to, the following considerations:
- Exterior improvements
 - Building expansions
 - Site improvements
 - Interior improvements
 - Façade improvements
 - Environmental sustainability improvements
- E. The total projected local abatement amount
- F. Any additional costs to the City, direct or indirect (e.g. increased demands on the city government services, direct competition with existing businesses within the area, additional required infrastructure, public safety impacts, traffic concerns, and the like), that will be experienced as a result of the rehabilitation/redevelopment
- G. The estimated number of jobs added or retained by the proposed facility improvement, and, if jobs are to be added, the period of time over which they will be added
- H. The extent to which the applicant commits to the use of local (City of Farmington Hills) vendors, suppliers, professionals, and contractors
- I. The extent to which the project will enhance opportunities for other existing or planned businesses in the City of Farmington Hills as part of the overall net economic benefits of the project to the City and its businesses and residents

- J. The environmental impact of the project and improvements—on woodlands, wetlands, storm water, air quality, etc.
- K. The extent to which the project will provide public benefits, which may include but are not limited to the following:
- Contributes to the renewal of areas in need of redevelopment, development, and/or rehabilitation
 - Provides significant economic and/or employment opportunities
 - Significantly, and noticeably, restores or improves property to an economically efficient condition
 - Helps provide access to services for residents, visitors, and other businesses
 - Provides significant pedestrian features and/or enhancements
 - Provides improvements and features that promote environmental sustainability
 - Preserves historical elements
 - Provides recreational outdoor uses
 - Provides public gathering/event space
 - Maintains or enhances the appearance and character of the area
 - Provides public art displays
 - Enhances safety surrounding the building
 - Improves public safety features, e.g., improved turn radius for Fire Department equipment, external lighting, etc.
 - Provides significant landscaping improvements, new landscaping for new development, complete landscaping redesign
 - Encourages owner occupied uses for residential units
 - Increases public tax base
 - Provides a new amenity within the area
 - Introduces new technologies

V. Limitations

- A. The maximum time period for a CREC is 10 years.
- B. Construction of improvements must not have started more than 6 months before the City's receipt of an application for the CREC and must be located in a CRD established before the commencement of the project.
- C. There must be no outstanding taxes, fines, or liens owed by the applicant or entity with regard to the property at issue.
- D. The City may approve a transfer of an existing CREC if a new business or existing business purchases or leases property which has an existing certificate in effect pursuant to the provisions of PA 210, 2005 as amended, provided: (1) the new owner or lessee shall make an application for a transfer of the CREC to the new owner or lessee immediately, but no longer than six (6) months after a change in ownership occurs; and (2) The property, holder of the CREC and proposed transferee are in compliance with all conditions and requirements of the existing CREC; (3) the proposed transfer would be consistent with this Policy and any amendments made to this Policy in effect at the time a request for a transfer is made.

- E. No extensions of a CREC will be authorized.
- F. As a condition of receiving a CREC pursuant to this Policy, a business must continue to operate the facility for which the CREC is granted for twice the term of the CREC. If a business vacates or fails to operate the facility for which the CREC is granted for the period of time outlined above, then it shall be liable for restitution to the City and repayment of any property tax savings that benefitted the business due to the existence of the CREC, beginning with the initial effective year of the CREC, and such amount shall be a lien on the property until paid.
- G. A business requesting a tax incentive for a facility under a lease must provide proof that the lease includes an initial length of lease equal to the business residency requirement as outlined above. Options to extend a lease will not be counted as part of the initial term of the lease.

VI. Agreement Required

As a requirement for or condition of approval of a CREC, the applicant must enter into a written agreement with the City that is acceptable to the City and includes, as a minimum:

- A. The term of the CREC and the agreement;
- B. Any conditions required by the City Council and this Policy in connection with the grant of the CREC, as to which the City reserves all rights to determine in the interests of the City;
- C. A requirement that the holder of the CREC shall submit an annual report to the City Manager the status of construction completion, the local vendors contracted to provide good or services, the number of new jobs created since issuance of the CREC, property taxes paid, and any other reporting requirements established by the City with respect to the information stated in this Policy and/or provided by the applicant, whether required and described under the Act itself or established by the City as appropriate to the project and the agreement;
- D. Events of default, including (by way of example only) any of the following:
 - 1) Closure, or abandonment, or discontinuation of operation of the facility;
 - 2) Change of use;
 - 3) Failure to use local vendors as represented to the City;
 - 4) Failure to create new jobs as represented to the City;
 - 5) Failure to complete construction as represented to the City;
 - 6) Failure to meet any reporting requirements;
 - 7) Delinquency with regard to property taxes and/or to timely and properly follow legal procedures for contest;
 - 8) Failure to comply with local ordinances; and
 - 9) Assignment or transfer without approval of the City;
- E. Restitution and repayment provisions consistent with this Policy, under which the City will be paid back the amount of the property tax savings that benefitted the business in the event of certain kinds of defaults.

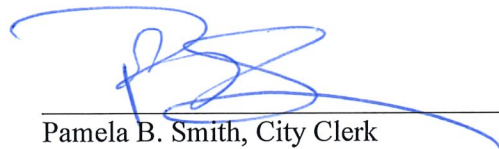
VII. General Procedures

- A. The applicant must submit any application form prepared by the City and an application provided by the State of Michigan. Each application will be reviewed and considered on its own individual merits, on a case-by-case basis, with respect to the achievement of the purposes and goals of the City and satisfaction of the criteria and limitations, as outlined in this Policy and the Act.
- B. Applicants bear the burden of proof and must substantially satisfy provisions of this Policy and the Act at initial application in order to be considered.
- C. Review of applications shall be as required by statute. When the Farmington Hills City Council reviews an application under the Act and this Policy, it may approve, deny, or approve the proposal with conditions applicable to the request. Any approval of a CREC shall not be effective until the Agreement required under this Policy is fully executed and any approval conditions required to be addressed prior to the effectiveness of the approval are satisfied.
- D. All procedures, rights, and obligations concerning CRDs and CRECs are subject to the Act, this Policy, and the signed Agreement described in this Policy.
- E. The City reserves the sole discretion, to the fullest extent available under the law, to review each application and determine whether the request meets the City’s purposes, goals, criteria, conditions and limitations in this Policy and under the Act, and to determine whether the project would be beneficial to the City, whether the applicant merits consideration, whether any other conditions exist that affect the City determination to grant or deny an application, and whether the objectives, priorities, or conditions of the community have changed.

Signed by:



Gary Mekjian, City Manager



Pamela B. Smith, City Clerk

Date: 3/1/22

AGENDA
CITY COUNCIL MEETING
OCTOBER 24, 2022 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

REQUESTS TO SPEAK: Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

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

STUDY SESSION (6:00 P.M. Community Room – See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Proclamation recognizing November 2022 as [Lung Cancer Awareness Month](#)
3. Proclamation recognizing November 1, 2022 as [Extra Mile Day](#)
4. Retirement of Police Canine Dozer
5. Selection of Mayor Pro-Tem

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 9 - 15)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

6. Public hearing and consideration of [Revised Planned Unit Development Plan 3, 2021](#) located at 32680 Northwestern Highway.

7. Public hearing and consideration of adoption of a resolution to establish a Commercial Rehabilitation District for Alden Development Group, LLC (The Emerson Lofts Commercial Rehabilitation District No. 1). [CMR 10-22-100](#)

NEW BUSINESS:

8. Consideration of approval of amending the site plan approval requirement that prevents left turns from Arboretum drive approach (27500 Drake Road) to southbound Drake Road, and rescinding Traffic Control Order TM-55-1989 that prohibits left turns from the Arboretum drive approach to southbound Drake Road. [CMR 10-22-101](#)

CONSENT AGENDA:

9. Acknowledgement of [first and fourth quarter financial summary reports and quarterly investment report](#).
10. Recommended approval of award of contract for the 2022 As-Needed Construction Services to various qualified contractors for a period of one year; with extensions. [CMR 10-22-102](#)
11. Recommended approval of purchase of police vehicle with Signature Ford in the amount of \$31,616. [CMR 10-22-103](#)
12. Recommended approval of City Council [special meeting minutes](#) of October 3, 2022.
13. Recommended approval of City Council [special meeting minutes](#) of October 4, 2022.
14. Recommended approval of City Council [study session meeting minutes](#) of October 10, 2022
15. Recommended approval of City Council [regular session meeting minutes](#) of October 10, 2022.

ADDITIONS TO AGENDA

ADJOURNMENT

Respectfully submitted,

Pamela B. Smith, City Clerk

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 necessary arrangements/ accommodations will be made.



PROCLAMATION
Lung Cancer Awareness Month
November 2022

- WHEREAS,** the American Cancer Society estimates that there will be 236,740 new cases of lung cancer in 2022, and that 1 in 15 men and 1 in 17 women will be diagnosed with lung cancer in their lifetime; and
- WHEREAS,** lung cancer is the second most common form of cancer in both men and women (not counting skin cancer) and every year more people die of lung cancer than of colon, breast, and prostate cancers combined; and
- WHEREAS,** smoking is associated with about 80% of lung cancer deaths nationwide, but fortunately the number of new lung cancer cases and deaths continue to decrease due to smoking cessation and advances in screening, early detection, and treatment; and
- WHEREAS,** people who have never smoked account for 20% of deaths from lung cancer, which can be caused by exposure to radon, secondhand smoke, air pollution, or a family history of lung cancer, and can also develop in people with no known risk factors for the disease; and
- WHEREAS,** according to a multi-year study by the National Institute for Occupational Safety and Health, firefighters have a higher risk of lung cancer than the general population due to occupational exposure, and therefore the Farmington Hills Fire Department stresses the importance of using approved respiratory protection during all phases of firefighting; and
- WHEREAS,** educating people at risk for lung cancer and increasing awareness among healthcare providers about the importance of annual lung cancer screenings is vital to reducing the impact of this devastating disease.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim November 2022 as **Lung Cancer Awareness Month** in the City of Farmington Hills, and urge all citizens to learn about risk factors, talk to their physicians about early screening, and if diagnosed, become aware of ways to improve their chances for survival.

A handwritten signature in black ink that reads "Vicki Barnett".

Vicki Barnett, Mayor



PROCLAMATION
Extra Mile Day
November 1, 2022

- WHEREAS,** Farmington Hills is a city which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and
- WHEREAS,** the City of Farmington Hills encourages its citizens to maximize their personal contributions to society by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and
- WHEREAS,** Farmington Hills chooses to shine a light on and celebrate individuals and organizations who “go the extra mile” in order to make a difference and lift up fellow members of their community; and
- WHEREAS,** the City of Farmington Hills acknowledges the mission of Extra Mile America to create more than 550 Extra Mile cities in our country and is proud to support “Extra Mile Day” on November 1, 2022.

NOW, THEREFORE, BE IT RESOLVED, that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim November 1, 2022 to be **Extra Mile Day** and urge all members of the community to not only “go the extra mile” in their own lives, but also to acknowledge those individuals who are inspirational in their efforts and commitment to make their organizations, families, communities, country or world a better place.

A handwritten signature in black ink that reads "Vicki Barnett".

Vicki Barnett, Mayor



Inter-Office Correspondence

DATE: October 10, 2022 (October 24, 2022)
TO: Gary Mekjian, City Manager
FROM: Charmaine Kettler-Schmult, Director of Planning and Community Development
SUBJECT: Revised Planned Unit Development (“PUD”) 3, 2021

Request: Approval of Revised PUD Plan 3, 2021
Applicant: NWH Holdings, LLC (Robert Asmar)
Owner: NWH Holdings, LLC (Robert Asmar)
Sidwell: 22-23-02-126-130
Zoning: B-2, Community Business and B-3, General Business
Master Plan: Multiple-Family Residential and Non-Center Type Business
Location: 32680 Northwestern Highway

Description:

The applicant has submitted for City Council consideration **Revised PUD Plan 3, 2021** to develop a 5.53-acre parcel located at 32680 Northwestern Highway. The application proposes to use the site for a 217-unit multiple-family residential structure with a central courtyard, and underground and surface parking.

Please see Giffels Webster’s review **attached** for a detailed review of the plans and accounting of the deviations from the Zoning Ordinance sought.

Procedural Background:

- February 18, 2021 – Planning Commission qualifies PUD (5-3) (**minutes**)
- April 22, 2021 – Planning Commission sets PUD plan for public hearing (5-3) (**minutes**)
- July 15, 2021 – Planning Commission holds public hearing on PUD plan and postpones request to August 19, 2021 (9-0) (**minutes**)
- August 19, 2021 – Revised plans presented to Planning Commission—Commission further postpones request to a date uncertain (5-1) (**minutes**)

- June 16, 2022 – Revised plans presented to Planning Commission-Commission sets revised PUD plan for public hearing (6-2) (**minutes**)
- July 21, 2022 – Commission postpones request to August 18, 2022 (8-0) (**minutes**)
- August 18, 2022 – Commission postpones request to September 15, 2022 (8-0) (**minutes**)
- September 15, 2022 - Planning Commission holds public hearing on revised PUD plan and recommends PUD plan approval to City Council (7-2) (**minutes**)

Summary of Zoning Deviations Sought:

- Permit multiple-family residential uses within B-2 and B-3 Districts at a density of 543 rooms where 230 rooms is the maximum density permitted in the RC-3 District.
- Permit the height of the multiple-family structure to be 55 feet where 50 is the maximum height permitted.
- Permit a 54.47-foot east side yard setback (from residential) where a minimum 75-foot setback is required.
- Permit 365 parking spaces for the site where 436 spaces are required.

Planning Commission Conditions:

The Planning Commission’s September 15, 2022, motion recommending approval of the PUD plan to City Council passed subject to the following conditions:

- Green roofs, if structurally feasible.
- Underground water storage requirements as set forth in the June 7, 2022 Environmental Review [**attached**], setting forth the requirements of proper water storage on the premises, including providing calculation details for the underground detention system.
- Higher density of landscape material will be used on the east side of the building, including taller trees that will be green year round such as arborvitae, and taller deciduous plants, to act as a blockade between the residential condominiums to the east and this project, and in addition, if required by ordinance and/or staff, a six foot screen wall. The screen wall does not eliminate or reduce the requirement for taller trees and landscaping including shrubs as described.
- Bicycle parking and EV stations be provided, with EV infrastructure installed in the parking structure and elsewhere as appropriate.

Possible Council Actions:

Resolution for Approval:

If City Council elects to approve Revised PUD Plan 3, 2021, dated July 18, 2022, the following motion is offered:

Resolve that the application for approval of Revised PUD Plan 3, 2021, is granted, subject to the following conditions:

- (1) Any conditions and requirements set forth in the Planning Commission’s September 15, 2022, motion recommending approval of the PUD plan to City Council shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
- (2) Any conditions and requirements stated in Giffels Webster’s review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;

- (3) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal are complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;
- (4) ***[Insert additional conditions if appropriate.]***

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

Resolution for Denial:

If the City Council elects to deny Revised PUD Plan 3, 2021, dated July 18, 2022, the following motion is offered:

Resolve that the application for approval of revised PUD Plan 3, 2021, dated July 18, 2022, is denied because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: *[Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.]*

Department Authorization by: Charmaine Kettler-Schmult, Director of Planning and Community Development

Prepared by: Erik Perdonik, City Planner

Attachments:

- **Revised PUD Plan 3, 2021, dated July 18, 2022**
- **Giffels Webster's review, dated August 9, 2022**
- **February 18, 2021, Planning Commission meeting minutes**
- **April 22, 2021, Planning Commission meeting minutes**
- **July 15, 2021, Planning Commission meeting minutes**
- **August 19, 2021, Planning Commission meeting minutes**
- **June 16, 2022, Planning Commission meeting minutes**
- **July 21, 2022, Planning Commission meeting minutes**
- **August 18, 2022, Planning Commission minutes**
- **September 15, 2022, Planning Commission meeting minutes**
- **Environmental review, dated June 7, 2022**
- **Engineering Division reviews, dated June 6, 2022, and August 1, 2022**
- **Fire Department review, dated August 5, 2022**
- **Notice**

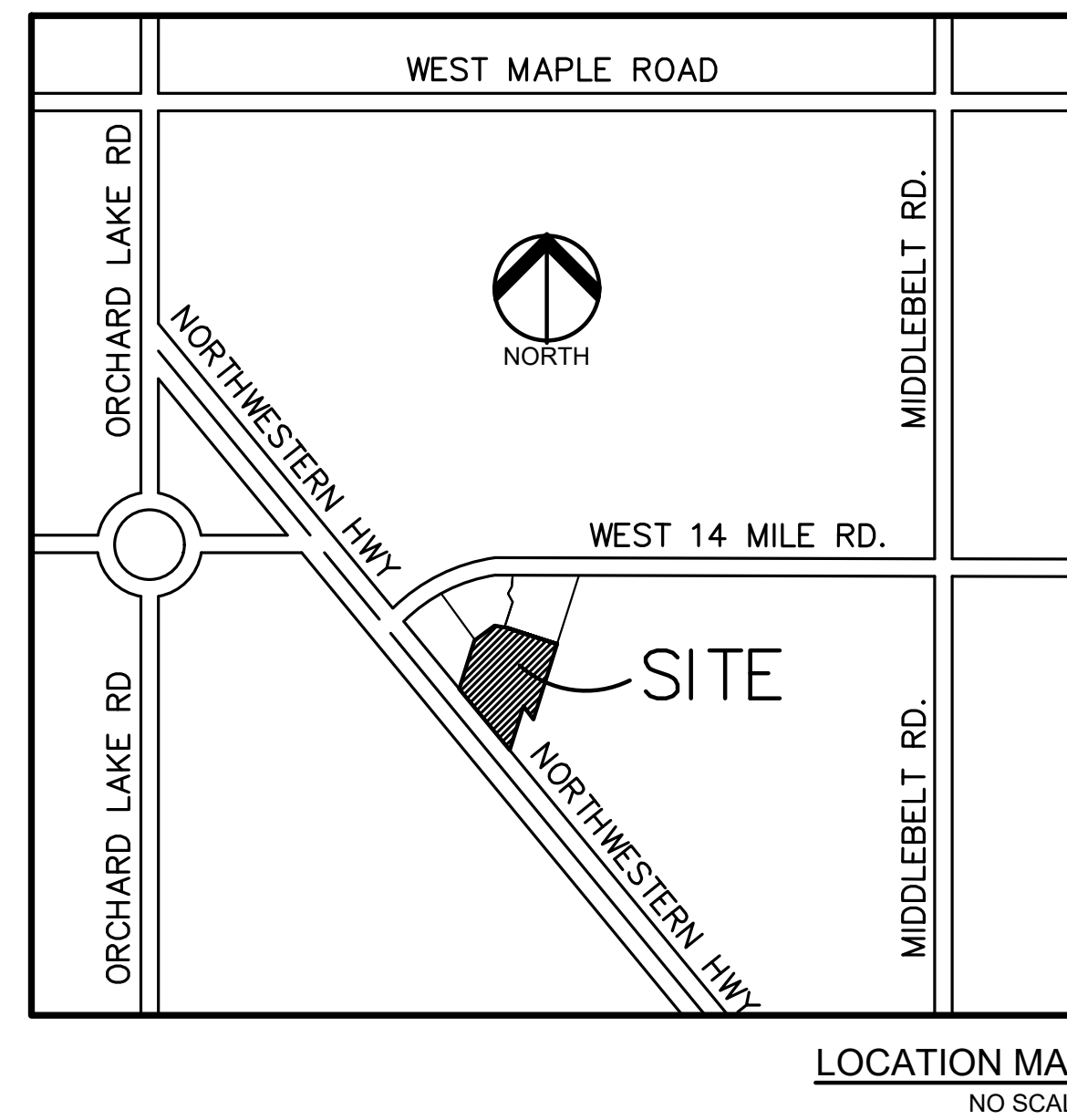
PRELIMINARY PUD PLANS

STONEFIELD OF FARMINGTON HILLS

FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION AND REMOVAL PLAN

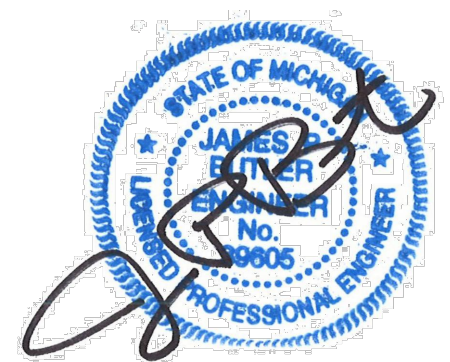


DESIGN TEAM

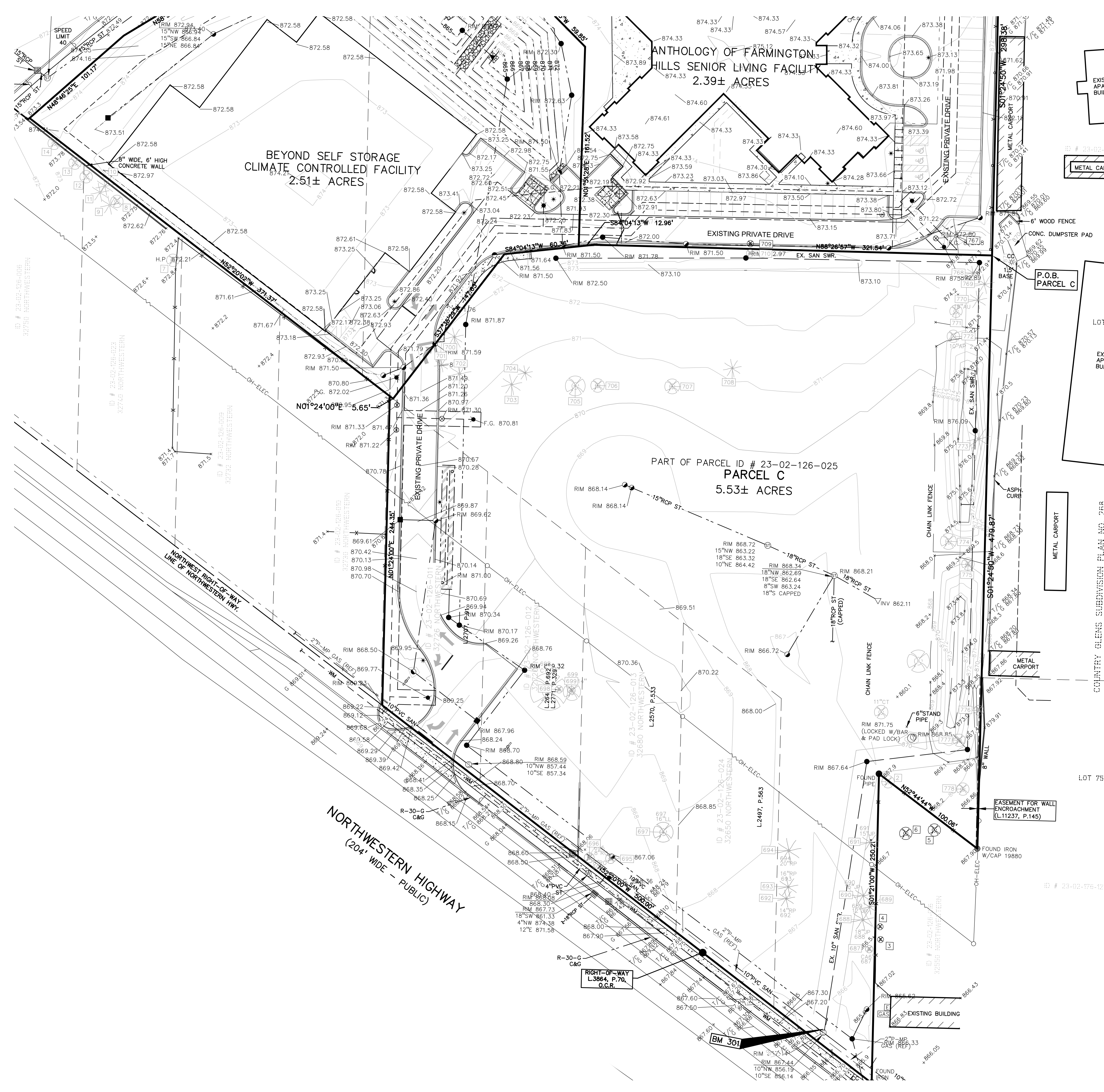
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
NWH HOLDINGS, LLC 32825 NORTHWESTERN HIGHWAY FARMINGTON HILLS, MI 48326 CONTACT: ROBERT ASMAR PHONE: 248.910.0967 EMAIL: ROBERT@ASMARCORP.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
THE THINK SHOP ARCHITECTS 1420 WASHINGTON BLVD STE 430 DETROIT, MI 48226 CONTACT: PAUL WANG PHONE: 313.974.6456 EMAIL: PWANG@THETHINKSHOP.US	PEA GROUP 7927 MEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/8/2021
PER CITY COMMENTS	4/23/2021
REVISED SUBMITTAL	5/28/2021
REVISED SUBMITTAL	8/2/2021
REVISED SUBMITTAL	4/7/2022
REVISED SUBMITTAL	5/19/2022
REVISED SUBMITTAL	7/18/2022



NOT FOR CONSTRUCTION



LEGEND

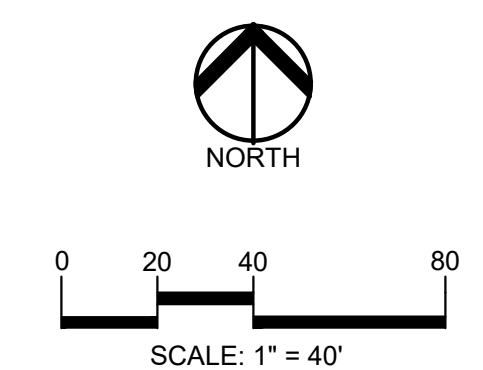
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- ⊗ IRON SET
- ⊗ NAIL FOUND
- ⊗ NAIL & CAP SET
- ⊗ BRASS PLUG SET
- ⊗ MONUMENT FOUND
- ⊗ MONUMENT SET
- ⊗ SEC. CORNER FOUND
- ⊗ R. RECORDED
- ⊗ M. MEASURED
- ⊗ C. CALCULATED

EXISTING

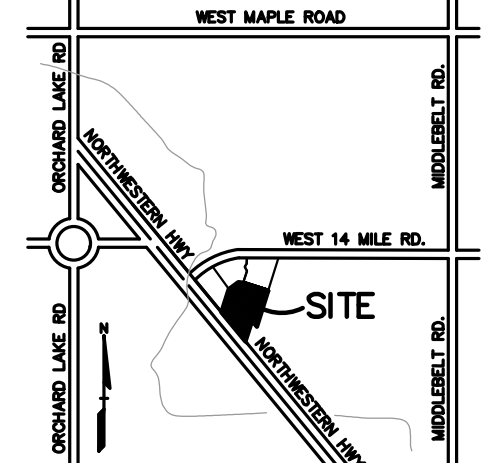
- OH-ELEC — OH-ELEC
- UG-CATV — UG-CATV
- UG-PHONE — UG-PHONE
- UG-ELEC — UG-ELEC
- GAS MAIN VALVE & GAS LINE MARKER
- WATER MAIN, HYD. GATE VALVE, TAPPING GLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BODY/DRYANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. — CONCRETE
- ASPH. — ASPHALT
- GRAVEL — GRAVEL SHOULDER
- WETLAND

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0513F, DATED SEPTEMBER 29, 2006.

PARCEL C
 STONEFIELD OF FARMINGTON HILLS PARCEL (22-23-02-126-130)
 Commencing at the North 1/4 Corner of Section 2, Township 01 North, Range 09 East, City of Farmington Hills, Oakland County, Michigan, thence along the North line of said Section 2, N88°38'44"W, 356.50 feet; thence S01°24'50"W, 358.38 feet to the POINT OF BEGINNING; thence continuing S01°24'50"W, 479.87 feet; thence N52°44'44"W, 100.06 feet; thence S01°21'00"W, 250.21 feet to the northerly line of Northwestern Highway (204 feet wide); thence N52°20'00"W, 500.00 feet along the northerly line of said Northwestern Highway; thence N01°24'00"E, 244.35 feet; thence N37°35'29"E, 152.20 feet; thence N84°04'13"E, 73.32 feet; thence S88°26'57"E, 321.54 feet to the POINT OF BEGINNING. Containing 5.53± acres, more or less.



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TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND
687	CA	6	Crab-Apple	Malus coronaria	P
688	RP	18	Red-Pine	Pinus-resinosa	P
689	RP	12	Red-Pine	Pinus-resinosa	P
690	RP	15	Red-Pine	Pinus-resinosa	P
691	RP	15	Red-Pine	Pinus-resinosa	P
692	RP	14	Red-Pine	Pinus-resinosa	P
693	RP	16	Red-Pine	Pinus-resinosa	P
694	RP	20	Red-Pine	Pinus-resinosa	P
695	NM	8	Norway-Maple	Acer-platanoides	G
696	NM	8	Norway-Maple	Acer-platanoides	G
697	LL	46	Littleleaf-Linden	Tilia-Cordata	F
698	CT	30	Cottonwood	Populus-deltoides	G
699	CT	14	Cottonwood	Populus-deltoides	F
700	RP	21	Red-Pine	Pinus-resinosa	P
701	RP	19	Red-Pine	Pinus-resinosa	VP
702	RP	19	Red-Pine	Pinus-resinosa	VP
703	RP	18	Red-Pine	Pinus-resinosa	VP
704	RP	12	Red-Pine	Pinus-resinosa	VP
705	NM	16	Norway-Maple	Acer-platanoides	F
706	RM	44	Red-Maple	Acer-rubrum	P
707	NM	42	Norway-Maple	Acer-platanoides	F
708	RP	20	Red-Pine	Pinus-resinosa	P
709	E	7	American Elm	Ulmus-americana	P
710	E	6	American Elm	Ulmus-americana	P
767	AU	18	Austrian Pine	Pinus-nigra	P
768	AU	11	Austrian Pine	Pinus-nigra	P
769	AU	19	Austrian Pine	Pinus-nigra	P
770	AU	18	Austrian Pine	Pinus-nigra	P
771	AU	19	Austrian Pine	Pinus-nigra	VP
772	AU	10	Austrian Pine	Pinus-nigra	VP
773	AU	19	Austrian Pine	Pinus-nigra	VP
774	RM	13	Red-Maple	Acer-rubrum	G
775	RM	10	Red-Maple	Acer-rubrum	G
776	RP	18	Red-Pine	Pinus-resinosa	VP
777	BX	6	Box-elder	Acer-negundo	VP
778	RM	8	Red-Maple	Acer-rubrum	G

OFFSITE TREES

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND
01	HL	13	Honeylocust	Gleditsia-triacanthos	Good
02	BC	6	Wild Black Cherry	Prunus-serotina	Poor
03	E	10	American Elm	Ulmus-americana	Poor
04	E	8	American Elm	Ulmus-americana	Fair
05	WS	10	White Spruce	Picea-glauca	Fair
06	E	10	American Elm	Ulmus-americana	Fair

CLIENT
NWH HOLDINGS, LLC
 32825 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
 3000 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

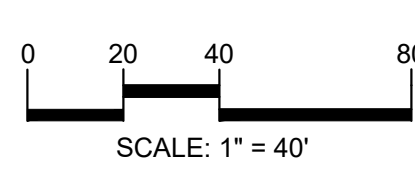
NO.	DESCRIPTION	DATE
PER CITY COMMENTS		04-23-2021
REVISED SUBMITTAL		05-28-2021
REVISED SUBMITTAL		08-02-2021
REVISED SUBMITTAL		04-07-2022
REVISED SUBMITTAL		05-19-2022
REVISED SUBMITTAL		07-18-2022

ORIGINAL ISSUE DATE:
 MARCH 18, 2020

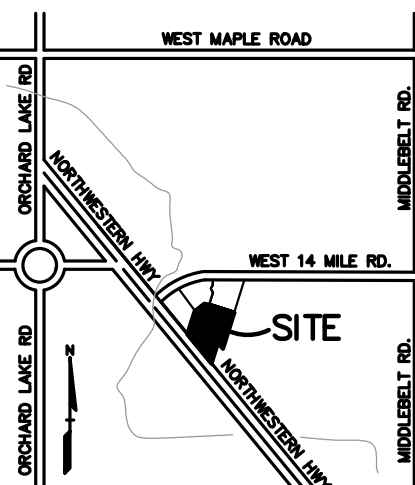
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

S:\PROJECTS\2020-0129 STONEFIELD OF FARMINGTON HILLS\DWG\VD DETERMINATION\C-1.0\TOP-3D-0129.dwg



CAUTION!
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CLIENT
NWH HOLDINGS, LLC
32825 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
33000 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

PER CITY COMMENTS	04-23-2021
REVISED SUBMITTAL	05-28-2021
REVISED SUBMITTAL	08-02-2021
REVISED SUBMITTAL	04-07-2022
REVISED SUBMITTAL	05-19-2022
REVISED SUBMITTAL	07-18-2022

ORIGINAL ISSUE DATE:
MARCH 18, 2020

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ RECORDED
⊗ NAL FOUND	⊗ NAL & CAP SET	⊙ MEASURED
		⊙ CALCULATED

EXISTING

- OH-ELEC: ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC: ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
- GAS: GAS MAIN, VALVE & GAS LINE MARKER
- WATER: WATERMAIN, HYD., GATE VALVE, TAPPING BLEEVE & VALVE
- SEWER: SANITARY SEWER, CLEANOUT & MANHOLE
- STORM: STORM SEWER, CLEANOUT & MANHOLE
- COMBINED: COMBINED SEWER & MANHOLE
- SQUARE: SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST: POST INDICATOR VALVE
- WATER: WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAIL: MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED: UNIDENTIFIED STRUCTURE
- SPOT: SPOT ELEVATION
- CONTOUR: CONTOUR LINE
- FENCE: FENCE
- GUARD: GUARD RAIL
- STREET: STREET LIGHT
- SIGN: SIGN

PROPOSED

- CONC.: CONCRETE
- ASPH.: ASPHALT
- GRAVEL: GRAVEL SHOULDER
- WETLAND: WETLAND
- 310: 310 HEAVY FLOW DUTY ONLY
- STD: STD HEAVY DUTY STRENGTH

FLOODPLAIN NOTE:
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SITE DATA TABLE (STONEFIELD OF FARMINGTON HILLS):

SITE AREA:
PARCEL AREA = 5.54 ACRES (241,108 SF)
PUD BOUNDARY = 5.03 ACRES (219,471 SF)

EXISTING ZONING = B-2 & B-3 COMMUNITY BUSINESS DISTRICT
PARCEL ID: 22-23-02-126-130

SETBACKS (BASED ON B-2 REQUIREMENTS):

FRONT (NW HIGHWAY):	REQUIRED 75 FEET	PROVIDED 96.15 FEET
SIDE YARD (WEST):	20 FEET	49.77 FEET
SIDE YARD (EAST):	75 FEET	50.74 FEET (ADJACENT TO RESIDENTIAL ZONE) (+)
SIDE YARD (NORTH):	20 FEET	60.93 FEET

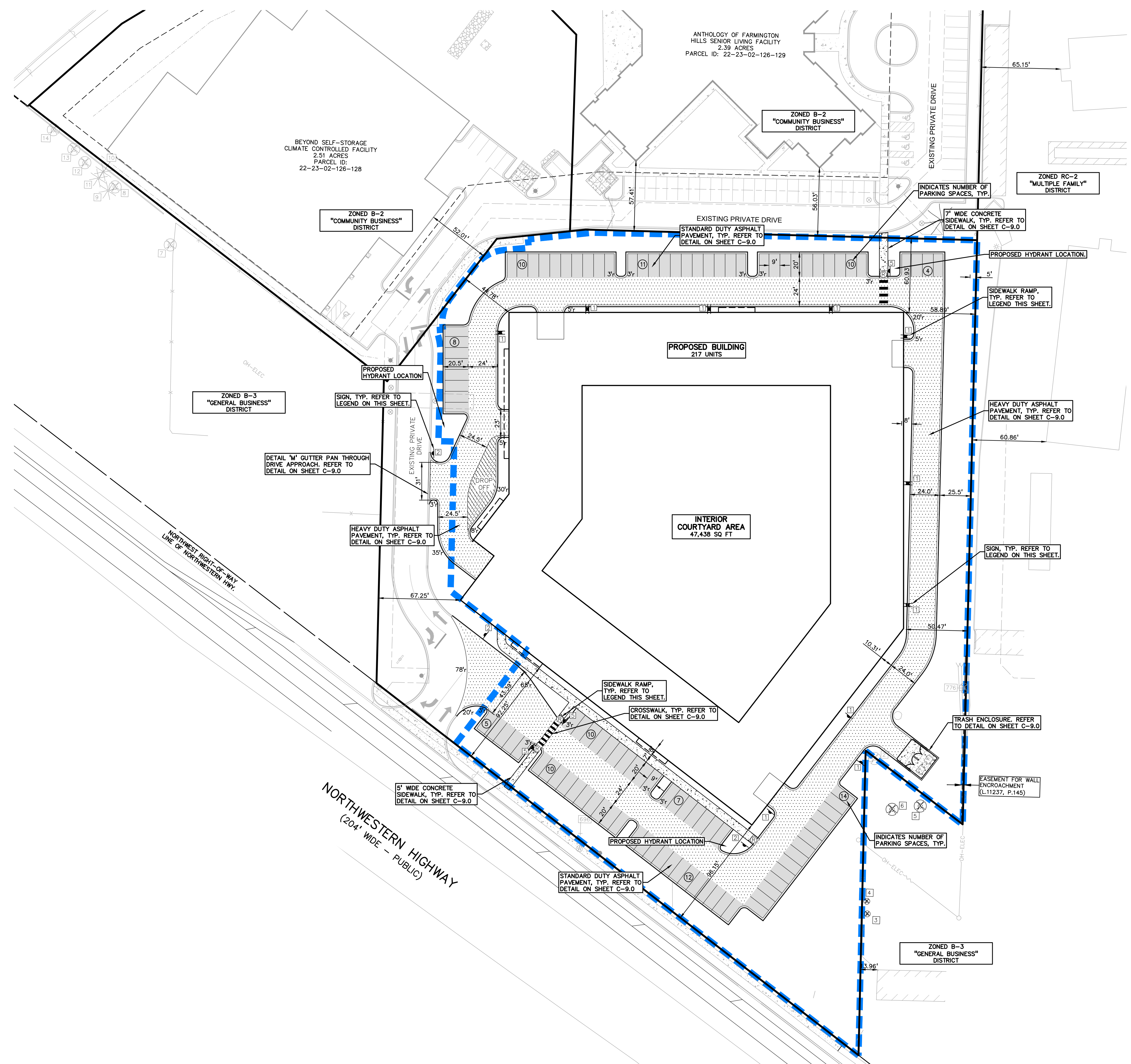
BUILDING INFORMATION (BASED ON B-2 REQUIREMENTS):
BUILDING FOOTPRINT = ±63,540 SQ. FT. (DOES NOT INCLUDE UPPER STORIES)
MAXIMUM BUILDING HEIGHT ALLOWED = 50 FEET
PROPOSED BUILDING HEIGHT = 55'-0" (+)
BUILDING COVERAGE = 26.35%
PERCENT OPEN SPACE = 17.1%

DENSITY (PER ORDINANCE):
PERMITTED PER RC-3 REQUIREMENTS = 230 ROOMS
PROPOSED = 543 ROOMS (+); ((112 x 2) + (101 x 3) + (4 x 4))

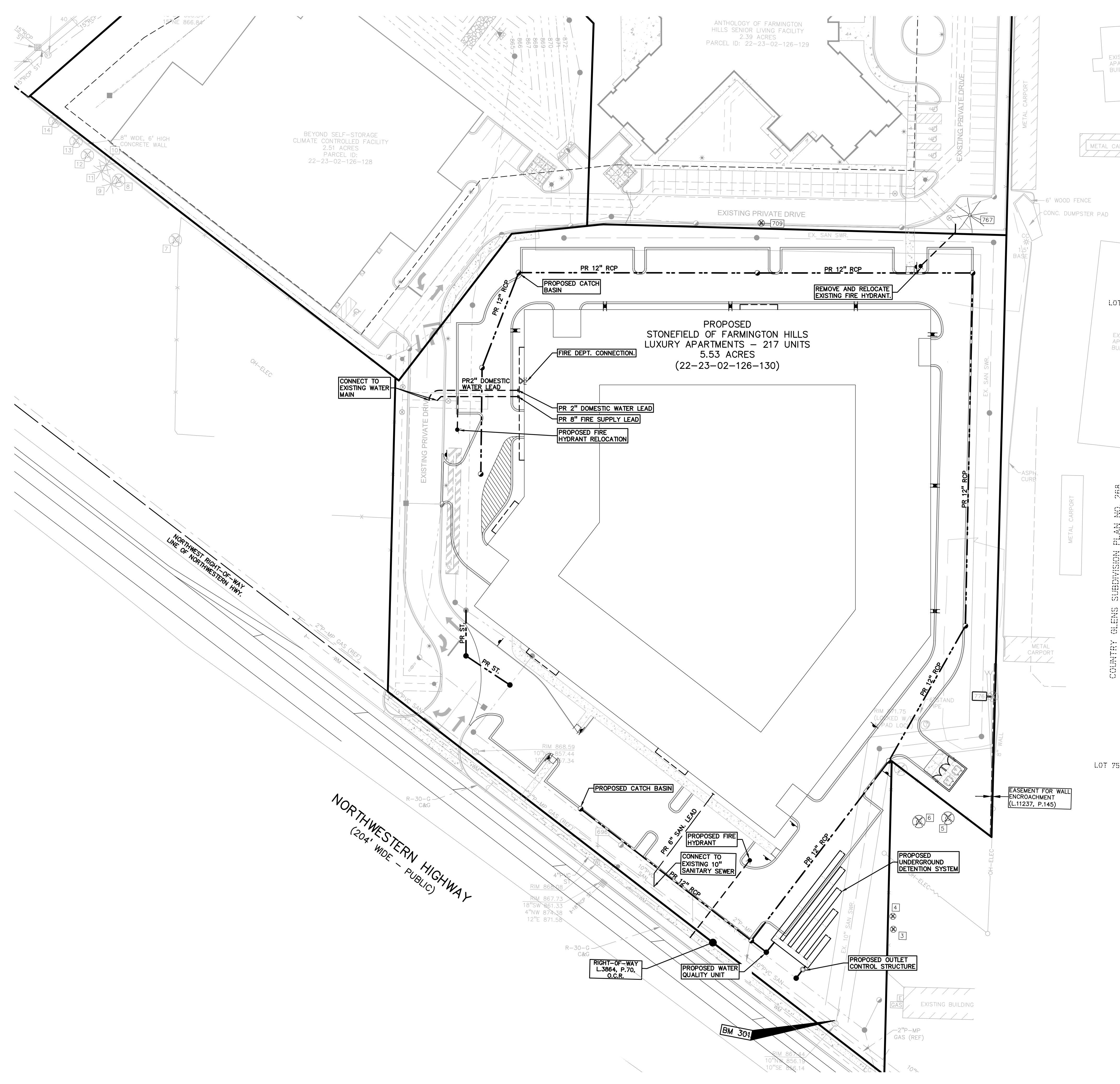
PARKING CALCULATIONS:
217 UNITS; (112-1 BEDROOM UNITS, 101-2 BEDROOM UNITS AND 4-3 BEDROOM UNITS)
PARKING REQUIRED (PER ZONING ORDINANCE) = 2 SPACES FOR 1 AND 2 BEDROOM UNITS; 2.5 SPACE FOR 3 BEDROOM UNITS
REQUIRED PARKING = ((112+101) UNITS x 2 SPACES) + (4 UNITS x 2.5 SPACES) = 426 SPACES
PARKING PROVIDED = 101 SURFACE SPACES + 264 COVERED SPACES = 365 (INC. 9 BARRIER FREE SPACES) (+)
PROPOSED PARKING RATIO = 365 SPACE/217 UNITS = 1.68 SPACES/UNIT
(+) INDICATES THAT A DEVIATION FROM THE ZONING ORDINANCE REQUIREMENT IS BEING REQUESTED AS A PART OF THE PUD APPROVAL.

DEVIATIONS REQUESTED:
HEIGHT: 50' PERMITTED; 51' PROPOSED = 5' DEVIATION
SETBACK (SIDE): 75' REQUIRED; 50.74 PROPOSED = 24.26' DEVIATION
PARKING: 426 REQUIRED; 365 PROVIDED = 61 SPACE DEVIATION
DENSITY: 543 PERMITTED; 230 ROOMS PROPOSED = 313 ROOM DEVIATION

■ ■ ■ ■ ■ PROPOSED PUD BOUNDARY



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LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAL & CAP SET		C CALCULATED

— OH-ELEC —	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
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⊗ UG-GAS	GAS MAIN, VALVE & GAS LINE MARKER
⊗	WATERMAN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
⊗	SANITARY SEWER, CLEANOUT & MANHOLE
⊗	STORM SEWER, CLEANOUT & MANHOLE
⊗	COMBINED SEWER & MANHOLE
⊗	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
⊗	ROOF INDICATOR VALVE
⊗	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
⊗	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
⊗	UNIDENTIFIED STRUCTURE
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—	SIGN
—	CONC.
—	ASPH.
—	GRAVEL
—	WETLAND

FLOODPLAIN NOTE:
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PEA GROUP
 t: 844.813.2949
 www.peagroup.com

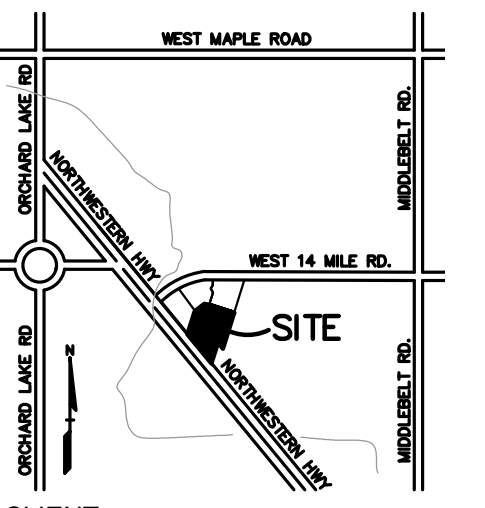
JAMES J. CARTER
 No. 0905
 PROFESSIONAL ENGINEER

NORTH

0 20 40 80
 SCALE: 1" = 40'

811 Know what's below. Call before you dig.

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CLIENT
NWH HOLDINGS, LLC
 32825 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
 3080 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

REVISIONS	
PER CITY COMMENTS	04-23-2021
REVISED SUBMITTAL	05-28-2021
REVISED SUBMITTAL	08-02-2021
REVISED SUBMITTAL	04-07-2022
REVISED SUBMITTAL	05-19-2022
REVISED SUBMITTAL	07-18-2022

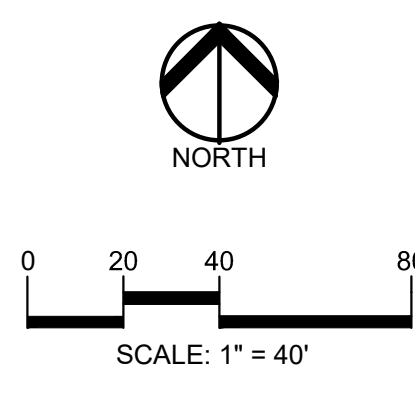
ORIGINAL ISSUE DATE:
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DRAWING TITLE
PRELIMINARY UTILITY PLAN

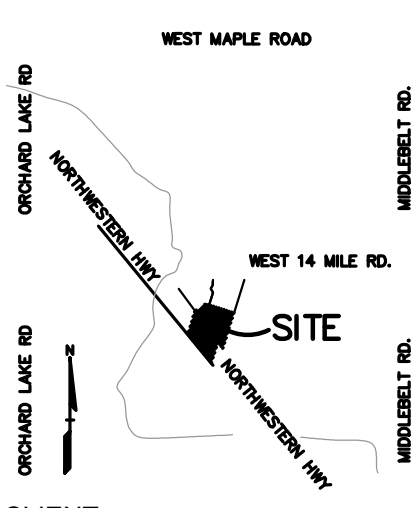
PEA JOB NO.	2020-0129
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-6.0**

S:\PROJECTS\2020-0129-0129 STONEFIELD OF FARMINGTON HILLS\DWG\VD DETERMINATION\C-6.0\TITLE-20-0129.dwg



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 32825 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
 3080 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

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REVISED SUBMITTAL	05-28-2021
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REVISED SUBMITTAL	04-07-2022
REVISED SUBMITTAL	05-19-2022
REVISED SUBMITTAL	07-18-2022

ORIGINAL ISSUE DATE:
 MARCH 18, 2020

DRAWING TITLE
TREE PRESERVATION AND REMOVAL PLAN

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	LAW
DES.	LAW
DRAWING NUMBER:	

KEY

- = EXISTING TREES TO REMAIN
- = EXISTING TREES TO BE REMOVED
- = TREE PROTECTION FENCING

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE / REMOVE
687	CA	6	Crab Apple	Malus coronaria	P		R
688	RP	18	Red Pine	Pinus resinosa	P		R
689	RP	12	Red Pine	Pinus resinosa	P		R
690	RP	15	Red Pine	Pinus resinosa	P		R
691	RP	15	Red Pine	Pinus resinosa	P		R
692	RP	14	Red Pine	Pinus resinosa	P		R
693	RP	16	Red Pine	Pinus resinosa	P		R
694	RP	20	Red Pine	Pinus resinosa	P		R
695	NM	8	Norway Maple	Acer platanoides	G	REPLACE	R
696	NM	8	Norway Maple	Acer platanoides	G	REPLACE	R
697	LL	16	Littleleaf Linden	Tilia Cordata	F	REPLACE	R
698	CT	30	Cottonwood	Populus deltoides	G	LANDMARK	R
699	CT	14	Cottonwood	Populus deltoides	F	REPLACE	R
700	RP	21	Red Pine	Pinus resinosa	P		R
701	RP	19	Red Pine	Pinus resinosa	V.P.		R
702	RP	19	Red Pine	Pinus resinosa	V.P.		R
703	RP	18	Red Pine	Pinus resinosa	V.P.		R
704	RP	12	Red Pine	Pinus resinosa	V.P.		R
705	NM	16	Norway Maple	Acer platanoides	F	REPLACE	R
706	RM	11	Red Maple	Acer rubrum	P		R
707	NM	12	Norway Maple	Acer platanoides	F	REPLACE	R
708	RP	20	Red Pine	Pinus resinosa	P		R
709	E	7	American Elm	Ulmus americana	P		R
710	E	6	American Elm	Ulmus americana	P		R
767	AJ	18	Austrian Pine	Pinus nigra	P		S
768	AJ	11	Austrian Pine	Pinus nigra	P	11	R
769	AJ	19	Austrian Pine	Pinus nigra	P		R
770	AJ	18	Austrian Pine	Pinus nigra	P		R
771	AJ	10	Austrian Pine	Pinus nigra	V.P.		R
772	AJ	10	Austrian Pine	Pinus nigra	V.P.		R
773	AJ	19	Austrian Pine	Pinus nigra	V.P.		R
774	RM	13	Red Maple	Acer rubrum	G	REPLACE	R
775	RM	10	Red Maple	Acer rubrum	G	REPLACE	R
776	RP	18	Red Pine	Pinus resinosa	V.P.		R
777	BX	6	Box elder	Acer negundo	V.P.		R
778	RM	8	Red Maple	Acer rubrum	G	14 REPLACEMENT	R

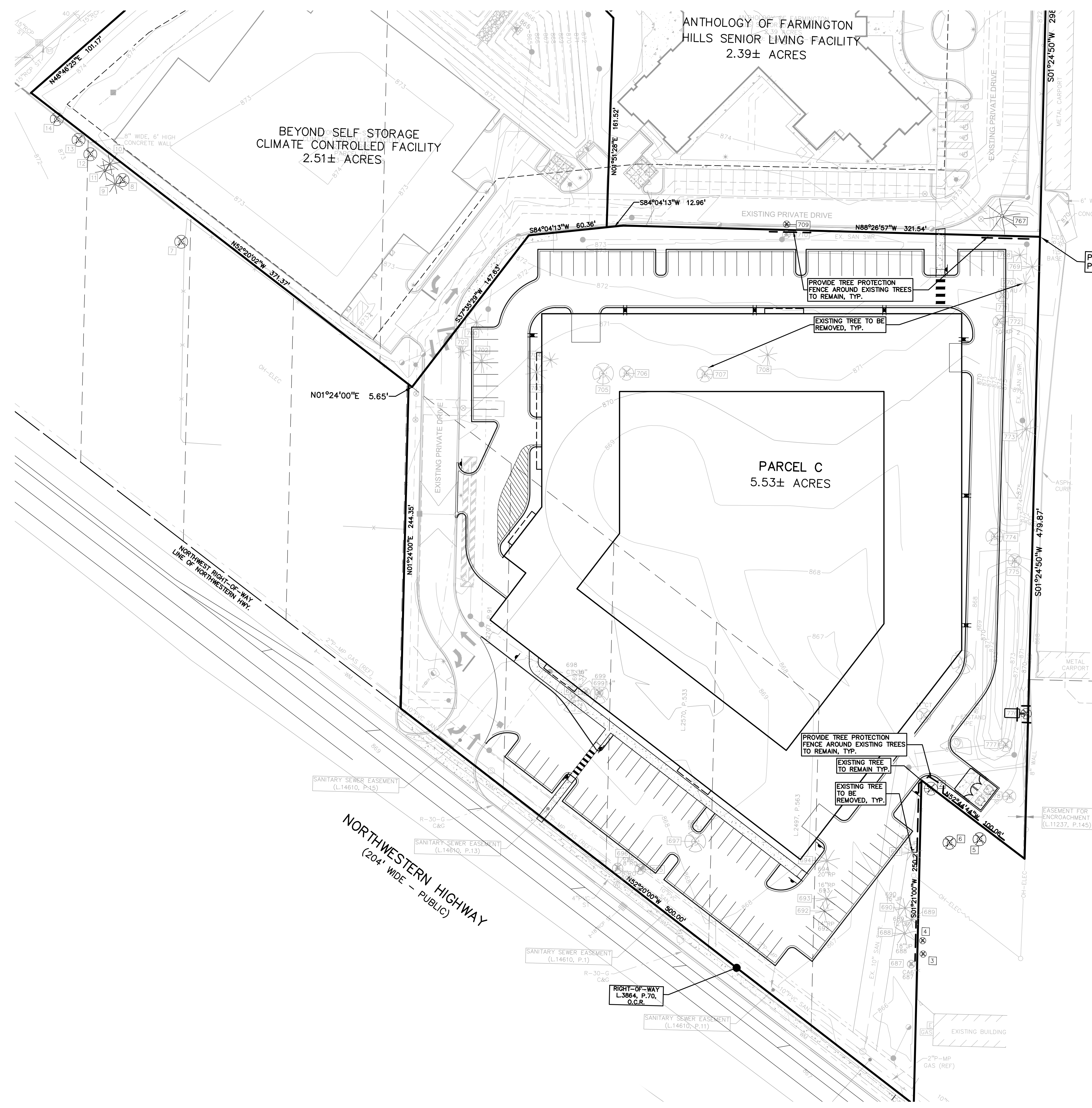
OFFSITE TREES

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE / REMOVE
01	HL	13	Honeylocust	Gleditsia triacanthos	Good		S
02	BC	6	Wild Black Cherry	Prunus serotina	Poor		S
03	E	10	American Elm	Ulmus americana	Poor	1	S
04	E	8	American Elm	Ulmus americana	Fair	1	S
05	WS	10	White Spruce	Picea glauca	Fair	1	S
06	E	10	American Elm	Ulmus americana	Fair	1	S

STANDARD TREES
 STANDARD TREES REMOVED: 9 (1.1 REPLACEMENT)

LANDMARK TREES
 LANDMARK TREES REMOVED: 1
 LANDMARK TREE DBH REMOVED: 30 (25% DBH REPLACEMENT)
 REPLACEMENT DBH REQUIRED: 7.5 INCHES

NOTE: REFER TO T-1.0 FOR EXISTING TREE LIST + CALCULATION



NOT FOR CONSTRUCTION

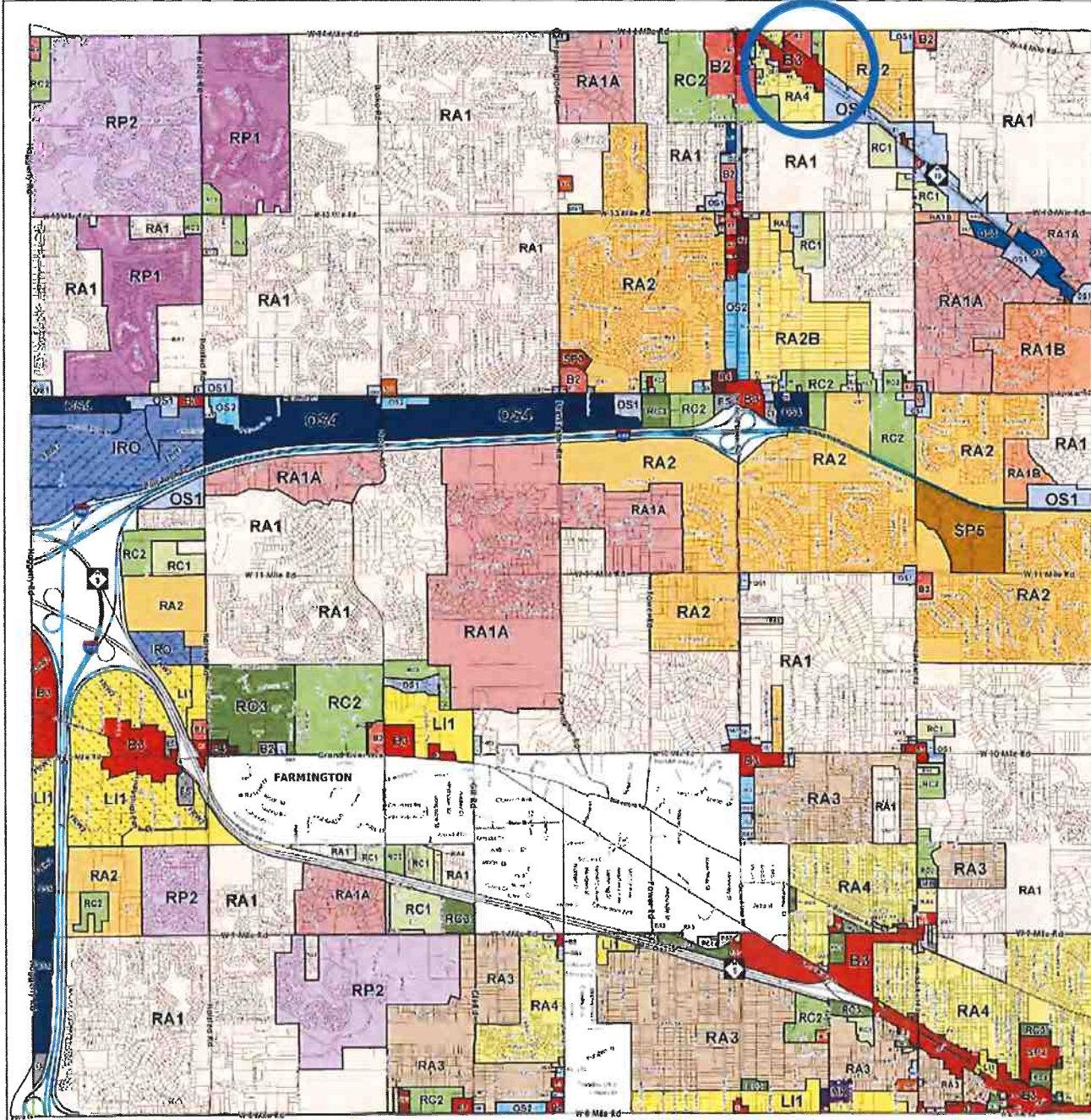
T-1.0

\\work\pea\projects\2020\2020-0129 STONEFIELD OF FARMINGTON HILLS\DWG\VD DETERMINATION_T-1.0\TREE PRESERVATION-05-0129.DWG



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



Zoning Districts

City of Farmington Hills, Michigan

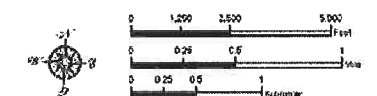
-  B-1 Local Business District
-  B-2 Community Business District
-  B-3 General Business District
-  B-4 Planned General Business District
-  ES Expressway Service District
-  FRW-1 Freeway Overlay District
-  FRW-2 Freeway Overlay District
-  FRW-3 Freeway Overlay District
-  GR-1 Grand River Overlay District
-  IRO Industrial Research Office District
-  LI-1 Light Industrial District
-  MH Mobile Home District
-  OS-1 Office Service District
-  OS-2 Planned Office Service District
-  OS-3 Special Office District
-  OS-4 Office Research District
-  P-1 Vehicular Parking District
-  RA-1 One Family Residential District
-  RA-1A One Family Residential District
-  RA-1B One Family Residential District
-  RA-2 One Family Residential District
-  RA-2B One Family Residential District
-  RA-3 One Family Residential District
-  RA-4 One Family Residential District
-  RC-1 Multiple Family Residential
-  RC-2 Multiple Family Residential
-  RC-3 Multiple Family Residential
-  RP-1 Planned Residential District
-  RP-2 Planned Residential District
-  SP-1 Special Purpose District
-  SP-2 Special Purpose District
-  SP-3 Special Purpose District
-  SP-4 Special Purpose District
-  SP-5 Special Purpose District

Lot Size for One Family Residential Zones (See Chapter XXI)

RA-1A	33,000 Sq. Ft. Minimum Average Lot Size per Subdivision 29,700 Sq. Ft. Smallest Lot Allowed
RA-1B	26,000 Sq. Ft. Minimum Average Lot Size per Subdivision 23,400 Sq. Ft. Smallest Lot Allowed
RA-2B	26,000 Sq. Ft. Minimum Average Lot Size per Subdivision 23,400 Sq. Ft. Smallest Lot Allowed
RA-1	20,000 Sq. Ft. Minimum Average Lot Size per Subdivision 18,000 Sq. Ft. Smallest Lot Allowed
RA-2	16,500 Sq. Ft. Minimum Average Lot Size per Subdivision 15,000 Sq. Ft. Smallest Lot Allowed
RA-3	12,500 Sq. Ft. Minimum Average Lot Size per Subdivision 10,000 Sq. Ft. Smallest Lot Allowed
RA-4	8,500 Sq. Ft. Smallest Lot Allowed

Digital User Note:
Click on a district heading in the map legend to go directly to the corresponding district regulations.

[Interactive Zoning Map GIS Mapping Layer](#)



Effective: February 18, 1985 As Amended to:

June 7, 1998	July 13, 2009
February 18, 2001	April 11, 2011
April 1, 2003	August 8, 2011
March 7, 2005	May 14, 2012
October 17, 2005	June 11, 2012
August 28, 2006	July 22, 2013
February 26, 2007	August 25, 2014
March 17, 2008	March 16, 2015
October 13, 2008	March 23, 2015
April 13, 2009	February 13, 2017

SOURCES: City of Farmington Hills, GIS 2017
Department of Planning and Community Development, 2017
Oakland County, 2017
Map Print Date: February 2017
Note: See Official Zoning District map maintained by the Farmington Hills City Clerk

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.





STONEFIELD of Farmington Hills **THE THINK SHOP**
ARCHITECTS

**New Plan
Multifamily
Housing (Mid-Rise)**
217 Dwelling Units

Weekday
1,088

Change in Trips
-2,664

AM Peak Hour
Total: 68

Change in Trips
-109

PM Peak Hour
Total: 86

Change in Trips
-239



**Previous Plan
Shopping Center**
50,000 SF

Weekday
3,752

AM Peak Hour
Total: 177

PM Peak Hour
Total: 325





STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

Site Data

Parcel Area 5.53 Acres

Total # Units

217 units

1 bedroom units 112 Total

2 bedroom units 101 Total

3 bedroom units 4 Total

Parking Provided: 365

Covered Spaces: 264

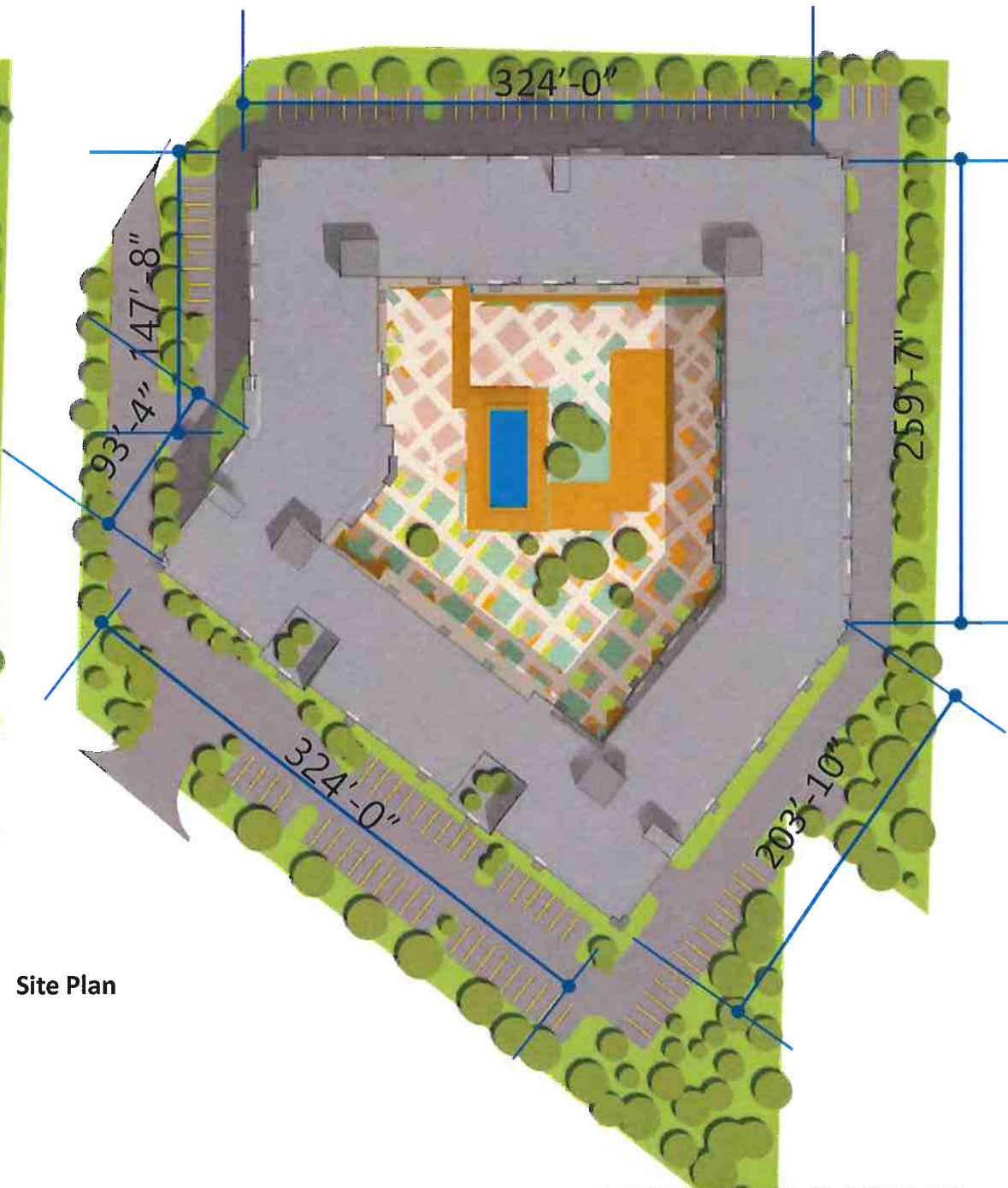
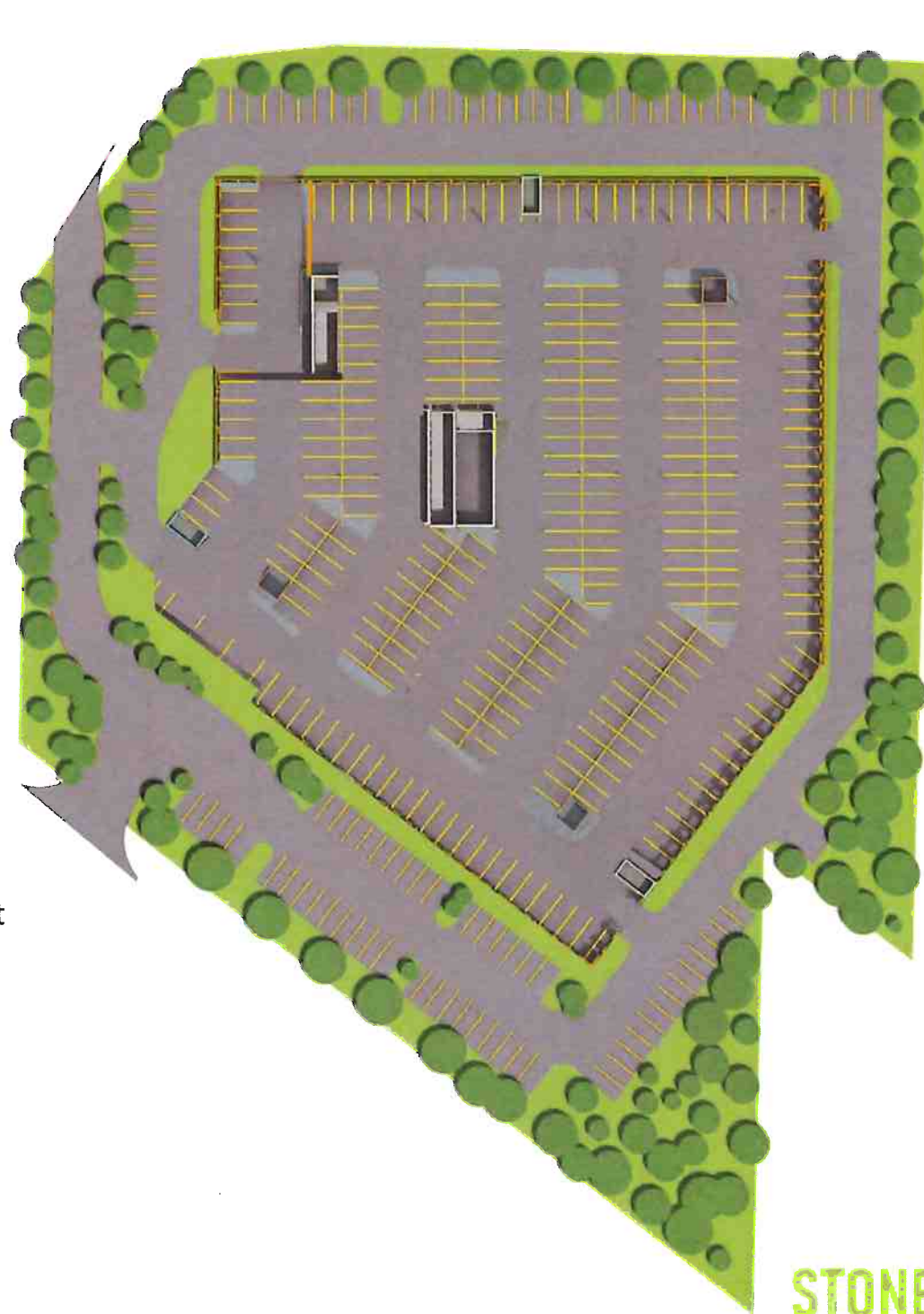
Open Spaces : 101

1.68 parking spaces/unit

-7' Level Plan

-7' Level Area 113245 sf

Parking

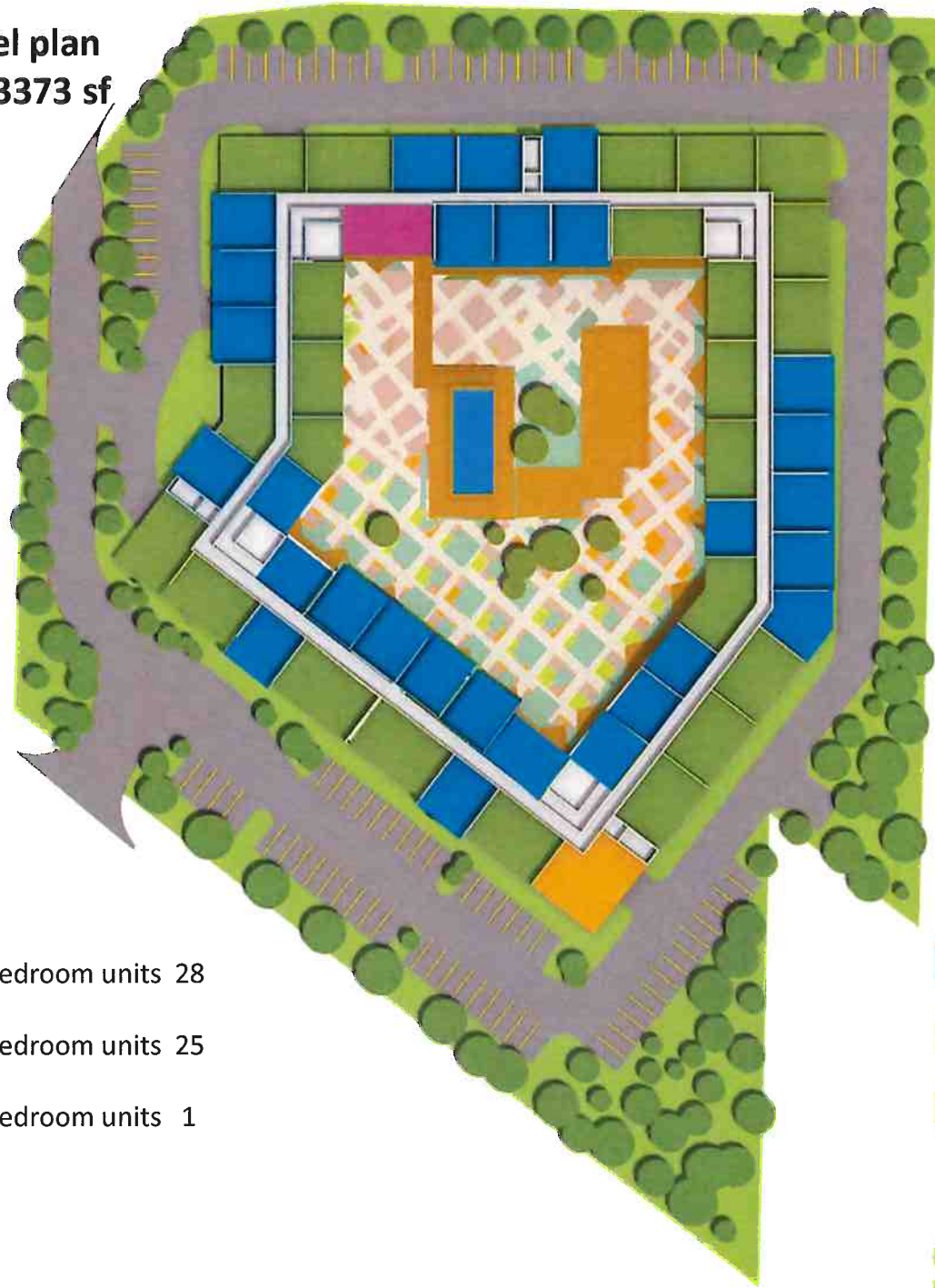


Site Plan

STONEFIELD of Farmington Hills

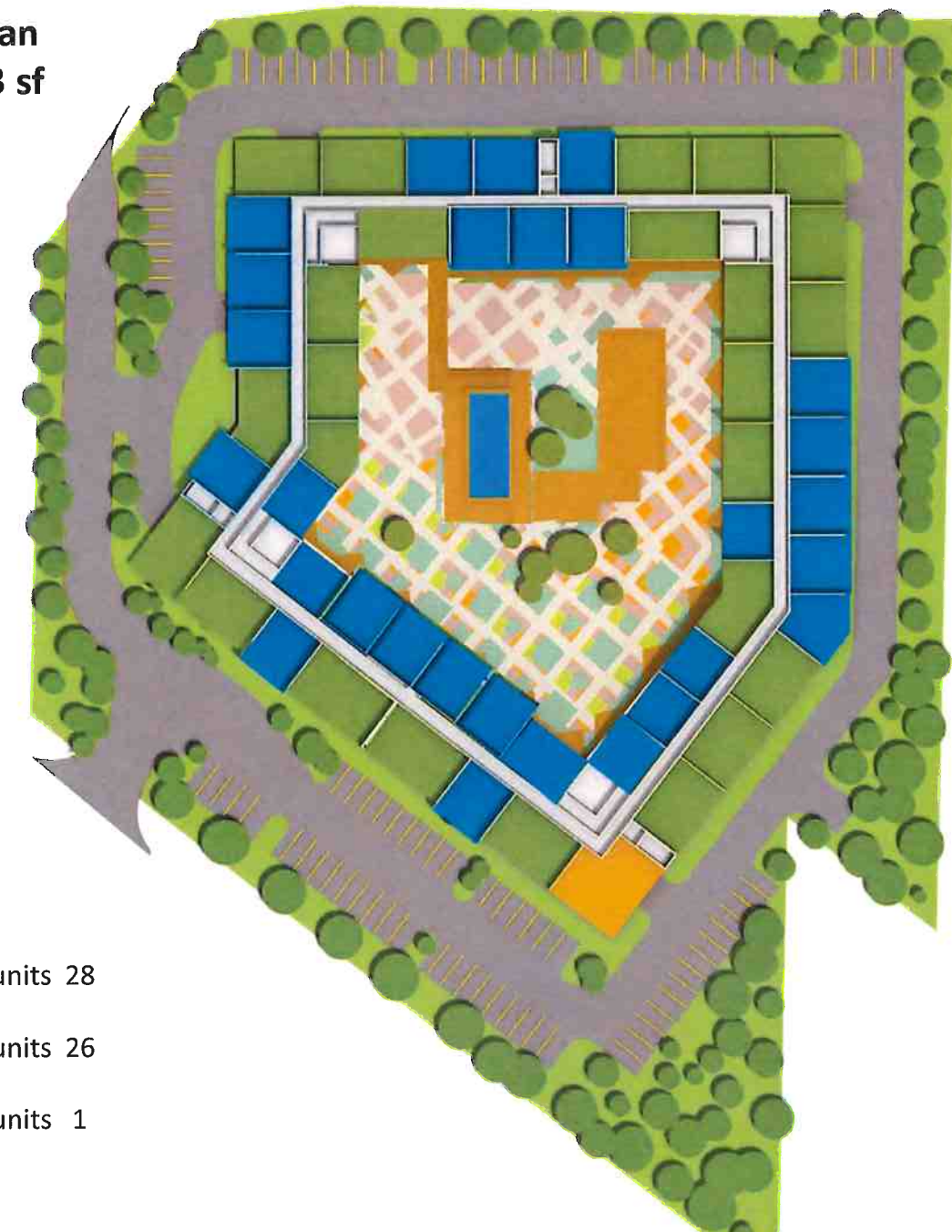
THE THINK SHOP
ARCHITECTS

1st level plan
Area: 83373 sf



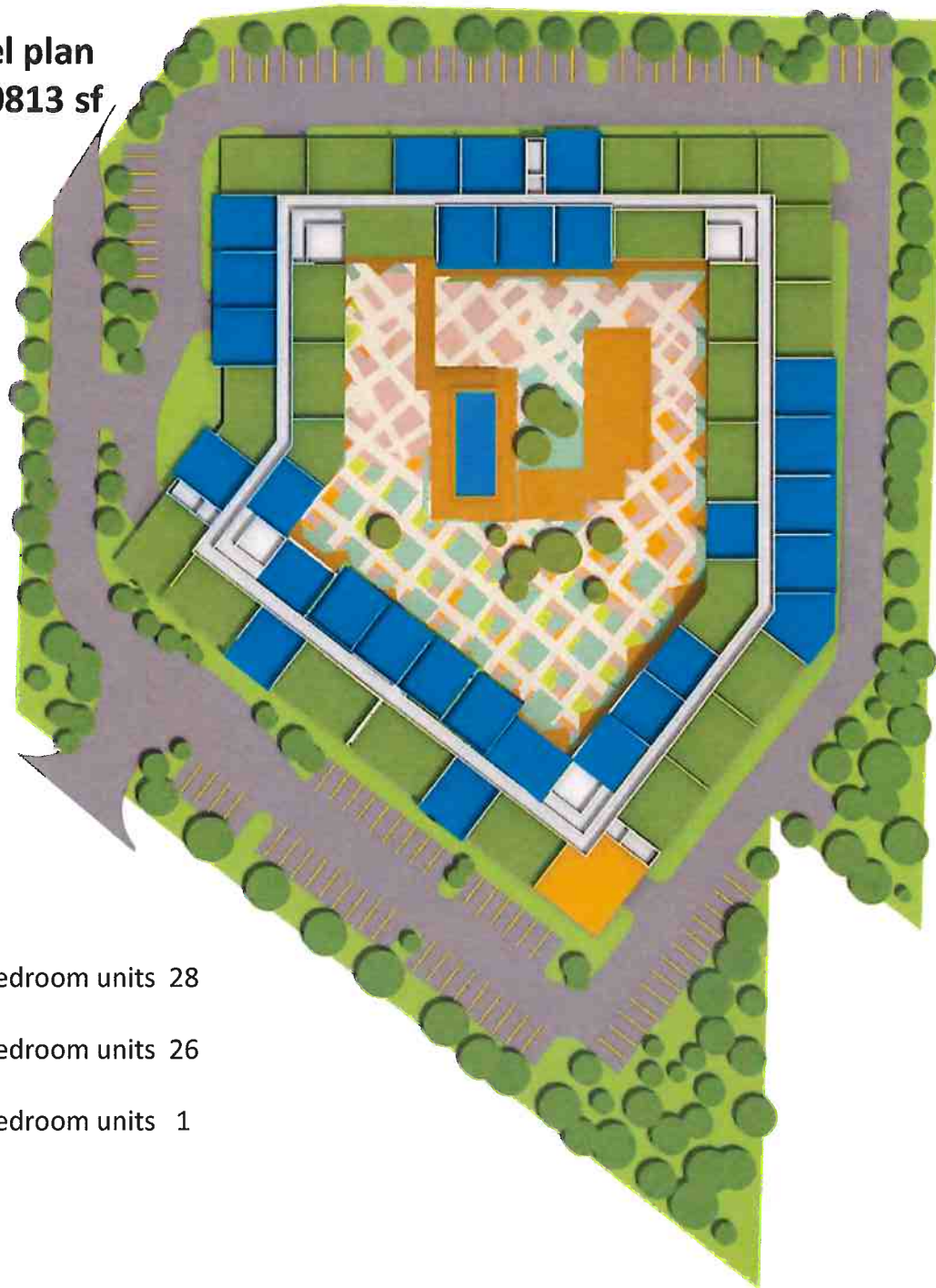
- 1 bedroom units 28
- 2 bedroom units 25
- 3 bedroom units 1

2nd level plan
Area: 82093 sf



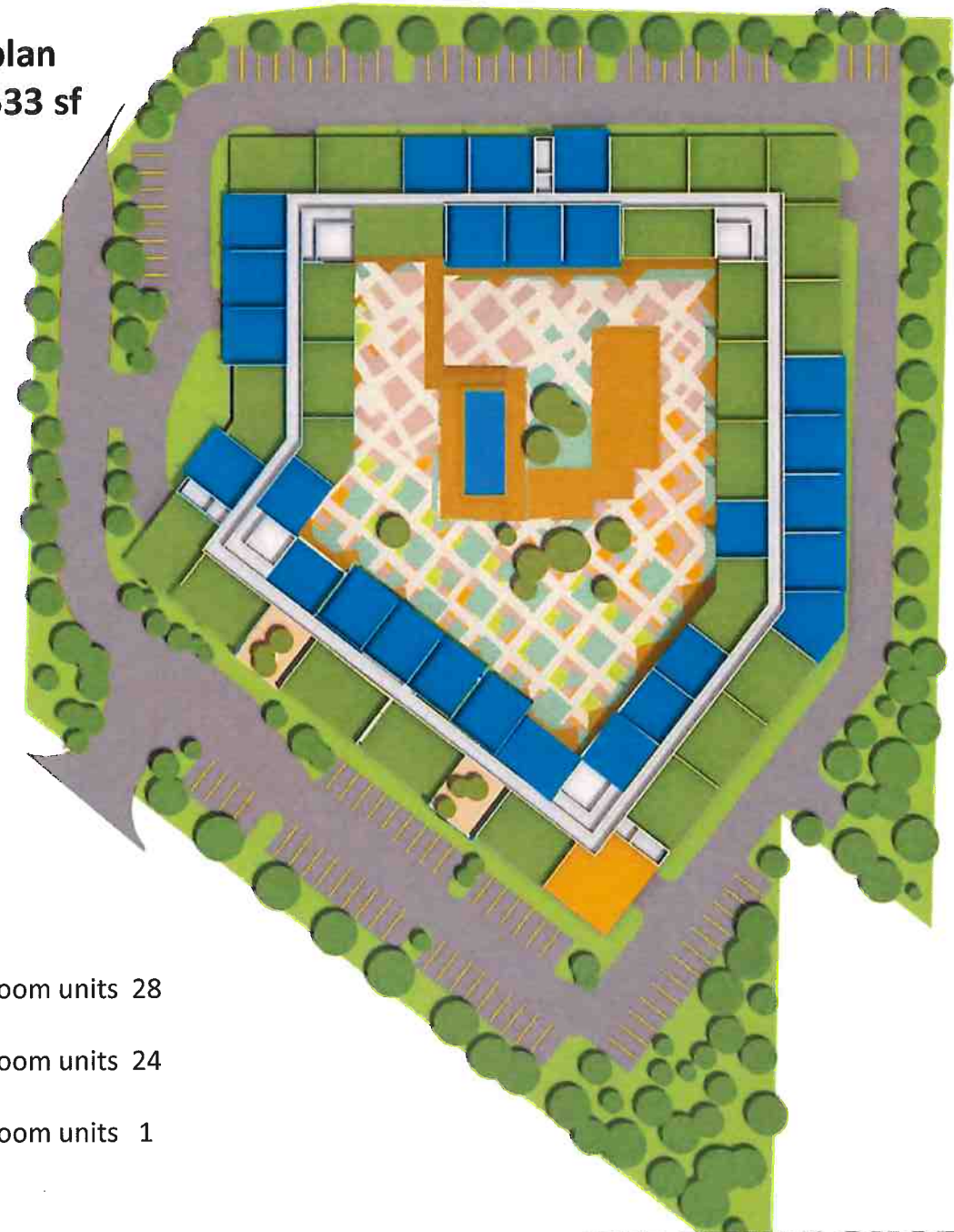
- 1 bedroom units 28
- 2 bedroom units 26
- 3 bedroom units 1

3rd level plan
Area: 80813 sf



- 1 bedroom units 28
- 2 bedroom units 26
- 3 bedroom units 1

4th level plan
Area : 79533 sf



- 1 bedroom units 28
- 2 bedroom units 24
- 3 bedroom units 1

1st level plan
Area: 83373 sf



- 1bedroom units 28
- 2bedroom units 25
- 3bedroom units 1

2nd level plan
Area: 82093 sf



- 1bedroom units 28
- 2bedroom units 26
- 3bedroom units 1

3rd level plan
Area: 80813 sf



- 1bedroom units 28
- 2bedroom units 26
- 3bedroom units 1

4th level plan
Area : 79533 sf



- 1bedroom units 28
- 2bedroom units 24
- 3bedroom units 1

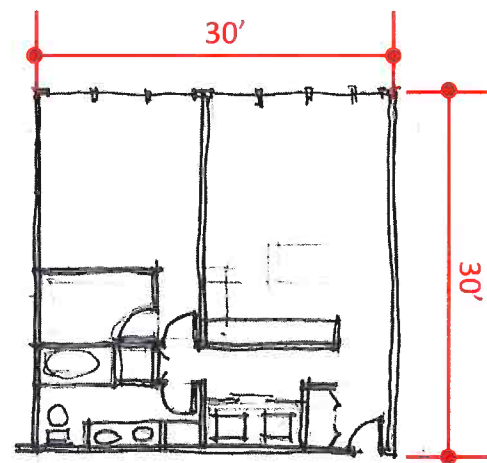
217 units Total

- 1bedroom units 112 Total
- 2bedroom units 101 Total
- 3bedroom units 4 Total

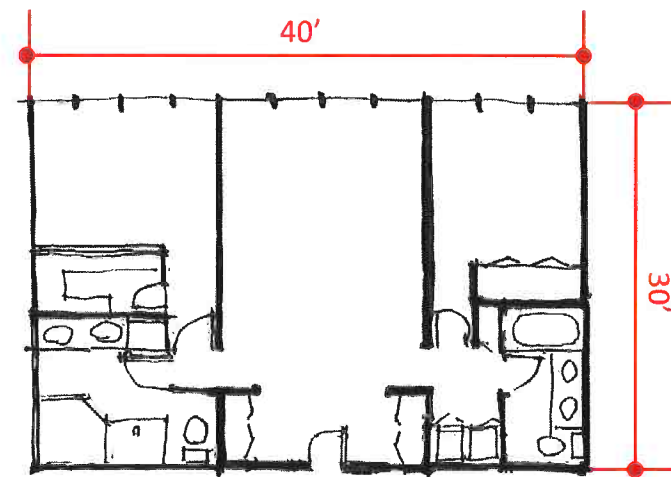
STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

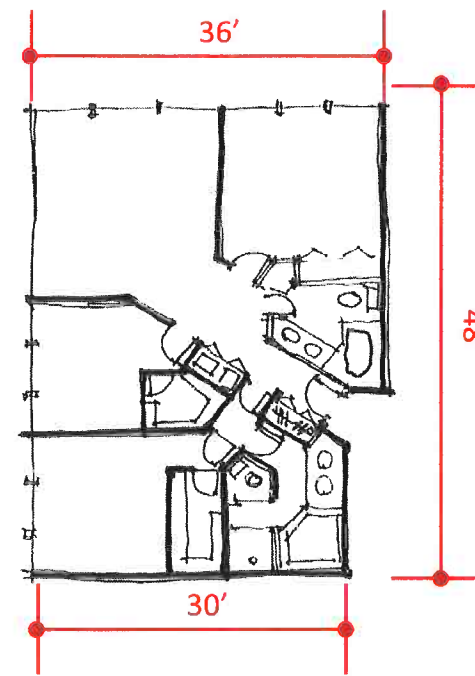
STONEFIELD Unit Development



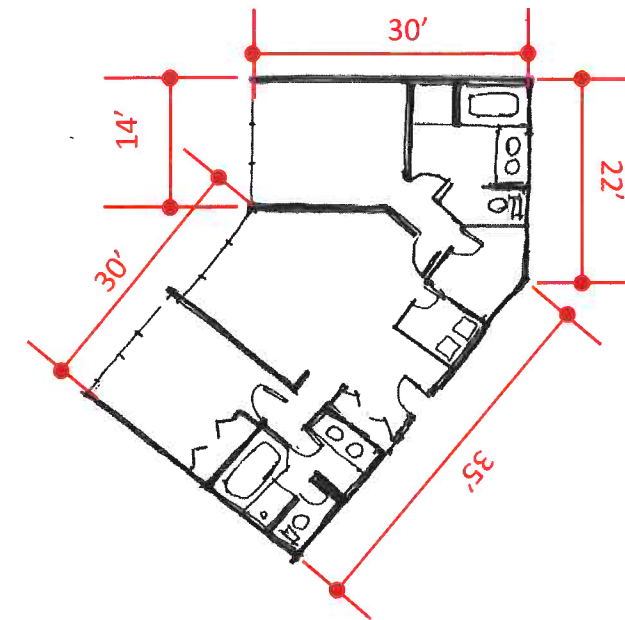
1 BEDROOM | 1 BATH
Area: 900 sf



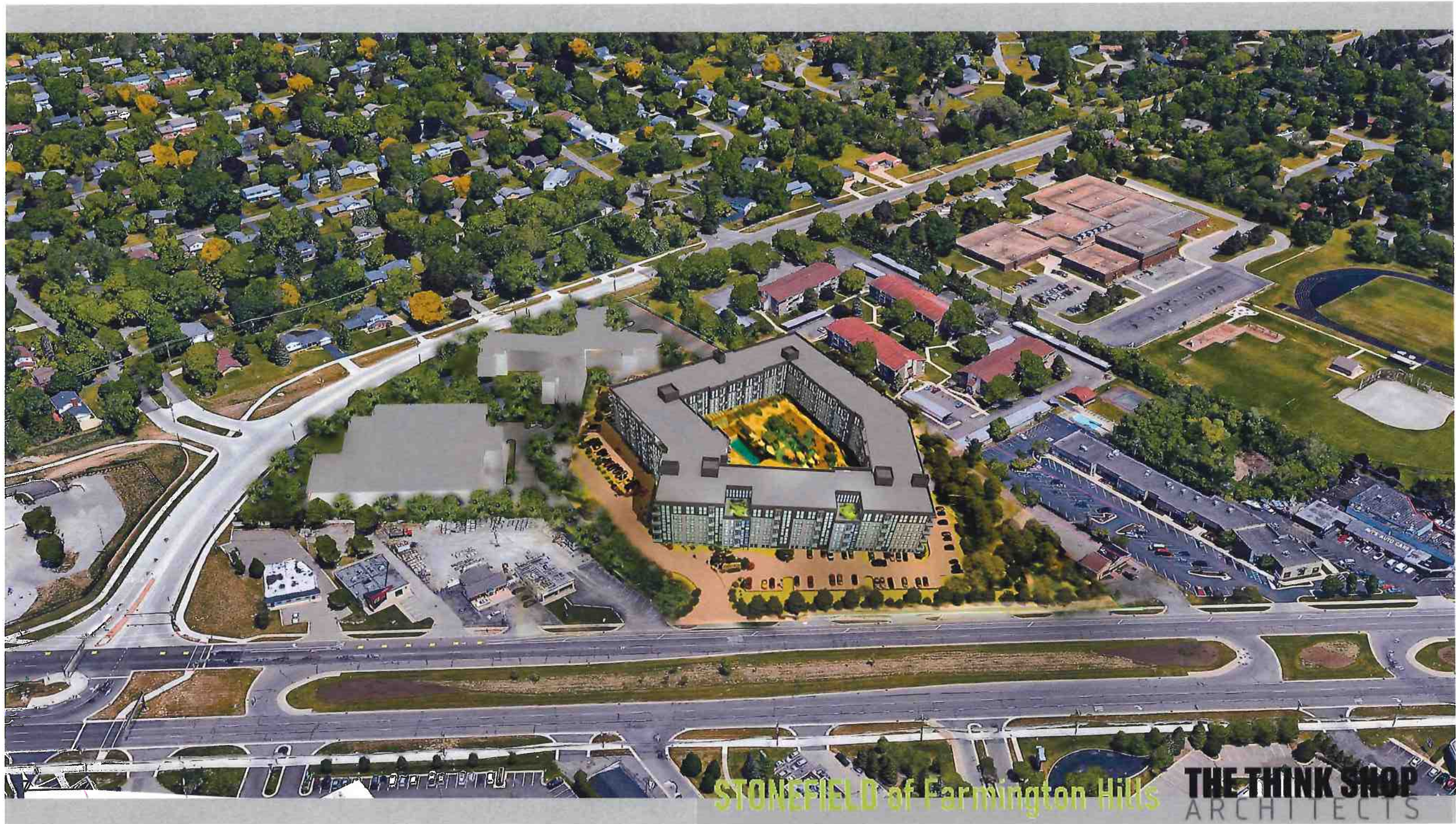
2 BEDROOM | 2 BATH
Area: 1200 sf



3 BEDROOM | 2 BATH
Area: 1620 sf



2 BED | 2 BATH
Area: 1410 sf



STONEFIELD of Farmington Hills

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ARCHITECTS

55'-0"
51'-0"
39'-9" 4th
28'-6" 3rd
17'-3" 2nd
6'-0" 1st
-7'-0" Parking



North Elevation



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



55'-0"
51'-0"
39'-9" 4th
28'-6" 3rd
17'-3" 2nd
6'-0" 1st
-7'-0" Parking



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



East Elevation



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

55'-0"
51'-0"
39'-9" 4th
28'-6" 3rd
17'-3" 2nd
6'-0" 1st
-7'-0" Parking



West Elevation



STONEFIELD of Farmington Hills

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BUILDING SECTION

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Perspective view from
Northwestern Highway entry



STONEFIELD of Farmington Hills

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Perspective view to the main entrance
Perspective view towards the
west main entry



STONEFIELD of Farmington Hills **THE THINK SHOP**
ARCHITECTS



Perspective view from northeast corner of the site



STONEFIELD of Farmington Hills

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ARCHITECTS



Perspective view from Northwestern Highway towards the southeast corner of the site



STONEFIELD of Farmington Hills **THE THINK SHOP**
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Perspective view from 1st level courtyard looking towards North



STONEFIELD of Farmington Hills **THE THINK SHOP**

August 9, 2022

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

PUD – Final Determination

Case: PUD 3, 2021
Site: 32680 Northwestern Highway (Parcel ID 22-23-02-126-130)
Applicant: NWH Holdings, LLC/Robert Asmar
Plan Date: revised 7/18/2022
Zoning: B-2 Community Business and B-3 General Business

We have completed a review of the application for PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned a mix of B-2 and B-3.
2. **Existing site.** The site is 5.53 acres and is mostly vacant, having been formerly occupied by all or parts of several commercial buildings. The site has no wetlands or other notable natural features.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-2 w/ PUD (Northpoint)	Senior housing
East	B-3/RC-2 Multiple Family	Commercial/multi-family
South	B-3	Commercial
West	B-2/B-3 w/ PUD (Northpoint)	Commercial

4. **Site configuration and access.** The site is proposed to be accessed from a single driveway, shared with the Northpoint PUD, which occupies the land to the west and north.

PUD Qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. **At its meeting on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan’s compliance with all objective viii of Section 34-3.20.2.E. (see discussion of E below). At the time, planning commissioners generally did not take issue with the proposed use, but several expressed reservations about the scale of the use, particularly its density and height. The PUD was also reviewed by the Planning Commission at its meeting of August 19, 2021, and again June 16, 2022; both times, a recommendation was postponed to provide an opportunity for the applicant to amend the plan in response to discussion at the meeting. The motion to postpone included non-binding advice to the applicant to reduce height and overall density, and increase the east side setback. Density and building height have been reduced since the June meeting. The applicant is seeking final PUD qualification, but is not seeking site plan approval concurrent with final qualification. Preliminary approval is not a guarantee of final approval.**

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected. *The proposed use—apartments—is not permitted in the B-2 or B-3 districts, though the portion of the site zoned B-2 is planned for multiple-family residential on the Future Land Use map.*
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application.

Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

The applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (more than twice the permitted density of the RC-3 district). The applicant's narrative provides rationale behind the proposed density, essentially averring that a denser development serves as a step-down to the RC-2 district to the east from the commercial uses and regional thoroughfare to the south and east.

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

The number of apartment units proposed on the site clearly exceeds the number of multi-family units that could be built under other multi-family zoning; the site's current commercial designation (primarily B-2) supports uses with a wide array of traffic demands. Nevertheless, this is a large number of units. The applicant provided a traffic study in 2021; we defer to engineering for a review of its findings, and also note that the number of units has increased in the meantime. The complex would utilize the same access point to Northwestern Highway as the rest of the Northpoint PUD; there is not a vehicular connection from the apartments to 14 Mile or the senior housing parking lot.

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city (bold items are those directly addressed in the applicant's original narrative):

- i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**

Open space is primarily found on the site in the courtyard commons, though the narrative calls attention to an intent to create a dense buffer to the east and utilize green roofs and landscaping on the building's various tiers to mitigate its overall impact. Plans now show the buffer to the east.

- ii. **To permanently establish land use patterns which are compatible or which will protect existing or planned uses.**

The Future Land Use map does identify the northern portion of this property as multiple-family residential. As the planning commission considers the proposed use's compatibility with surrounding uses, the proposed scale of the use should feature prominently in the discussion.

- iii. To accept dedication or set aside open space areas in perpetuity.

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

- v. **To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.**

The applicant’s narrative cites the access management benefit of the single driveway to Northwestern Highway, versus the separate driveways that previously served the individual commercial sites here.

vi. To promote the goals and objectives of the Master Plan for Land Use.

As noted above, the future land use map does call for multiple-family residential on the B-2 portion of the property, leaving a commercial liner along Northwestern Highway. The proposed project introduces this use, though at a higher density than permitted elsewhere in the city.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant notes that the building is designed to create a gateway appearance for the city, fosters further walkability in the area, and is designed not to look monolithic (some conceptual illustrations were provided, though the planning commission is not making any decision on these or any other aspect of the site plan at this time). Building materials are also cited toward meeting this objective. If this PUD is approved, the PUD Agreement should include reference to proposed exemplary design and materials (including brick masonry and fiber cement products, and the green roof elements mentioned above) that are proposed and require that they be a part of the development.

viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

The applicant’s narrative calls attention to the large number of commercial buildings in the area that are not occupied, or listed for lease or sale, noting that an influx of residents to the area would increase the pool of potential patrons for remaining businesses. The planning commission cited this objective in its motion to grant preliminary PUD qualification.

*Though only one objective must be met by the plan, the applicant’s original narrative directly addressed objectives i, ii, and v.-viii. **At the preliminary qualification stage, the motion to grant preliminary qualification cited only objective viii.***

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

An increase in density is certainly sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance. However, several deviations from ordinance standards would be requested to facilitate the conceptual plan.

G. Request for qualification:

- i. Any person owning or controlling land in the city may make application for consideration of a Planned Unit Development. Unless otherwise provided, such application shall be made by

submitting a request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.

- ii. A request shall be submitted to the city. The submission shall include the information required by subparagraph iii. below.
- iii. Based on the documentation submitted, the planning commission shall make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Section 34-3.20.2 above. A preliminary determination that the parcel qualifies will not assure a favorable recommendation or approval of the PUD option, but is intended only to provide an initial indication as to whether the applicant should proceed to prepare a PUD plan upon which a final determination would be based. The submittal must include the following:
 - a. Substantiation that the criteria set forth in Section 34-3.20.2 above, are or will be met.
 - b. A schematic land use plan containing enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated.
 - c. A plan for the protection of natural features. In those instances where such protection is not an objective of the PUD option, the plan need not be submitted.
- iv. The planning commission shall approve or deny the applicant's request for qualification. Whether approved or denied, the applicant may then proceed to prepare a PUD plan upon which a final determination will be based.

The applicant has submitted a narrative describing the use, addressing the objectives of 34-3.20.2, and a conceptual plan, including a breakdown of the number and types of units sought.

Request for final determination. Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	Y
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	Y
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	Y
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	*
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	Y

(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	Y
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	Y
(5) The general location of residential unit types and densities and lot sizes by area.	Y
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	Y
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	Y
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	Y
(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	Y
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	Y
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	Y
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	Y

* The applicant is proposing only a multi-family residential use for the full site.

The applicant has submitted a package meeting the minimum requirements for final determination. As noted above, this is not a submission for site plan, landscape plan, and tree protection plan approval; all of these will need to be submitted with full detail if the City Council grants a final determination that the site qualifies for a PUD.

Conceptual Site Plan & Use:

- 1. Summary of Proposed Use.** The planning commission is not assessing the site plan in detail; the applicant will return with a full site plan. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the planning commission can expect if preliminary qualification is granted. The applicant is proposing to construct a 217-unit apartment building around two courtyard commons (earlier conceptual plans had 200 and 253 units, respectively). Access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage. The ground floor of the building is devoted to indoor parking, with all living units on the floors above. The parking lot has been re-configured to eliminate long dead-end aisles and the spaces along the eastern property line.
- 2. Density.** The parcel is 241,095 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

Efficiency unit: 1 room

One-bedroom unit: 2 rooms

Two-bedroom unit: 3 rooms

Three-bedroom unit: 4 rooms

The applicant has reduced the number of proposed units from 253 to 217, and number of each type has been adjusted to 112 one-bedroom units (224 rooms), 101 two-bedroom units (303 rooms), and 4 three-bedroom units (16 rooms) with a total of **543 rooms**, based on the standard above (514 rooms in the initial plan, 505 on the first revision, 633 on the last version). The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	126 rooms
RC-2	1,400	172 rooms
RC-3	1,050	230 rooms

The proposed density is about 2.36 times that of the densest multiple-family district in the city. Density has been decreased from the last iteration of the conceptual plan.

3. **Master Plan.** The master plan’s Future Land Use map designates the portion of the site zoned B-2 as multiple-family residential, and the portion zoned B-3 as non-center-type business. The B-3 portion of the property is consistent with this designation; the B-2 portion is not. The property is not addressed on the residential density map, though it is adjacent to a high-density area, which is described as consistent with the RC districts. The site is not part of any special planning area.

Non-Center-Type Business is described as follows in the Master Plan: *“Non-Center Type Business uses are those that are not compatible with shopping centers and that could have an undesirable impact on abutting residential areas. They include most automobile-oriented uses and outdoor uses; e.g. those that have the greatest impact beyond their boundaries in terms of either traffic generation, noise or appearance. These are the uses that are permitted within the B-3 General Business District.”* Generally speaking, the category anticipates stand-alone sites rather than a planned, walkable environment.

2. **Dimensional Standards.** Generally, it appears that the applicant would be seeking relief from the maximum height (55 ft vs 50 ft) and east side setback standards (54.47 ft vs 75 ft) of the underlying districts. The height of the building has been reduced from previous versions of the plan, from 69 feet to 55 feet.
3. **Parking.** 436 spaces are required for the proposed unit counts (the plan says 426, but seems to have missed the 10 spaces for the 4-bedroom units); 365 spaces are proposed (a ratio of 1.68 spaces per unit), which requires relief from ordinance standards.
4. **Trees and Preliminary Landscaping.** The preliminary landscaping plan correctly accounts for replacement and parking lot tree requirements. Where the east property line was previously lined with parking spaces, the plan has removed these and now proposes a landscape buffer area between this development and the multi-family complex to the east. **The Planning Commission and City Council may wish to discuss additional landscaping, particularly along the north, east, and south property lines, as a condition of PUD qualification; details of such additional screening could be finalized at site plan review.**
5. **Bicycles and EVs.** We previously called attention to the lack of a labeled bicycle parking area (preferably within the garage), and electric vehicle parking spaces. The narrative now refers to bike

storage as an amenity. Providing adequate bike storage could mitigate some of the impact of the deviation from parking requirements sought by the applicant. Electric vehicle spaces will be essential to ensuring the property’s future marketability to renters; their location can be addressed at site plan review.

6. Requirements of the B-2 and B-3 districts:

Standard	B-2 Requirement	B-3 Requirement
Lot Size	--	--
Lot width	--	--
Lot coverage	--	--
Front setback	75 ft	25 ft
Rear setback	20 ft	20 ft
Side setback	20 ft	10 ft
Residential setback	75 ft	20 ft
Side street setback	75 ft	25 ft
Building height	Max. 50 ft/3 stories	Max. 50 ft/3 stories
Front yard open space	20%	50%

Considerations for the Planning Commission and City Council

As this is a planned unit development, and the applicant is seeking some substantial deviations from ordinance standards, the Planning Commission and City Council may wish to discuss with the applicant project elements that bring greater benefit to the wider community such as art or gateway elements on the site that would be visible to pedestrians and motorists traveling in the adjacent right-of-way, public amenities such as a wider sidewalk to accommodate more users, benches along the public sidewalk, greater landscaping in the right-of-way, public art in the right-of-way, or other items.

Relief from Ordinance Standards

Per the application materials, relief is sought from the following ordinance standards:

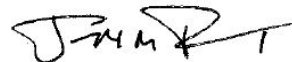
1. **Height:** Proposed maximum height is 55 feet, where 50 feet is permitted in the underlying district (a deviation of 5 feet).
2. **East side setback (to residential):** 54.47 feet is proposed where the underlying district requires 75 feet (a deviation of 20.53 feet).
3. **Density.** The plan does not specify a base district for density standards. 543 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230 (a deviation of 313 rooms).
4. **Parking.** 365 spaces are proposed where 436 are required (a deviation of 71 spaces)

We are available to answer questions.

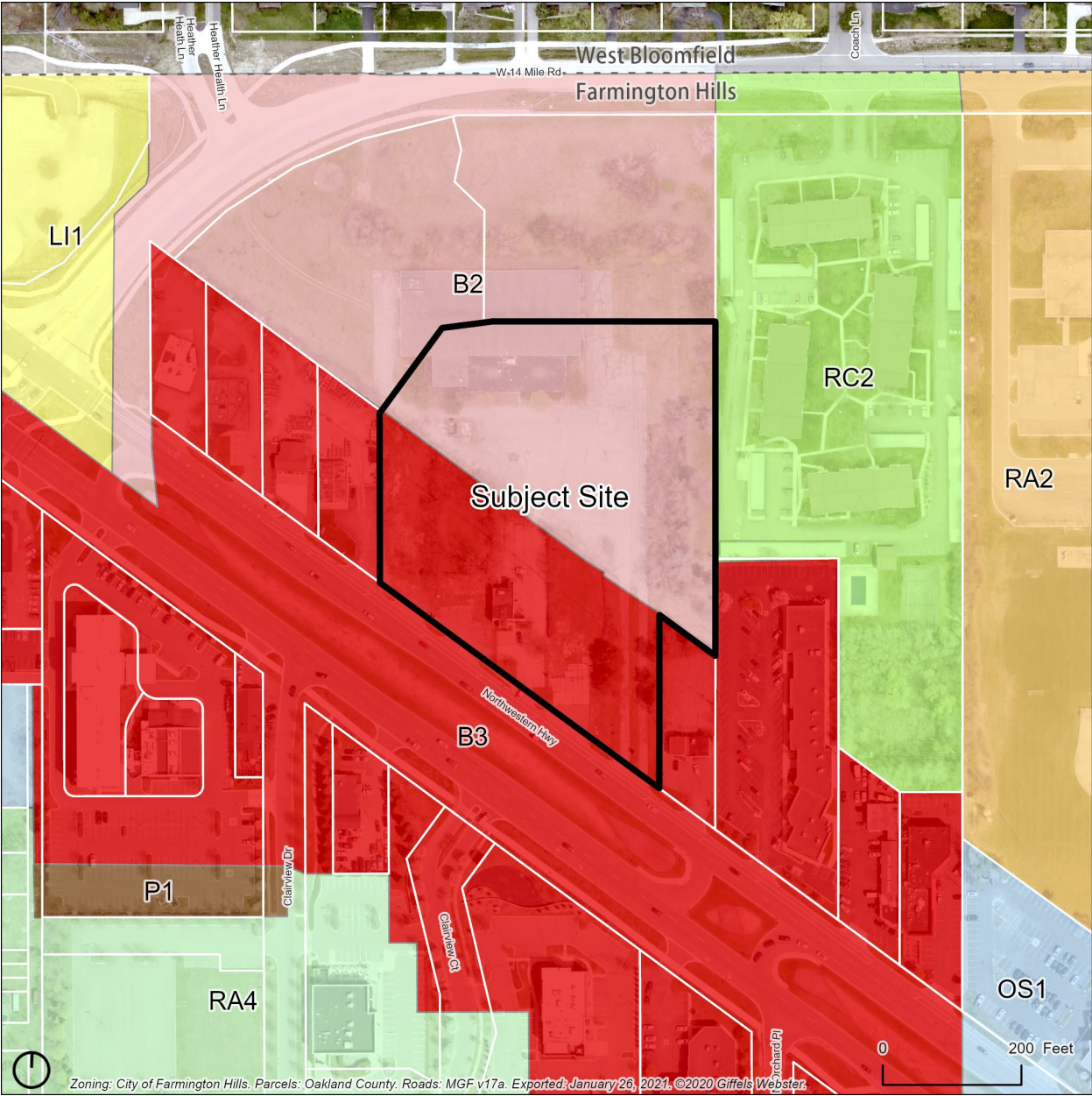
Respectfully,
Giffels Webster



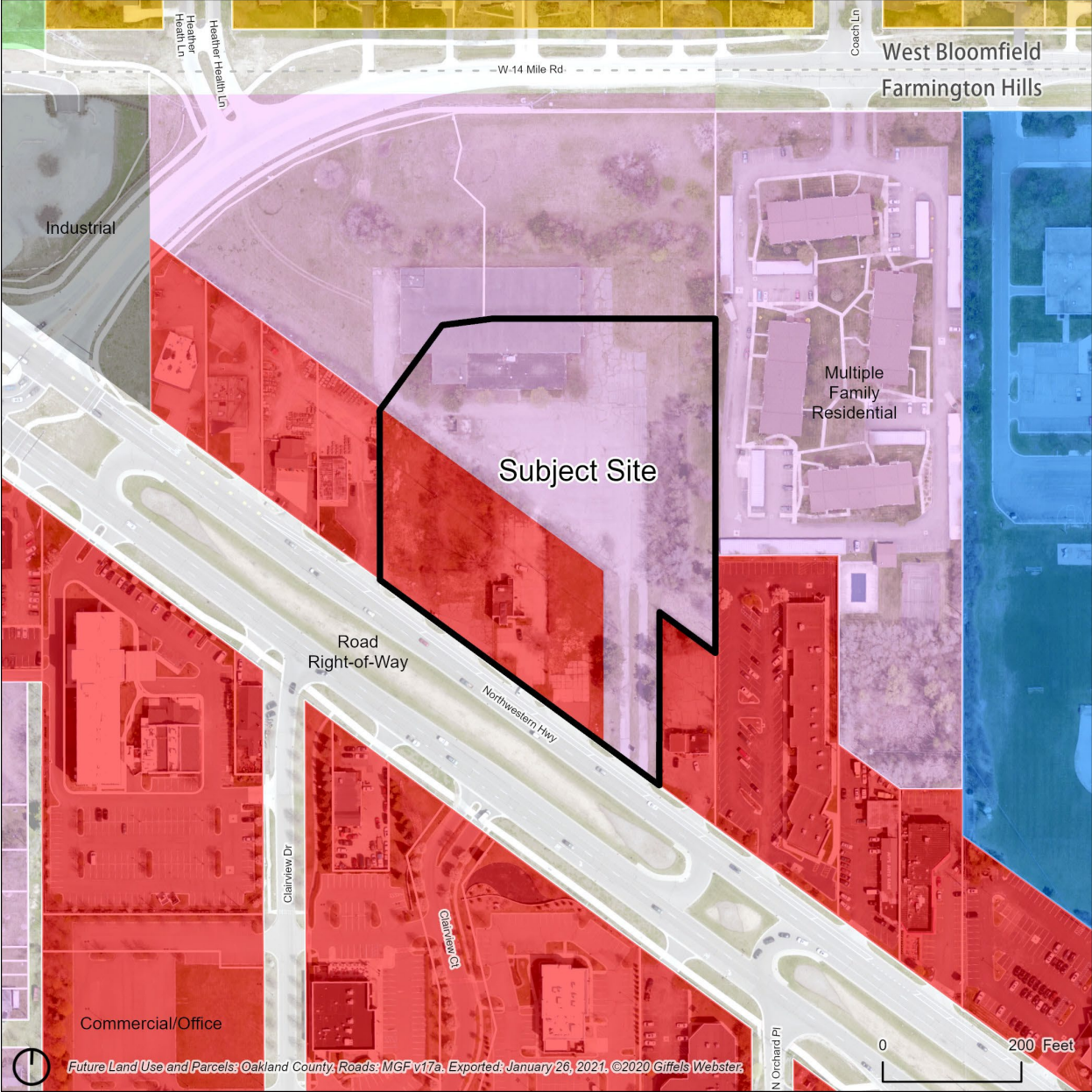
Rod Arroyo, AICP
 Partner



Joe Tangari, AICP
 Senior Planner



Current zoning



Master Plan designations for this area.



**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
FEBRUARY 18, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was held electronically as authorized under the Open Meetings Act, MCL 15.261, *ET SEQ.*, as amended, and called to order by Chair Stimson at 7:30 p.m. Commission members were asked to state their name and location, as to where they were attending the electronic meeting.

ROLL CALL

Commissioners Present:

Brickner, City of Farmington Hills, Oakland County, Michigan
Countegan, City of Farmington Hills, Oakland County, Michigan
Mantey, City of Farmington Hills, Oakland County, Michigan
Orr, City of Farmington Hills, Oakland County, Michigan
Schwartz, City of Farmington Hills, Oakland County, Michigan
Stimson, City of Farmington Hills, Oakland County, Michigan
Trafelet, City of Farmington Hills, Oakland County, Michigan
Turner, City of Farmington Hills, Oakland County, Michigan

Commissioners Absent: None
 One vacancy

Others Present: City Planner Stec, City Manager Mekjian, City Attorney Schultz,
 Planning Consultants Tangari and Komaragiri, Staff Engineers
 Saksewski, Dawkins, and Alexander; Staff Planner and HDC Liaison
 Lawrence

APPROVAL OF AGENDA

MOTION carried 8-0.

Regular Meeting

A. PUD Qualification 1, 2021

LOCATION:	32680 Northwestern Highway
PARCEL I.D.:	23-02-126-130
PROPOSAL:	Five story, 200-unit multiple family apartment development in B-2 Community Business District, and B-3 General Business District
ACTION REQUESTED:	Preliminary PUD Qualification
APPLICANT:	Robert Asmar, NWH Holdings, LLC
OWNER:	NWH Holdings, LLC

Referencing his February 5, 2021 memorandum, Planning Consultant Tangari gave the background and review for this request for preliminary PUD qualification for a five story, 200-unit multiple family apartment development at 32680 Northwestern Highway.

The 5.53 acre site is currently zoned a mix of B-2 and B-3, and is mostly vacant, having been formerly occupied by all or parts of several commercial buildings. The site has no wetlands or other notable natural features.

To the north and northwest a PUD was approved for a climate controlled storage facility and a senior living housing complex; those buildings are under construction. That PUD would be modified to include this project, if it is approved.

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. This PUD application approval would amend the previously approved Northpoint PUD, incorporating all three buildings (senior living, climate-controlled storage and apartments) into the same PUD.

Regarding PUD qualifying criteria:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.

The proposed use—apartments—is not permitted in the B-2 or B-3 districts, though the portion of the site zoned B-2 is planned for multiple-family residential on the Future Land Use map.

- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.

The applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (nearly twice the permitted density of the RC-3 district). The applicant's narrative provides rationale behind the proposed density, essentially averring that a denser development serves as a step-down to the RC-2 district to the east from the commercial uses and regional thoroughfare to the south and east.

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

The number of apartment units proposed on the site clearly exceeds the number of single-family units that could be built under other multi-family zoning; the site's current commercial designation (primarily B-2 but partly B-3) supports uses with a wide array of traffic demands. Nevertheless, this is a large number of units. The applicant should provide a traffic study to compare the likely traffic volume from this development to potential commercial development on the site. The complex would utilize the same access point to Northwestern Highway as the rest of the Northpoint PUD; there is not a vehicular connection from the apartments to 14 Mile or the senior housing parking lot.

E. The Planned Unit Development must meet, as a minimum, one of eight objectives of the city: The applicant states they meet the following objectives:

- i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

Open space is primarily found on the site in the courtyard common, though the narrative calls attention to an intent to create a dense buffer to the east and utilize green roofs and landscaping on the building's various tiers to mitigate its overall impact.

- ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

The Future Land Use map does identify the northern portion of this property as multiple-family residential. As the Planning Commission considers the proposed use's compatibility with surrounding uses, the proposed scale of the use should feature prominently in the discussion.

- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

The applicant's narrative cites the access management benefit of the single driveway to Northwestern Highway, versus the separate driveways that previously served the individual commercial sites here.

- vi. To promote the goals and objectives of the Master Plan for Land Use.

As noted above, the future land use map does call for multiple-family residential use on the B-2 portion of the property, leaving a commercial liner along Northwestern Highway. The proposed project introduces this use, though at a higher density than permitted elsewhere in the city.

- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant notes that the building is designed to create a gateway appearance for the city, fosters further walkability in the area, and is designed not to look monolithic (some conceptual illustrations were provided, though the Planning Commission is not making any decision on these or any other aspect of the site plan at this time). Building materials are also cited toward meeting this objective.

- viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

The applicant's narrative calls attention to the large number of commercial buildings in the area that are not occupied, or listed for lease or sale, noting that an influx of residents to the area would increase the pool of potential patrons for remaining businesses.

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

An increase in density is sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance. However, several deviations from ordinance standards would be requested to facilitate the conceptual plan. The applicant also proposes to extend a neighboring PUD.

- G. Request for qualification: The applicants had submitted what is required at this stage of the process.

The applicant has submitted a narrative describing the use, addressing the objectives of 34-3.20.2, and a conceptual plan, including a breakdown of the number and types of units sought.

Regarding the conceptual site plan and use:

1. Summary of Proposed Use. The Planning Commission is not assessing the site plan in detail. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the Planning Commission can expect if preliminary qualification is granted. The applicant is proposing to expand the Northpoint PUD to cover the parcel in question and construct a 200-unit apartment building around a large courtyard common. Access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage.
2. Density. The parcel is 241,095 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:
Efficiency unit: 1 room; One-bedroom unit: 2 rooms; Two-bedroom unit: 3 rooms.
The applicant proposes 200 units (160 one-bedrooms, 26 two-bedrooms, 14 three-bedrooms) with a total of 454 rooms, based on the standard above. The following densities are permitted under conventional zoning:

RC-1, 1,900 lot area/sf, 126 rooms

RC-2, 1,400 lot area/sf, 172 rooms

RC-3, 1050 lot area/sf, 230 rooms

The proposed density is nearly twice that of the densest multiple-family district in the city.

3. Master Plan. The Master Plan's Future Land Use map designates the portion of the site zoned B-2 as multiple-family residential, and the portion zoned B-3 as Commercial/Office. The B-3 portion of the property is consistent with this designation; the B-2 portion is not. The property is not addressed on the residential density map, though it is adjacent to a high density area, which is described as consistent with the RC districts. The site is not part of any special planning area.
4. Dimensional Standards. Generally, it appears that the applicant would be seeking relief from the maximum height (61 ft vs 50 ft) and east side setback standards (29.22 ft vs 75 ft) of the underlying districts.
5. Parking. The concept plan shows parking counts for the multi-family units that meet ordinance standards; more than half of proposed parking is proposed to be within the building.

6. Requirements of the B-2 and B-3 districts were provided in the review letter.

Planning Consultant Tangari concluded his review comments.

Commissioner Brickner asked if the Planning Commission could approve the application if it had too many rooms. The property had been an eyesore for decades, and did need to be developed. Commercial uses were unlikely to work for this site, and apartments made sense as a destination use.

Planning Consultant Tangari said the PUD would allow the City to grant relief from ordinance standards, including density standards. However, the Commission and City Council would need to weigh whether the City was getting enough benefit for the relief requested.

Commissioner Schwartz thought only objectives ii. and vi. applied to this PUD request. He agreed the site had been an eyesore, and COVID had made that worse; the site was attractive for residential use. However, he felt 5 stories was too high, and there were other questions regarding the site plan, including the parking right against Northwestern Highway.

Jimmy Asmar, NWH holdings, 32680 NW Highway, was present on behalf of this request for PUD qualification. Engineer Jim Butler, PEA, 2430 Rochester Court, Suite 100, Troy, and Architect Steve Phillips, The Think Shop Architects, 1420 Washington Boulevard, Detroit, were also present.

Mr. Asmar said that they had owned this parcel for many years and had been before the Commission on several occasions. They felt that given the current economic climate, the best use of the property was multi-family development, similar to what was occurring in West Bloomfield and Royal Oak, and would be a good fit with the adjacent senior living and self-storage development.

Utilizing a PowerPoint presentation on the Zoom screen, Mr. Phillips made the following points:

- Stonefield Apartment Community would share a drive into the rest of the PUD that allowed traffic to exit and access Northwestern Highway. Much of the residents' parking will be concealed from public view and will include multiple integrated charging stations with flexibility for future demands., The layout will provide a mixture of 1, 2, and 3 bedroom living spaces from 850 to 1500 square feet, similar to Town Court in West Bloomfield.
- The development provided co-working areas, pool and patio features, fitness facilities, bike storage, community event rooms, sustainable landscape elements, etc.
- Elements would break down the overall scale and provide a more residential experience.
- Materials would be brick, composite concrete products, and other finishes similar in nature to what is occurring close by.
- The complex would provide 200 units, about 36 units per acre. Developments in West Bloomfield were at 40 and 47 units per acre, and the senior care facility in the same PUD as this one has 41.2 units per acre.
- The PUD would add waking paths, and tie multiple developments into the walkable experience.

Commissioner Orr asked about the water detention. Mr. Butler said the stormwater would ultimately discharge into Northwestern Highway, with a large pipe system paralleling the frontage on Northwestern Highway.

Commissioner Orr said he was also concerned that the proposed development was too high and too dense.

Commissioner Countegan said he was intrigued by the proposal, and would like to know more about the impact on infrastructure, as well as traffic impacts. The issue of density would be clearer once information about those impacts was received. The PUD would allow for a redevelopment of the area that would otherwise not be possible.

Mr. Butler said a traffic study had been done for the original PUD, including a comparison to retail uses. Apartments would provide a significant drop in trip generation from retail use.

Commissioner Orr asked why this PUD was being combined with the existing PUD in this area. Mr. Butler said with the existing PUD in place, and the infrastructure and agreement that is already there, it was a logical extension to expand that original PUD to encompass this effort also.

Commissioner Trafelet asked if the construction would be masonry or wood frame. Mr. Phillips said the structure would be a platform construction type, with precast concrete up to the 1st floor deck, with wood structure above, clad in masonry.

The Commission discussed other 5-story buildings in Farmington Hills. It appeared the only other 5 story buildings were at Beaumont Hospital, and one of the new hotels off 12 Mile Road.

Commissioner Brickner wondered whether one egress/ingress could accommodate a 200 unit apartment building.

City Planner Stec said the original PUD project had been designed and built around a common entrance; this had been driven by the Engineering Division's desire to have one point of access and the elimination of curb cuts on Northwestern Highway.

Commissioner Trafelet asked if MDOT would review this proposal. City Engineer Saksewski said that MDOT would review any changes proposed to the access. Mr. Butler added that the change in use would trigger MDOT review, and a new traffic study would probably be required. Commissioner Countegan thought the Fire Department might want multiple points of access.

Chair Stimson said he was also concerned about the height.

MOTION by Countegan, support by Mantey, that the Planning Commission makes a preliminary finding that PUD 1, 2021, dated January 19, 2021, submitted by Robert Asmar, NWH Holdings, LLC qualifies for the Planned Unit Development Option under Section 34-3.20.2. A through D. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34-3.20.2.E.i. thru viii, specifically viii, which states *To bring about redevelopment of sites where an orderly change of use is determined to be desirable*, and that it be made clear to the petitioner that final granting of the P.U.D. plan and contract requires approval by City Council, after recommendation by the Planning Commission.

Roll call vote:

Yeas:	Brickner, Countegan, Mantey, Orr, Turner
Nays:	Schwartz, Stimson, Trafelet
Absent:	None
Abstentions:	None

MOTION carried 5-3.

Chair Stimson called a break at 10:26 pm, and called the meeting back to order at 10:33 pm.

PUBLIC COMMENT None.

ADJOURNMENT:

MOTION by Brickner, support by Orr, to adjourn the meeting at 11:36 pm.

Roll call vote:

Yeas:	Brickner, Countegan, Mantey, Orr, Schwartz, Stimson, Trafelet, Turner
Nays:	None
Absent:	None
Abstentions:	None

MOTION carried 8-0.

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
APRIL 22, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was held electronically as authorized under the Open Meetings Act, MCL 15.261, *ET SEQ.*, as amended, and called to order by Chair Stimson at 7:30 p.m. Commission members were asked to state their name and location, as to where they were attending the electronic meeting.

ROLL CALL

Commissioners Present:

Brickner, City of Farmington Hills, Oakland County, Michigan
Countegan, City of Farmington Hills, Oakland County, Michigan
Orr, City of Farmington Hills, Oakland County, Michigan
Schwartz, Pleasantview Township, Emmet County, Michigan
Stimson, City of Farmington Hills, Oakland County, Michigan
Trafelet, City of Farmington Hills, Oakland County, Michigan
Turner, City of Farmington Hills, Oakland County, Michigan
Varga, City of Farmington Hills, Oakland County, Michigan

Commissioners Absent:

Mantey

Others Present:

City Planner Stec, City Attorney Joppich, Planning Consultant Tangari, Staff Engineers Saksewski

APPROVAL OF AGENDA

MOTION carried 8-0.

PUBLIC HEARING

A

REGULAR MEETING

A. AMENDMENT TO PUD 3, 2017

LOCATION:	32680 Northwestern Hwy.
PARCEL I.D.:	23-02-126-130
PROPOSAL:	Amend existing PUD Plan to include a five story, 202-unit Multiple family apartment development in B-2, Community Business District and B-3 General Business District
ACTION REQUESTED:	Set for Public Hearing
APPLICANT:	NWH Holdings, LLC, Robert Asmar
OWNER:	NWH Holdings, LLC

Referencing his April 9, 2021 letter, Planning Consultant Tangari gave the background and review for this request to set an amendment to PUD 3, 2017 for public hearing.

Existing site: The site is 5.53 acres and is mostly vacant, having been formerly occupied by all or parts of several commercial buildings. The site has no wetlands or other notable natural features.

Site configuration and access: The site is proposed to be accessed from a single driveway, shared with the Northpoint PUD, which occupies the land to the west and north.

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on listed criteria and procedures. At its meeting on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan's compliance with objective viii of Section 34-3.20.2.E. At the time, Planning Commissioners generally did not take issue with the proposed use, but several expressed reservations about the scale of the use, particularly its density and height. This PUD application sought to amend the previously approved Northpoint PUD, incorporating all three buildings (senior living, climate-controlled storage and apartments) into the same PUD. The applicant is now seeking final qualification, but is not seeking site plan approval concurrent with final qualification.

A submission package that appeared to meet the requirements for a PUD application had been provided.

Summary of Proposed Use: The Planning Commission is not assessing the site plan in detail; the applicant will return with a full site plan. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the Commission can expect if final qualification is granted. The applicant is proposing to expand the Northpoint PUD to cover the parcel in question and construct a 202-unit apartment building around a large courtyard common. Access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage.

Density: The parcel is 241,095 square feet. Density is determined by the number of rooms.

The applicant proposes 202 units (98 one-bedrooms, 98 two-bedrooms, 6 three-bedrooms) with a total of 514 rooms, based on the standard for counting rooms in the zoning ordinance. The number of one-bedroom units was decreased since the original submission, in favor of more two-bedroom units.

The following densities would be permitted under conventional zoning:

RC-1, 126 rooms permitted
RC-2, 172 rooms permitted
RC-3, 230 rooms permitted

In other words, the proposed density is more than twice that of the densest multiple-family district in the City.

Master Plan: The Master Plan's Future Land Use map designates the portion of the site zoned B-2 as multiple-family residential, and the portion zoned B-3 as Commercial/Office. The B-3 portion of the property is consistent with this designation; the B-2 portion is not. The property is not addressed on the residential density map, though it is adjacent to a high density area, which is described as consistent with the RC districts. The site is not part any special planning area.

Dimensional Standards: It appeared that the applicant would be seeking relief from the maximum height (75 ft vs 50 ft) and east side setback standards (39.24 ft vs 75 ft) of the underlying districts.

Parking: The concept plan shows parking counts for the multi-family units that meet ordinance standards; more than half of proposed parking is proposed to be within the building.

Relief from Ordinance Standards:

Per the application materials, relief is sought from the following ordinance standards:

1. Height: Proposed maximum height is 75.25 feet, where 50 feet is permitted in the underlying district (a deviation of 25.25 feet).
2. East side setback (to residential): 39.24 feet is proposed where the underlying district requires 75 feet (a deviation of 35.76 feet).
3. Density. The plan does not specify a base district for density standards. 514 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230 (a deviation of 284 rooms).

Planning Consultant Tangari concluded his review.

Commissioner Schwartz said that when this application returns for public hearing, the developer should answer the question: Can the property be developed with 4 stories, with a 20% reduction in housing units, and can it be developed at 3 stories, with a 40% reduction in housing units?

In response to questions from Commissioner Countegan, City Planner Stec explained that a PUD had previously been approved that allowed the self-storage and senior living facility that are under currently under construction adjacent to this location. The same owner, Robert Asmar, owns all the land and is now looking to amend the existing PUD to incorporate this new parcel. The developers of the other two buildings would not be involved in this project.

In other words, the applicant was not asking for a new PUD, but was requesting the existing PUD be amended. All signatories on the PUD would need to sign off on this application before the public hearing.

Commissioner Orr said he was very concerned with the density of this project; he would like to see the density reduced to be closer to RC-3 levels. He also felt this PUD was offering very little green space.

City Planner Stec explained that much of the open space/green space was internal to the site, in the courtyard area.

Chair Stimson invited the applicant to make his presentation.

Jimmy Asmar, NWH holdings, was present on behalf of this application for PUD amendment, in order to construct Stonefield luxury apartments, as presented. Jason Sutton, PEA, and Keith Phillips, The Think Shop, were also present.

Mr. Phillips made the following points:

- A 5 story structure with 202 units was proposed. The ground floor would be parking only, and the majority of the parking is enclosed within the building.
- Concept drawings and a 3-D presentation showed overall views of the site from different perspectives, as well as the interior courtyard with its high density landscaping.

- They were not requesting a 74-foot height. The proposed height was 64 feet at the midpoint of the roof, 4 feet taller than Beaumont Hospital, but significantly lower than the 5-story Holiday Inn, as well as lower than the 73-foot Beaumont tower.

Mr. Phillips concluded his presentation.

Chair Stimson pointed out that at the February meeting, the majority of the Commission expressed significant concerns regarding the height of the proposed buildings and the density of the project. Tonight's presentation showed an increase in both height (up to 23% increase) and density (13% increase). The Commission's concerns had been ignored. He would like to see significant changes in the proposal before it moves to public hearing.

Commissioner Countegan did not have a problem with tonight's submission. The site was a unique location in the City, and he was not so concerned with the number of bedrooms as he was with positive redevelopment and the ability of the City's infrastructure (roads, police, fire) to support that. Did the development make sense at this location? Were there issues with adjoining residential neighborhoods? This was another site that had been very difficult to develop over a period of years. He supported setting this application for public hearing, in order to continue the discussion.

Commissioner Schwartz said that the City Attorney had advised the Commission that if the applicant requests a public hearing, the Commission is obligated to set one, especially if everything required for the application has been submitted. The proposal did not have to be approved at public hearing.

MOTION by Schwartz, support by Countegan, that the proposed amendment to P.U.D. Plan 3, 2017, submitted by NWH Holdings, LLC, dated March 18, 2021, be set for Public Hearing by the Planning Commission at the next available meeting.

In response to a question from Chair Stimson, City Attorney Joppich said that setting a public hearing is an administrative step. After the public hearing the Commission will make a decision on the substance of the plan.

City Planner Stec advised that there were two things that needed to be accomplished before a public hearing in this case, and these items were added as conditions to the motion:

- Revised plans be submitted including a tree location survey as set forth in Section 34-5.18. Tree Protection, Removal and Replacement be provided.
- The signature(s) of all parties to the existing PUD agreement be provided with the application.

Roll call vote:

Yeas:	Brickner, Countegan, Schwartz, Trafelet, Turner
Nays:	Orr, Stimson, Varga
Absent:	Mantey
Abstentions:	None

MOTION carried 5-3.

PUBLIC COMMENT

Steven, a resident, spoke regarding medical marihuana caregiving uses in the City. Steven said he was a consumer, patient caregiver, and landlord. In terms of smell, caregivers' buildings were highly insulated, and also had carbon filters. Anyone next to a building of a marihuana caregiver would not smell it at all. Also, there is no signage on the building. He supported tonight's action to remove the 1000-foot locational requirement.

ADJOURNMENT:

MOTION by Orr, support by Brickner, to adjourn the meeting at 11:00 pm.

Roll call vote:

Yeas:	Brickner, Countegan, Orr, Schwartz, Stimson, Trafelet, Turner, Varga
Nays:	None
Absent:	Mantey
Abstentions:	None

MOTION carried 8-0

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 15, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners Present: Brickner, Countegan, Orr, Mantey, Schwartz, Stimson, Trafelet, Turner, Varga

Commissioners Absent: None

Others Present: City Planner Stec, City Attorney Schultz, Planning Consultant Arroyo, Staff engineers Dawkins, Crimmins, and Sonck

APPROVAL OF AGENDA

PUBLIC HEARING

A. PUD PLAN 3, 2021

LOCATION:	32680 Northwestern Hwy.
PARCEL I.D.:	23-02-126-130
PROPOSAL:	PUD Plan for a five story, 202 unit multiple family development in a B-2 Community Business District, and B-3 General Business District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	NWH Holdings, LLC, Robert Asmar
OWNER:	NWH Holdings, LLC

Keith Phillips, The Think Shop Architects, 1420 Washington Blvd, Suite 430, Detroit, was present on behalf of this application for a recommendation to City Council for PUD Plan 3, 2021, a five story, 202 unit multiple family development at 32680 Northwestern Highway. Jim Butler, PEA Group, 2430 Rochester Ct Suite 100, Troy, was also present, as was the owner, Robert Asmar.

Mr. Phillips said that at this location at 14 Mile Road and Orchard Lake Road, the proposed development – “Stonefield” – would provide a gateway feature to Farmington Hills. The 202 unit building was an extension to the walkability within the local area, that allowed for transition for multiple zoning platforms. The increase in population should promote growth in the use of local businesses, contribute to the tax base, while minimally impacting traffic.

Mr. Phillips overviewed the design of the building, which provided traditional components of residential architecture with amenities required by modern residents. The project included a mix of hip and flat roof styles, a covered main entry at the northwestern corner, and allowed for natural light in the central

courtyard. Each façade of the building was broken up into smaller elements to reflect the human scale of the residential community.

Stonefield would incorporate dynamic landscape design, including a greenspace buffer area utilizing deciduous and evergreen plantings along the eastern portion adjacent to the Country Glens development. The commons courtyards on the second level will present a high-density approach to landscape design, utilizing multi-tiered landscape features. Multiple formats of renewable technology would be used, including green roof design techniques and solar approaches at both the courtyard level and the rooftop structures. Electric vehicle charging stations would be placed around the garage level structure with built-in flexibility that will provide for future EV charging expansion, up to 100% capacity.

The building's exterior masonry and fiber cement façade will consist of durable, low-maintenance materials that complement the buildings in the surrounding area. The building's units will consist of one, two, and three-bedroom units varying from 850-1,500 square feet as follows:

- One-bedroom, 48%, 98 units
- Two-bedroom, 46%, 98 units
- Three-bedroom, 6%, 6 units

This combination of units is tailored toward the empty nester / young professional. The pet-friendly project includes a high level of amenities in the units themselves, as well as community amenities such as clubhouse, pool, central courtyard, fitness center, bike storage, ride share accommodations, and concierge services.

Parking is concealed under the building. Building height is approximately 64' tall, which is reduced from the original 75' request. The building was a 4-story building atop a parking deck.

Development schedule was as follows:

- Planning, June 2021
- Construction kick-off, beginning underground, October 2021
- Occupancy, May 2024

Mr. Phillips emphasized that a project of this scope and amenities required the density as presented. The impact on parking was much less than, for instance, a 50,000 square foot commercial building development.

In response to questions from the Commission, the applicants gave the following information:

- The main access was from a single driveway, shared with the Northpoint PUD, which occupies the land to the west and north. The gated access was for emergency access only.
- A material board would be provided during site plan approval.
- The building had been redesigned to reduce the height by 11', by lowering floor heights and shortening the underground parking structure height. The height was measured per the City's ordinance standards.
- The parking was at grade, with the building on top of that.
- The submitted traffic study had been completed during an earlier approval process for the adjacent PUD. A new traffic study would be completed as the current project moved forward.
- The requested density was needed in order to provide this amenity-based housing development. Removing the 4th floor, for instance, would require removing the parking structure, eliminating the

ability to implement such things as green roof design, and the building itself would be much more stripped down in appearance and use.

- The target population was both young professionals, including those with a smaller family, and empty nesters.
- The percentage of smaller units was necessary to achieve required density. They had originally started with a proposal for 6 stories, which would have allowed more 2- and 3-bedroom units.
- First floor commercial uses would have a big impact on traffic and parking; retail was parked at a higher rate than residential.
- The development would provide an active, viable, vibrant space. Neighboring communities such as West Bloomfield were also trying to achieve this type of development.
- The residential homes on the north side of Northwestern (in West Bloomfield) will not be able to see much of this development – perhaps a residential roofline, but not much more.
- The new retirement facility just to the north of this one was 40' tall.

Commissioner Orr thought it possible the project simply needed more land. The City was also encouraging active, vibrant spaces, but this project seemed to him to be too dense.

Referencing his July 6, 2021 written comments, Planning Consultant Arroyo gave the background and review for this request for PUD recommendation to City Council.

- The 5.53 acre site is currently zoned a mix of B-2 and B-3, and is currently mostly vacant.
- Adjacent property uses included senior housing to the north, commercial/multi-family to the east, and commercial to the south and west.
- The site is proposed to be accessed from a single driveway, shared with the Northpoint PUD.
- Regarding PUD qualification, on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval, citing compliance with objective viii of Section 34-3.20.2.E. At the time, several Commissioners expressed reservations about the scale of the use, in particular its density and height. Also, the application had originally been proposed as an amendment to the previously approved Northpoint PUD. However, the application has since been separated into a distinct PUD, with access across the other PUD. The applicant is seeking final PUD qualification, but is not seeking site plan approval concurrent with final qualification.
- The proposed multi-family residential use is not permitted in the B-2 and B-3 districts, though the portion of the site zoned B-2 is planned for multiple-family residential on the Future Land Use Map.
- The proposed density is significantly denser than is permitted in any of the three RC multiple-family districts, being nearly twice the permitted density than the City's densest multiple family district, the RC-3 district. The applicant makes the case that the proposed development serves as a step-down to the RC-2 district to the east from the commercial uses and regional thoroughfare to the south and west.
- As mentioned by Mr. Butler, an updated traffic study would be needed for this project.
- There was no vehicular connection from the apartments to 14 Mile or the senior housing parking lot.
- The PUD must meet one of 8 criteria as listed in Section 34-3.20.2.E. All criteria were listed in the review letter. Previously the Commission found that viii was met: *To bring about redevelopment of sites where an orderly change of use is determined to be desirable*. The applicant's original narrative addressed objectives i, ii, and vi.-viii.

Regarding the conceptual site plan and use:

- The applicant is proposing to construct a 202-unit apartment building around a large courtyard common area. Again, access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage to the west.

- The applicant proposes 202 units as stated: 98 one-bedrooms, 98 two-bedrooms, 6 three-bedrooms. This totaled 514 rooms under the standard listed in Section 34-3.5.2.F. 230 rooms would be permitted in the RC-3 district.
- The Master Plan's Future Land Use Map designates the portion of the site zoned B-2 as multiple-family residential, and the portion zoned B-3 as non-center-type business. The property is not addressed on the residential density map, though it is adjacent to a high-density area, which is described as consistent with the RC districts. The site is not part of any special planning area. Generally speaking, non-center-type business uses would include stand-alone uses.
- The applicant would be seeking relief from the maximum height of 50 feet, and east side setback standards of 75 feet.
- Parking standards were met; more than half of the proposed parking is proposed to be within the building.
- Trees and preliminary landscaping correctly account for replacement requirements.

Relief from ordinance standards summary

Per the submitted materials, the applicant is seeking relief from the following ordinance standards:

1. **Height:** Proposed maximum height revised from 75.25 feet to approximately 64 feet, where 50 feet is permitted in the underlying district.
2. **East side setback (to residential):** 39.24 feet is proposed where the underlying district requires 75 feet.
3. **Density.** The plan does not specify a base district for density standards. 514 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230.

The applicant was also seeking for a deviation from ordinance standards regarding use, as the proposed multi-family residential use is not permitted in the B-2 and B-3 districts.

Planning Consultant Arroyo concluded his review, and gave the following information in response to questions from the Commission:

- This proposal was considered part of the redevelopment of a greater site that had been mostly vacant with some obsolete uses.
- At the time of the approval of the PUD to the west, connectivity had been discussed in terms of utilizing a single driveway from Northwestern to all resulting developments: self-storage facility, senior living facility, and tonight's proposal. The Commission had not supported multiple curb cuts on Northwestern, and tonight's proposed access was consistent with that.
- The artistic renderings did not clearly show that this building would be surrounded by parking.

Chair Stimson opened the public hearing.

Randy Bruce, 28730 Lake Park, strongly supported this development, which was consistent with current trends, would help to make Farmington Hills a destination point, which in turn would help address the loss of population the City was experiencing, and which would support the small businesses in this area. The development was far superior to a big box store coming to this property, for instance; a big box store could go dark at any time.

Mike Schuster, Country Glen condominiums, opposed the proposed development, which was too dense, too high at 5 stories, and too close to Country Glen, and would dwarf the closest Country Glen building.

Mary Jo Schuster, Nova Valley, said that she and her husband owned property at Country Glen. She shared her husband's concerns regarding density, height, and setback from the Country Glen property. Additionally, during peak hours traffic backed up on Northwestern Highway from east of 14 Mile Road to Orchard Lake Road. Greater density would only make that situation worse.

Chair Stimson noted that speakers Mike Schuster and Randy Bruce had each sent a letter regarding this proposed development.

Planning Consultant Arroyo noted that while the building was 5 stories, the first level was primarily parking.

Chair Stimson closed the public hearing.

Commissioner Orr suggested moving the building to the west and placing the parking on the east side, thereby increasing the distance from the building to the eastern property line. This change would also allow enhanced landscaping between the building and 14 Mile Road.

Commissioner Schwartz addressed traffic flow on Northwestern Highway, in particular how residents of the proposed development would access Northwestern Highway. He agreed that the traffic impact needed to be considered.

Commissioner Schwartz did not think there were any other 5 story buildings on Northwestern Highway in Farmington Hills. The City needed to consider whether it wanted this density and height at this location, which might encourage other developers to request the same thing, which would ultimately change the character of the Northwestern corridor.

Commissioner Brickner pointed out that two nearby hotels in West Bloomfield were 5 stories high.

In response to a question from Commissioner Countegan, Planning Consultant Arroyo said the new self-storage center and senior living facility did not generate sufficient traffic to be a problem; these were low-traffic uses.

Commissioner Countegan pointed out that 2/3 of the greater site had low-impact traffic uses. This had been a blighted property for many years. He felt that the need to cover the cost of constructing a highly amenitized apartment community presented a compelling argument for this project to at least move to the next step. The issue of height was real, and had been discussed regarding various other PUD projects in the City. He was in favor of continuing the process to the City Council level. This proposal offered redevelopment in a problem area, and was consistent with rise in activity in the area. There would be opportunities to have further discussion regarding issues of final location, density etc. This was an opportunity for reinvestment in a long-time blighted area of the City.

The Commission discussed process. Several commissioners spoke in favor of redevelopment of the area and moving this project forward, but were still concerned regarding the location of the building so close to the eastern property line, and the overall density and height of the project. Some Commissioners were concerned that the project did not offer enough green buffer from the highway.

It came out in discussion that any recommendation of approval to City Council included the concepts presented in the conceptual site plan, including density, height, location, and materials, and if the City Council approved the PUD, the resulting contract would have the concept plan as presented attached to it.

If the Commission had reservations, now was the time to speak to those and ask for further revisions from the applicant.

Mr. Butler said he thought they could revise the plan to shift the building to the west, as suggested.

MOTION by Countegan, support by Orr, to postpone action on PUD Plan 3, 2021, submitted by NWH Holdings, LLC, Robert Asmar, to the August 19, 2021 Planning Commission meeting, to allow time for the applicant to revise the plans to increase the eastern side yard setback.

Several Commissioners commented regarding their hesitation to approve the building height and density associated with this PUD. While not required by tonight's motion, the applicant could make further changes to the plan based on the concerns they heard this evening from the Commission and the public.

MOTION CARRIED by unanimous voice vote.

REGULAR MEETING

PUBLIC COMMENT

None

ADJOURNMENT

MOTION by Brickner, support by Countegan, to adjourn the meeting at 8:35 p.m.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 19, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners Present: Brickner, Orr, Mantey, Stimson, Trafelet, Turner,

Commissioners Absent: Countegan, Schwartz, Varga

Others Present: City Planner Stec, City Attorney Saarela, Planning Consultant Arroyo, Staff engineers Dawkins, Crimmins, and Sonck

APPROVAL OF AGENDA

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

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. PUD PLAN 3, 2021

LOCATION:	32680 Northwestern Hwy.
PARCEL I.D.:	23-02-126-130
PROPOSAL:	PUD Plan for a five story, 202 unit multiple family development in a B-2 Community Business District, and B-3 General Business District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	NWH Holdings, LLC, Robert Asmar
OWNER:	NWH Holdings, LLC

Referencing his August 11, 2021 written comments, Planning Consultant Tangari gave the background and review for this request for recommendation to City Council of a PUD Plan for a five-story, 202 unit multiple family development as advertised.

The 5.53 acre site is currently zoned a mix of B-2 and B-3, and is mostly vacant, having been formerly occupied by all or parts of several commercial buildings. The site has no wetlands or other notable features.

Adjacent properties and uses include senior housing to the north (B-2 with PUD), commercial multi-family to the east (B-3/RC-2 multi-family), commercial to the south (B-3), and commercial also to the west (B-2/B-3 with PUD).

The site is proposed to be accessed from a single driveway, shared with the Northpoint PUD, which occupies the land to the west and north.

Regarding PUD qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on certain criteria and procedures. At its meeting on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan's compliance with objective viii of Section 34-3.20.2.E. At the time, Planning Commissioners generally did not take issue with the proposed use, but several expressed reservations about the scale of the use, particularly its density and height.

The PUD application was originally proposed to amend the previously approved Northpoint PUD that had incorporated all three buildings (senior living, climate-controlled storage and apartments) into the same PUD. The application has since been separated into a distinct PUD of its own, with access across the other PUD. The applicant is seeking final PUD qualification, but is not seeking site plan approval concurrent with final qualification.

Regarding the criteria for qualifications:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. *The proposed use—apartments—is not permitted in the B-2 or B-3 districts, though the portion of the site zoned B-2 is planned for multiple-family residential on the Future Land Use map.*
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. *The applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (nearly twice the permitted density of the RC-3 district). The applicant's narrative provides rationale behind the proposed density, essentially averring that a denser development serves as a step-down to the RC-2 district to the east from the commercial uses and regional thoroughfare to the south and east.*
- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development. *The number of apartment units proposed on the site clearly exceeds the number of single-family units that could be built under other multi-family zoning; the site's current commercial designation (primarily B-2) supports uses with a wide array of traffic demands. Nevertheless, this is a large number of units. The applicant has provided a traffic study that needs to be updated; Engineering will review its findings. The complex would utilize the same access point to Northwestern Highway as the rest of the Northpoint PUD; there is not a vehicular connection from the apartments to 14 Mile or the senior housing parking lot.*
- E. The Planned Unit Development must meet, as a minimum, one of 8 objectives of the City as listed in this section of the ordinance. The applicants feel they have met the following:
 - i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
Open space is primarily found on the site in the courtyard common, though the narrative

- calls attention to an intent to create a dense buffer to the east and utilize green roofs and landscaping on the building's various tiers to mitigate its overall impact.*
- ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
The Future Land Use map does identify the northern portion of this property as multiple-family residential. As the Planning Commission considers the proposed use's compatibility with surrounding uses, the proposed scale of the use should feature prominently in the discussion.
 - v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
The applicant's narrative cites the access management benefit of the single driveway to Northwestern Highway, versus the separate driveways that previously served the individual commercial sites here.
 - vi. To promote the goals and objectives of the Master Plan for Land Use.
The future land use map calls for multiple-family residential use on the B-2 portion of the property, leaving a commercial liner along Northwestern Highway. The proposed project introduces this use, though at a higher density than permitted elsewhere in the city.
 - vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
The applicant notes that the building is designed to create a gateway appearance for the city, fosters further walkability in the area, and is designed not to look monolithic (some conceptual illustrations were provided, though the Planning Commission is not making any decision on these or any other aspect of the site plan at this time). Building materials are also cited toward meeting this objective. If this PUD is approved, the PUD Agreement should include reference to proposed exemplary design and materials (including brick masonry and fiber cement products) that are proposed and require that they be a part of the development.
 - viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
The applicant's narrative calls attention to the large number of commercial buildings in the area that are not occupied, or listed for lease or sale, noting that an influx of residents to the area would increase the pool of potential patrons for remaining businesses.

At the preliminary qualification stage, the motion to grant preliminary qualification cited only objective viii.

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.
An increase in density is certainly sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance. However, several deviations from ordinance standards would be requested to facilitate the conceptual plan. The applicant also proposes to extend a neighboring PUD.
- G. All submission requirements were met, and as noted above, the Planning Commission granted preliminary qualification on February 18, 2021.

Regarding conceptual site plan and use:

1. Summary of Proposed Use. The applicant is proposing to construct a 200-unit apartment building around a large courtyard common. Access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage. The ground floor of the five-story building is devoted to indoor parking, with all living units on the floors above. A small portion of a bank of 9 parking spaces on the west side of the PUD encroaches on the neighboring PUD. The plans still refer to 202 units in several places; this must be corrected throughout the submission package.
2. Density. The applicant proposes 200 units, and number of each type has been adjusted to 101 one-bedroom units, 93 two-bedroom units, and 6 three-bedroom units. The number of one-bedroom units has been decreased since the original submission, in favor of more two- bedroom units. The following densities are permitted under conventional zoning:
 - RC-1, 1,900 lot area/square feet, 126 rooms
 - RC-2, 1,400 lot area/square feet, 172 rooms
 - RC-3, 1,060 lot area/square feet, 230 roomsThe proposed density is more than twice that of the densest multiple-family district in the City.
3. Master Plan. The master plan's Future Land Use map designates the portion of the site zoned B-2 as multiple-family residential, and the portion zoned B-3 as non-center-type business. The B-3 portion of the property is consistent with this designation; the B-2 portion is not. The property is not addressed on the residential density map, though it is adjacent to a high-density area, which is described as consistent with the RC districts. The site is not part of any special planning area.

Non-Center-Type Business is described as follows in the Master Plan: "*Non-Center Type Business uses are those that are not compatible with shopping centers and that could have an undesirable impact on abutting residential areas. They include most automobile-oriented uses and outdoor uses; e.g. those that have the greatest impact beyond their boundaries in terms of either traffic generation, noise or appearance. These are the uses that are permitted within the B-3 General Business District.*" Generally speaking, the category anticipates stand-alone sites rather than a planned, walkable environment.

4. Parking standards are met.
5. Trees and Preliminary Landscaping. The preliminary landscaping plan shows standards are met.

To summarize, the following deviations are requested as part of this PUD request:

1. Height: Proposed maximum height is 69 feet, where 50 feet is permitted in the underlying district (a deviation of 19 feet).
2. East side setback (to residential): 54.07 feet is proposed where the underlying district requires 75 feet (a deviation of 20.93 feet). The last request was for a 39.24 foot setback. The applicants had moved a bank of parking from the west side of the plan to the east side, thereby gaining some setback space, although it still did not meet ordinance standards.
3. Density. The plan does not specify a base district for density standards. 505 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230 (a deviation of 275 rooms).

Planning Consultant Tangari concluded his review.

In response to questions from Commissioner Orr, Planning Consultant Tangari gave the following information:

- The property line would be the same as the PUD line on the western side of the building/property.
- Regarding setbacks on the western side, the B-2 District had a 20 foot side yard setback, and the B-3 District had a 10 foot side yard setback.

Commissioner Orr pointed out that there was no problem meeting setbacks on the west side of the PUD. The only challenge was meeting the 75-foot setback on the east side. If the applicant shifted the building, and removed the parking that was infringing on the PUD boundary as well as the parking to the immediate north of those spaces, and placed that parking on the east side, the 75-foot setback on the east could be achieved. There would also be more room on the west for enhanced landscaping, since the driveway on the west side of the building could be eliminated.

Commissioner Brickner asked about the August 12, 2021 letter from the Fire Marshal, which stated:
Generally, dead-end drives greater than 100' are not allowed; secondary Emergency Access shall be provided at main entrance where curb has been added. With consideration of this fact, the Farmington Hills Fire Department would be unable to provide proper life safety and fire services to this facility.

City Planner Stec said that after clarification of the plans, this issue had been resolved. The plans did show complete access around the building.

In response to questions from Commissioner Mantey, Planning Consultant Tangari said that 403 parking spaces were required and 403 were provided. Parking space requirements were calculated based on the number of 1, 2 and 3 bedroom units.

Keith Phillips, The Think Shop Architects, 1420 Washington Blvd, Suite 430, Detroit, was present on behalf of this application for a recommendation to City Council for PUD Plan 3, 2021.

Mr. Phillips reviewed changes to the plan since they had last met with the Planning Commission:

- Increased setback on the east side of the property, providing more parking as well as providing more landscaping within that parking area.
- Reduced the height of the building to under 69 feet.
- Reduced footprint of the overall building. Integrated a more approachable way to get into the site.
- Maintained the features that were originally provided in the building.
- Provided a true benefit in decreased parking from any commercial retail space that could be built on the site.
- Increased setback on the east side, reducing the overall impact.
- Overall: reduced height, footprint; increased east side setback.

Mr. Phillips said this development provided for significant green space, both inside and outside the project. The apartment building offered the type of development trending in the area, including in West Bloomfield. Density was needed in order to provide a vibrant community for the target demographic.

Commissioner Mantey asked if the development needed as much parking as was required.

Mr. Phillips said they had tried to minimize the impact of the parking associated with this development. The majority of the parking was placed under the building. Some surface parking was still needed for guests. He also noted that a buffer was needed along Northwestern Highway.

Commissioner Mantey suggested that he would be open to reducing the number of parking spaces if the applicants provided significant bicycle storage in the covered garage space, and also provided a dedicated space for walking dogs, especially since this development was pet-friendly.

In response to questions from the Commission, Mr. Phillips gave the following information:

- This would be a masonry-clad structure with long-term composite material used as siding. There would be concrete up to the parking deck. Parking under the structure would be at grade, forming the 1st floor of the building.
- Any rooftop equipment would be shielded. Vertical unit ventilators would most likely be used for the individual units.
- Putting the parking underground was cost-prohibitive, and not being considered. The building would use footings, as opposed to a full foundation.

The Commission made the following suggestions regarding sustainability:

- Electric vehicle charging stations should be included in the 1st floor parking structure.
- The applicants should research the possibility of putting solar panels on the roof.

Commissioner Orr asked if a motion to recommend could include a condition to move the parking to the east of the of the building, as described this evening, thus allowing the building to meet the 75-foot east setback.

City Planner Stec said a requirement to meet the 75-foot setback was a significant change. If the Commission supported requiring that change, perhaps a motion to postpone would be the best action to take.

Chair Stimson supported voting on the request this evening.

Commissioner Trafelet said he had been to the site multiple times. He could not support the proposed building at this location. He felt the building was too tall, and resulted in too much density. He felt the building would result in a monolithic appearance at that corner.

Chair Stimson said he was not in favor of this proposal. At this time he felt he would vote against the proposal even if the building were shifted. He could not support the proposed density and height. The proposal was for 219% greater density than that allowed in the City's most dense district, the RC-3 District.

Commissioner Mantey suggested that the applicants construct the parking garage below grade, and thereby reduce the height of the building by one story. Other Commissioners felt this would still leave an unacceptable density level.

Chair Stimson said that density should be no greater than that allowed in the RC-3 district, and the height should be no more than 4 stories. Commissioner Trafelet agreed.

Commissioner Brickner pointed out that the purpose of a PUD could not be to avoid zoning ordinance standards. While he thought residential would be a good use at this location, a 5 story, dense apartment building appeared to be using the PUD development tool to avoid ordinance standards. Additionally, there was nothing like this proposed building anywhere in Farmington Hills. This would result in too many people concentrated in a small area. He would not support the proposal due to the requested density and the apparent ordinance avoidance.

MOTION by Orr, support by Trafelet, to postpone action on PUD Plan 3, 2021 to a future meeting, to allow the applicant time to make the following suggested revisions to the plan:

- As described during tonight's discussion, parking on the west side of the building be moved to the east side, in order to shift the building further west to increase the eastern side yard setback so as to meet ordinance requirements.
- Decrease the height of the building to 4 stories
- Reduce the density to meet RC-3 density standards.

Commissioner Mantey said while he would like to see the height decreased, he did not agree with the requirement to meet RC-3 density standards. However, because it was apparent the applicant did not have the votes this evening to recommend this proposal to Council, he would support the motion.

Motion carried 5-1 (Brickner opposed).

Regular Meeting

PUBLIC COMMENT

None

ADJOURNMENT

MOTION by Orr, support by Trafelet, to adjourn the meeting at 8:41 p.m.

MOTION carried unanimously.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JUNE 16, 2022, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet, Varga, Ware

Commissioners Absent: Stimson

Others Present: Director of Planning and Community Development Kettler-Schmult City
Attorney Schultz, Planning Consultant Tangari, Staff Engineer
Sonck

APPROVAL OF THE AGENDA

PUBLIC HEARING

REGULAR MEETING

A. REVISED PUD PLAN 3, 2021

LOCATION: 32680 Northwestern Hwy
PARCEL I.D.: 23-02-126-130
PROPOSAL: Construction of a multiple-family apartment building in B-2,
Community Business and B-3, General Business Districts
ACTION REQUESTED: Set for public hearing
APPLICANT: Robert Asmar, NWH Holdings, LLC
OWNER: NWH Holding, LLC

Referencing his June 7, 2022 memorandum, Planning Consultant Tangari gave the following review comments:

- The PUD plans to share the access that is already used by the senior facility and climate controlled self-storage (also a PUD development) to the north. The site is zoned B-2 and B-3.
- The almost 6 acre site is mostly vacant, with a concrete batch plant there right now.
- Adjacent properties are mostly commercial, with senior housing to the north, and multi-family apartment building to the east.
- At its meeting on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval to the project, citing the plan's compliance with objective viii. of Section 34-3.20.2.E.: *To bring about redevelopment of sites where an orderly change of use is determined to be desirable.*
- At the February 18 meeting, the Commission generally didn't take issue with the proposed use, but several Commissioners did express reservations about the scale, particularly the density and the height of the proposal.

- The PUD was also reviewed by the Planning Commission at its meeting on August 19, 2021, when a recommendation was postponed in order to provide the applicant an opportunity to amend the plan in response to discussion at that meeting. The motion to postpone included some non-binding advice to the applicant to reduce height and overall density and increase the side setback.
- The applicant is seeking final PUD qualification but not site plan approval concurrent with this final qualification. Preliminary approval is not a guarantee of final approval.

The applicant has not submitted an updated narrative. The discussion in the review memorandum is therefore based on the previously submitted narrative.

- The applicants cited more of the objectives for a planned unit development than the Planning Commission granted when it gave preliminary qualification. The applicant called attention to objectives i., ii., v., vi., vii., and viii. The Planning Commission cited only viii.
- A PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request. An increase in density is definitely sought by the applicant with the proposed use, which use isn't permitted in the underlying districts. It does appear the request is not made solely to avoid a variance, but there are some deviations from ordinance standards will be requested to facilitate the conceptual plan.
- The applicants have submitted what is necessary for final determination.
- There is no land use plan which shows what area of the site is for the proposed use, however the proposal was only for one use.

Regarding density:

- 253 units are proposed: 130 one-bedroom units, 119 two-bedrooms units, and 4 three-bedroom units, with a total of 633 rooms.
- Density has increased from earlier iterations of the conceptual plan. The proposed density is about 2.75 times that of the densest multiple-family district in the City (RC-3 230 rooms)

Regarding the Master Plan:

- The portion of the site that is zoned B-2 is called out as multiple-family on the future land use map. The portion of the site zoned B-3 is called out as non-center type business; the B-3 portion of the property is consistent with this designation. The property is not addressed on the residential density map.
- The property is adjacent to a multifamily complex that is shown as high density residential on the residential density map.

Requested relief from ordinance standards, other than the use itself, includes:

- Height: proposed maximum height is 69 feet, where 50 feet is permitted.
- East side setback to residential: 54.47 feet is proposed where 75 feet is required.
- Density: The plan does not specify a base district for density standards. 633 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230.
- Parking: 414 spaces are proposed; 508 are required. More than half the spaces are in the building on the ground floor. Bicycle parking and EV stations can be discussed at the site plan phase.

Keith Phillips, 9049 Riverside Drive, Brighton, was present on behalf of this application to set this revised PUD Plan for public hearing. Jim Butler, PEA Group, was also present.

Mr. Phillips made the following points:

- Height of the building had been adjusted down to 59 feet, or 10 feet lower than what had been previously discussed.
- The applicants looked at the competitors in the surrounding area, and took into account what was workable for the client as well as the community at large.
 - The Emerson project that was just approved by the Planning Commission and City Council had approximately 113 rooms/acre; this project is at 114 rooms/acre.
 - The Emerson is at 43.66 units/acre; this project is at 45 units/acre.
 - The Emerson provided 1.69 spaces/unit; this project provided 1.64 spaces/unit.
- The applicants lowered the building from 5 stories to 4 stories, bringing the height down 10 feet, and at the same time increased the density. Costs have gone up exponentially. Economy of scale demanded more density and was in line with the competition.
- Most of the parking is enclosed under the building, now in a subterranean structure that allowed the height mitigation.
- They could reduce height further to 52 feet, with a more commercial appearing flat roof.
- They were happy with the direction of the project, which incorporated quite a bit of green space, and offered a highly amenitized product.
- The lower height blended well with the project to the northeast.

The applicants responded to questions from the Commission as follows:

- They had received the June 6, 2022 letter from the Fire Marshal and would discuss the issues noted in the letter with the Fire Marshal.
- The renderings shown were reflective of the planned exterior façade and materials.

Chair Countegan indicated he was ready to entertain a motion.

MOTION by Brickner, support by Grant, that proposed revised PUD Plan 3, 2021, submitted by NWH Holdings, LLC, dated May 18, 2022, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion carried 6-2 (Trafelet, Varga opposed).

APPROVAL OF MINUTES April 21, 2022 Special Meeting, April 21, 2022 Regular Meeting,
May 19, 2022 Special Meeting

MOTION by Brickner, support by Trafelet, to approve the April 21, 2022 Special Meeting minutes, the April 21, 2022 Regular Meeting minutes, and the May 19, 2022 Special Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

In response to a question from Commissioner Trafelet, Mr. Zabik (Case A) gave information regarding the water table on his property.

COMMISSIONERS' COMMENTS

Commissioner Brickner spoke to the service provided by Commissioners and the things Commissioners learned through that service, especially regarding zoning law and planning principals.

Regarding the vote on Case D., City Attorney Schultz noted that an applicant could not be denied a public hearing unless they had not submitted all required materials, when the request could be postponed.

ADJOURNMENT

MOTION by Brickner, support by Grant, to adjourn the meeting at 8:26pm.

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
JULY 21, 2022, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

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

Commissioners Absent: Ware

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant Tangari, Staff Engineer Dawkins

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Trafelet, to approve the agenda as presented.

MOTION carried unanimously by voice vote.

REGULAR MEETING

PUBLIC HEARING

Motion carried unanimously by voice vote.

A. REVISED PUD PLAN 3, 2021

LOCATION:	32680 Northwestern Hwy
PARCEL I.D.:	23-02-126-130
PROPOSAL:	Construction of a multiple-family apartment building in B-2, Community Business and B-3, General Business Districts
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Robert Asmar, NWH Holdings, LLC
OWNER:	NWH Holding, LLC

As the applicant had requested this item be postponed, and as there was no public present to comment on this request, the following motion was offered,

MOTION by Mantey, support by Aspinall, that PUD Plan 3, 2021, dated May 19, 2022, submitted by NWH Holdings, LLC, Robert Asmar, BE POSTPONED until the August 18, 2022, Planning Commission meeting at the request of the applicant in order to revise their plans.

Motion carried unanimously by voice vote.

APPROVAL OF MINUTES June 16, 2022 Special Meeting, and June 16, 2022, Regular Meeting

MOTION by Grant, support by Brickner, to approve the June 16, 2022 Special Meeting and Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

ADJOURNMENT

MOTION by Trafelet, support by Grant, to adjourn the meeting at 8:56pm.

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
AUGUST 18, 2022, 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, Brickner, Grant, Mantey, Stimson, Trafelet, Varga, Ware

Commissioners Absent: Countegan

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant
Tangari, Staff Engineer Dawkins

APPROVAL OF THE AGENDA

MOTION by Stimson, support by Varga, to approve the agenda as presented.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. REVISED PUD PLAN 3, 2021

LOCATION:	32680 Northwestern Hwy
PARCEL I.D.:	23-02-126-130
PROPOSAL:	Construction of a multiple-family apartment building in B-2, Community Business and B-3, General Business Districts
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Robert Asmar, NWH Holdings, LLC,
OWNER:	NWH Holdings, LLC

The applicant had requested this item be tabled to the September 15, 2022 meeting.

As this was an advertised public hearing, Vice Chair Trafelet opened the meeting for public comment. As no one was present this evening to speak on this matter, Vice Chair Trafelet brought the matter back to the Commission for a motion.

MOTION by Brickner, support by Varga, to adjourn Revised PUD Plan 3, 2021 to the September 15, 2022 meeting, at the request of the proponent.

MOTION carried unanimously by voice vote.

PUBLIC COMMENT

None.

ADJOURNMENT

MOTION by Grant, support by Ware, to adjourn the meeting at 7:53pm.

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
SEPTEMBER 15, 2022, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet,

Commissioners Absent: Varga, Ware

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant
Tangari, Staff Engineer Alexander

APPROVAL OF THE AGENDA

MOTION by Trafelet, support by Brickner, to approve the agenda as presented.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. REVISED PUD PLAN 3, 2021

LOCATION: 32680 Northwestern Hwy
PARCEL I.D.: 23-02-126-130
PROPOSAL: Construction of a multiple-family apartment building in B-2,
Community Business and B-3, General Business Districts
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robert Asmar, NWH Holdings, LLC,
OWNER: NWH Holdings, LLC

Applicant presentation

Keith Phillips, Think Shop Architects, 1420 Washington Blvd., Suite 430, Detroit MI, and Jim Butler, PEA Group, 1849 Pond Run, Auburn Hills MI, were present on behalf of this application for recommendation for Final Determination to City Council for Revised PUD Plan 3, 2021.

Utilizing a PowerPoint present and a 3-D model (passed around the Commission, and then given back to the applicants), the applicants provided the following information.

Regarding changes to the plan:

- After their last meeting, the applicants re-evaluated their plan, especially relative to some of the issues that were brought up related to height and density. The height was lowered from 69' high to 55' high, by lowering the building into the ground, with ~260 parking spaces provided below the building. The rest of the parking will be surface parking.
- The number of units was reduced from 253 to 217 units.

- The layout remained the same as with previous renditions, with a single access point off Northwestern Highway, and 360 degree circulation around the building. There were 4 access points into the garage all the way around the building.
- The applicants were in conversation with the Fire Marshal regarding circulation and access, and they believed that the Fire Marshal was now comfortable with the plan. Several dead end areas had been removed from the site.
- The reduction in units allowed a courtyard expansion.
- The concept was to try to keep a clean building, and conceal parking with two thirds of the parking below grade.
- The density was comparative to the units across Northwestern, as well as what was going on in neighboring communities.
- They were trying to provide as many amenities on the site as possible.

Regarding the design:

- Lowering the height lessened the impact on neighboring developments; a height deviation of 5' (instead of the previous 18') was requested.
- They tried to break up the massing with building materials, and by enlarging the courtyard by moving parking underground. They were asking for a deviation of 71' parking spaces. They were providing 1.7 parking spaces per unit (instead of the required 2.5 spaces per unit).

In response to a question, the applicants said the 55' height included the parapet, which was 4' tall.

Consultant Report

Referencing his August 9, 2022 memorandum, Planning Consultant Tangari reviewed this request for final PUD qualification:

Regarding PUD qualification, under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on ordinance criteria and procedures. At its meeting on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan's compliance with all objective viii of Section 34-3.20.2.E. At the time, Planning Commissioners generally did not take issue with the proposed use, but several expressed reservations about the scale of the use, particularly its density and height. The PUD was also reviewed by the Planning Commission at its meeting of August 19, 2021, and again June 16, 2022; both times, a recommendation was postponed to provide an opportunity for the applicant to amend the plan in response to discussion at the meeting. The motion to postpone included non-binding advice to the applicant to reduce height and overall density, and increase the east side setback. Density and building height had been reduced since the June meeting. The applicant was seeking final PUD qualification, but was not seeking site plan approval concurrent with final qualification. Preliminary approval was not a guarantee of final approval.

In response to questions, Planning Consultant Tangari explained that the Commission would be making a recommendation 1) regarding the use as multi-family residential and 2) on the requested deviations from the ordinance. If there were things the Planning Commission wanted in terms of materials, design, etc., those could be conditions of a recommended approval.

As this was a Planned Unit Development (PUD), and the applicant was seeking some substantial deviations from ordinance standards, the Planning Commission and City Council may wish to discuss with the applicant project elements that bring greater benefit to the wider community such as art or gateway elements on the site that would be visible to pedestrians and motorists traveling in the adjacent

right-of-way, public amenities such as a wider sidewalk to accommodate more users, benches along the public sidewalk, greater landscaping in the right-of-way, public art in the right-of-way, or other items.

City Attorney Schultz explained further that the Planning Commission would be making a recommendation regarding the concept plan presented this evening. If the PUD was approved by City Council the final plans would have to be substantially similar to what was presented. If the final site plan conformed to the PUD agreement and the concept plan, the Planning Commission would have to approve it. Now was the time to list any outstanding concerns or attach conditions.

After reviewing the application against the criteria for PUD qualification in the ordinance (pages 2-7 of the review letter), and reviewing the concept site plan and use (p. 6-8 of the review letter) Planning Consultant Tangari listed outstanding issues as follows:

Relief from Ordinance Standards

Per the application materials, relief was sought from the following ordinance standards:

1. Height: Proposed maximum height of 55', where 50' was permitted in the underlying district (a deviation of 5').
2. East side setback (to residential): 54.47' was proposed where the underlying district requires 75' (a deviation of 20.53').
3. Density. The plan does not specify a base district for density standards. 543 rooms are proposed; the maximum number of rooms permitted in the RC-3 district was 230 rooms (a deviation of 313 rooms).
4. Parking. 365 spaces are proposed where 436 were required (a deviation of 71 spaces). This was a ratio of 1.68 spaces per unit; the Emerson across Northwestern was approved for 1.65 spaces per unit.

If City Council did grant final PUD qualification with the requested deviations, a PUD agreement would be formalized, and the final site plan would come back to the Planning Commission for further review.

Other issues:

- The Planning Commission and Council might want to discuss additional landscaping as a condition of PUD qualification.
- Bike storage could potentially mitigate some of the impact of the deviation from parking requirements.
- Electrical Vehicle charging stations will be essential to future marketability; the location of such stations could be discussed at final site plan review.
- The applicants had changed the architectural appearance in response to previous conversations; the Commission should decide whether the changes are acceptable or if other changes are desired.

Commission discussion

Commissioner Mantey was concerned that green roofs were not mentioned in the environmental review; the applicants had mentioned green roofs in earlier iterations.

Commissioner Mantey said he saw demand for an increase in rooms in order to work at home. He was not too worried about the parking.

Commissioner Brickner noted that the applicants were comparing their design to The Emerson, across Northwestern, in terms of height and density. City Planner Perdonik agreed, while noting The Emerson

was on more acreage. The Emerson was 53' high, and had ~113 rooms per acre. This proposal had ~98 rooms per acre.

In response to a question from Chair Countegan, and noting that only Objective viii. under Section 34-3.20.2.E was listed as being met in the original motion for preliminary qualification, Planning Consultant Tangari explained that a PUD became a zoning district in and of itself, and the applicant was not obligated to develop the property under the B-2 or B-3 districts. The applicant was allowed to propose residential use with the underlying commercial zoning.

Additionally, this proposal was not comparable to any of the multifamily districts in the zoning ordinance. The proposal was similar to The Emerson, which was recently approved in the area, located in one of the most built-up commercial areas in the City. There was not a lot of density that was comparable to this density in the City in general.

Chair Countegan opened the public hearing for public comment. Seeing that no public indicated they wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission for discussion and/or a motion.

Commissioner Mantey was concerned with the over use of the PUD process. Hopefully with the Master Plan update, fewer PUD developments would be necessary. He was disappointed that this proposal only meets one of eight objectives listed in the ordinance, which was: *To bring about redevelopment of sites where an orderly change of use is determined to be desirable*. If the green roofs were provided, they would fall under Objective i.: *To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses*. He asked that this be discussed during site plan review.

Commissioner Brickner noted that the May 2022 plans in his packet did not show the modifications being discussed this evening. He did think residential apartments were a good use, and the development acted as a buffer. His main concern was regarding the residential condominiums to the east. The greenbelt between this development and the condominiums should include taller trees that offered year-round green buffering, and more landscaping should be included. Regarding density, he hoped there was enough parking. The density was higher than normal but lower than The Emerson across the street. Recommendations by the City's consultants and staff should be included in any approving recommendation.

Commissioner Stimson said if a green roof was desired, it should be included in tonight's motion.

Commissioner Mantey said he did not want to include a green roof as a requirement, because he was unsure of its practicality.

Commissioner Stimson thought the project was too dense for this property, and too tall when it was so close to residential developments. The Emerson did not have the issue of being close to a residential complex. At a minimum, the side next to the residential development should be one less floor to make up for the too-close setback. With one less floor on the residential side, the angle to the top of the building would be the same as if the building were set back 75'. With the proposed height, the setback would be 28% closer than what would normally be allowed.

Commissioner Stimson said he liked the idea of an apartment complex, but this proposal was too massive for the small piece of land and the setbacks from the residential were too close.

Commissioner Trafelet thought the plan was improved from what was previously presented, but he agreed that the proposal was too tall and too dense. He also wanted to require more trees on the eastern side and a masonry wall.

Planning Consultant Tangari said a wall would be required on the eastern side and additional landscaping could be required as well. A 6' screen wall was typical, which would screen the parking from the neighboring use. Again, enhanced landscaping could be required. A solid evergreen screen could also be required, with deciduous trees planted in front of that.

Chair Countegan asked about any environmental aspect argument that had been made or envisioned when the project was first submitted.

Mr. Phillips said the idea was to help mitigate any environmental impacts the building might have. The entire parking structure had a green roof on it; this became the interior courtyard. They were slowing stormwater flow into the system. They had never eliminated environmental mitigation from the project, but instead had reportioned the environmental mitigation aspects to different parts of the building.

Chair Countegan asked if any baseline environmental studies had been done on the property. Mr. Butler said a Phase I environmental study had been done, and the site was clean.

Chair Countegan said he was comfortable with the project going forward, in terms of density, height, and the location of the building on the property. The Planning Commission had initiated a PUD qualification. Redevelopment was good, and there was comparable development in the proximity of this proposed development that had been successful. While there were impacts on neighbors, any time there was change there was going to be an impact, and it was up to the Planning Commission to help mitigate those effects and make sure the City was doing its best to establish good neighbors and good neighborhoods.

Chair Countegan said the issues of height, density and setback reflected a sense of the current trends, including people working from home and converting bedrooms to offices. As part of the current master planning process the Commission would be discussing how units such as these will be used in the future. He was not overly concerned about the density and he trusted the developers regarding parking – they were the ones risking capital. Again, he was in favor of moving forward.

MOTION by Stimson, support by Trafelet, that the Planning Commission recommend to City Council that PUD Plan 3, 2021, dated May 18, 2022, submitted by NWH Holdings, LLC, **BE DENIED**, for the following reasons:

- Exceeding height and density restrictions, and the setback on the east side.

Motion discussion:

Commissioner Brickner said that using a PUD would allow the Commission to put further conditions on the proposal, in order to protect the residential development to the east and to mitigate other concerns. For too long this property had been undeveloped, and an apartment building was a good use of the site. This proposal would bring something to the community rather than detract from it. He would not support the motion.

Chair Countegan said he would not support the motion.

Motion failed 2-5. (Aspinall, Brickner, Countegan, Grant, Mantey opposed).

Motion by Brickner, support by Aspinall, to recommend to City Council that PUD Plan 3, 2021, dated May 18, 2022, submitted by NWH Holdings, LLC, **BE APPROVED**, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

1. Modifications of Zoning Ordinance requirements as indicated on the proposed plan.
2. Further modifications of Zoning Ordinance requirements as follows:
 - Height not to exceed 55' in any location on the building.
 - Density not to exceed 217 units in the building.
 - At least 365 parking spaces be provided.
 - Side yard on the east side of the building be no less than 54'.
3. The following conditions:
 - Green roofs if structurally feasible.
 - Underground water storage requirements as set forth on the June 7, 2022 Environmental Review, setting forth the requirements of proper water storage on the premises, including providing calculations details for the underground detention system.
 - Higher density of landscape material will be used on the east side of the building, including taller trees that will be green year round such as arbor vitae, and taller deciduous plants, to act as a blockade between the residential condominiums to the east and this project, and in addition, if required by ordinance and/or staff, a six foot screen wall. The screen wall does not eliminate or reduce the requirement for taller trees and landscaping including shrubs as described.
 - Bicycle parking and EV stations be provided, with EV infrastructure installed in the parking structure and elsewhere as appropriate.

And with the following finding:

The Planning Commission finds that the PUD qualifies under Section 34-3.20.2.E., objectives vii and viii.

vi.: To promote the goals and objectives of the Master Plan for Land Use.

viii: To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

Motion carried 7-2 (Stimson, Trafelet opposed).

PUBLIC COMMENT

Cynthia Lukotch, 35263 Edythe Drive, spoke in favor of the zoning text amendment just discussed and set for public hearing. She supported the 72 hour requirement.

ADJOURNMENT

MOTION by Trafelet, support by Brickner, to adjourn the meeting at 8:45pm.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary
/cem



DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

City of Farmington Hills
Environmental Review

Project Name: Revised PUD Plan 3

Address: 32680 Northwestern Hwy
Project Job #: 02-21-65 – 22-23-02-126-130
Plan Dated: 04-07-2022

Plan Received: 06-02-2022
Review #: 1
Review Date: 06-07-2022

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. There is opportunity for low impact development best management practices to address storm water quality. These techniques include: porous pavement, infiltration trenches, and bioretention/rain gardens. The low impact development techniques would minimize the volume of storm water runoff and provide storm water quality treatment.
2. Provide calculations and details for the storm water quality manufactured treatment units. These units must be approved by the New Jersey Department of Environmental Protection (NJDEP). Use the Oakland County Stormwater standards for sizing of water quality flow.
3. Provide calculations and details for the underground detention system.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Tyler Sonoga'.


Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, J. Cubera



DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: June 6, 2022
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Stonefield of Farmington Hills
Revised PUD Plan 3, 2021
32680 Northwestern
PJ#: 02-21-65
22-23-02-126-130

This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on May 19, 2022. Our preliminary comments are as follows:

1. A 12-inch public water main exists along the Northwestern Hwy. frontage of this site. In addition, an 8-inch public water main exists along the west property line of this development as well as portions of the self-storage and senior living facility to the north. The proponent has identified tying into the west line along the service road with a 2-inch domestic lead and what appears to be a combined hydrant line/fire suppression line. It should be noted that the hydrant cannot be on the same main as the fire suppression line and both the fire suppression line and the hydrant line must be a separate line from the service.

We also note that a hydrant is proposed at the northeast corner. Hydrant locations must be a minimum of 250-foot coverage as measured along an exterior hose laying route. Input from the Fire Department will be needed to address fire protection.

2. A 10-inch sanitary sewer exists along the north side of Northwestern Hwy. across the frontage of this site. In addition, a 10-inch sanitary sewer line runs along the east property line northward. The plans identify tying into the line on Northwestern. This is acceptable.

3. A public sidewalk currently exists along the Northwestern Hwy. frontage. No additional walk requirements will be in effect except for fill in where driveways were located for the previous site and where replacement is needed in instances of damaged sidewalk.
4. The plans identify utilizing an existing driveway servicing the self-storage site and the senior living facility. This driveway use is acceptable. Note that appropriate acceleration and deceleration lanes will be required in accordance with the City of Farmington Hills Engineering Standards.


Our office will require that an updated traffic impact study be submitted for this site addressing traffic operations onsite as well as along the Northwestern corridor within the influence of this site. Please note that as Northwestern Hwy. is under the jurisdiction of MDOT, permits and approval will also be required from their office.

5. The plans identify an underground storage detention system at the southeast corner of the site. It is our understanding that this will supplement the storage provided by the overall development northward in the Beyond Self Storage property. This is acceptable. However we note that the design and support calculations will be required for review. These can be addressed and submitted at the time of construction review.
6. Storm water quality improvements will be required for this development. The plans must identify the type of units and their size in accordance with the City of Farmington Hills Engineering Standards. Attached are comments from the City's Environmental Engineer Tyler Sonoga. Any questions regarding these comments can be addressed to him at 248-871-2533.
7. It is suggested that the proponent and their engineer set up a virtual meeting to discuss the above engineering items with the Engineering Division once Planning Commission approval is ultimately granted.



DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: August 1, 2022
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Stonefield of Farmington Hills
Revised PUD Plan 3, 2021
32680 Northwestern
PJ#: 02-21-65
22-23-02-126-130

This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on July 20, 2022. It is very similar to the plan submitted on May 19, 2022, with differences including removal of some parking stalls and some interior courtyard changes. With this in mind, our comments remain as per our memo dated June 6, 2022. We do note also that with regard to the PUD agreement, it is recommended that all Engineering items be specifically addressed in that agreement prior to it being signed.



INTEROFFICE CORRESPONDENCE

DATE: October 14, 2022
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Revised PUD 3-2021 (Stonefield of Farmington Hills)

The Fire Department has no objection to approval of this proposed project contingent upon compliance with the following:

1. Fire lanes shall remain unobstructed during construction and after receiving Certificate of Occupancy. This requirement will be strictly enforced. Proponent may want to explore off-site parking and equipment staging locations.
2. The suppression system shall be installed in accordance with NFPA 13.
 - a. Fire Department Connection (FDC) shall be a 5" Storz with a 30° downturn. Location to be approved by the Fire Department prior to installation.
 - b. Standpipes shall be required.
 - c. The parking area on the first level shall have a suppression system approved by the AHJ with not less than Ordinary Hazard II Sprinkler Density.
 - d. The attic shall be suppressed with no allowance for omission according to NFPA 13, 8.15.
 - e. In multiple story buildings where a suppression system is present, control valves shall be provided on each level.
 - f. If a fire pump is required, a diesel pump or on-site generator shall be provided; DTE is not considered a reliable power source.
3. Fire Alarm shall be designed and installed according to NFPA 72.
 - a. System shall be certificated by Under Writers Laboratories. Please ensure that your fire alarm installer and monitoring company understand this requirement.
 - b. Proponent has stated that Carbon Monoxide protection will be provided.
4. Emergency Responder Radio coverage shall be required if it is determined that signal strength is not adequate.
5. It was discussed that stairwells will be constructed with CMU block and of IB Construction for parking area under the building. The remainder of the building will be constructed of III-A or V-A building materials.
6. The minimum clearance between the finished roadway surface and any overhead obstruction shall be thirteen feet, six inches (13' 6").
7. No parking fire lane signs shall be posted and strictly enforced.
8. The building shall be properly maintained and in accordance with Fire Prevention Code requirements.

A handwritten signature in blue ink, appearing to read "Jason Baloga".

Jason Baloga, Fire Marshal

**CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE**

www.fhgov.com

DATE: October 24, 2022
TIME: 7:30 P.M.
PLACE: Farmington Hills City Hall, City Council Chambers
31555 Eleven Mile Road
Farmington Hills, Michigan 48336
ITEM: Revised Planned Unit Development 3, 2021

The Farmington Hills City Council will consider and application for revised Planned Unit Development (PUD) Plan 3, 2021. The applicant, Robert Asmar, NWH Holdings, LLC, seeks to construct a multi-family apartment building in B-2, Community Business and B-3, General Business Districts.

The subject property is: 32680 Northwestern Highway; Parcel Identification Number: 22-23-02-126-130; City of Farmington Hills, Oakland County, Michigan.

Any interested person is invited to comment on the request in person at the scheduled hearing, or written comments may be submitted to the City of Farmington Hills Planning Office at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, or eperdonik@fhgov.com, prior to the hearing. The application may be reviewed at the Planning Office between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Charmaine Kettler-Schmult
Director of Planning & Community Development
Email: ckettler@fhgov.com
Phone: (248) 871-2540
Publish: October 9, 2022



Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

REPORT FROM THE CITY MANAGER TO CITY COUNCIL - October 24, 2022

**SUBJECT: COMMERCIAL REHABILITATION DISTRICT REQUEST FOR ALDEN DEVELOPMENT GROUP, LLC
AKA: PUD 4, 2021, THE EMERSON**

- Alden Development Group (ADG), LLC is the developer for major residential project, The Emerson, on Northwestern Highway. City Council approved the PUD plan for the proposed development at its January 24, 2022 meeting.
- ADG is requesting the creation of a Commercial Rehabilitation District (CRD) as a prerequisite to a Commercial Rehabilitation Certificate for project.
- The property is bounded by Northwestern Highway to the north, Highview Avenue to the east, Greening Street (extended) to the west, and Ludden Street (extended) to the south. The proposed CRD currently contains a single and partial two-story bowling alley of 19,920 square feet, a single story former residential dwelling of 1,424 square feet, and vacant land (See Attachment). Current business operations at the bowling alley consist of general office, recreational, food preparation, and dining activities.
- The proposed Emerson Luxury Lofts of Farmington Hills will include the demolition of the current buildings and the construction of two residential apartment buildings consisting of the Loft Building (250 units ranging from 1 to 3 bedrooms) and the Flats Building (66 units ranging from 1 to 3 bedrooms), and a parking garage that will accommodate 416 spaces.
- ADG has estimated that the proposed project represents \$76.5 million dollars of investment in the City. There are also several community benefits resulting from this project such as Pedestrian scale improvements, public dog park, the creation of several hundred construction-related jobs, and the enclosure of approximately 230 feet of county drain.
- Management and Farmington Hills Staff have met with the developer, Alden Development Group, to discuss the request for a Commercial Rehabilitation District and recommend that the City Council approve the district within the designated boundaries.
- The attached resolution has been drafted by the City Attorney, for City Council's consideration
- The request follows the City's tax abatement policy and that of the State.

Recommendation:

Public Hearing and consideration of adoption of the attached resolution to establish the described Commercial Rehabilitation District for Alden Development Group, LLC within the designated project boundary, to be known as The Emerson Lofts Commercial Rehabilitation District No. 1; and authorize the City Clerk to sign and convey the resolution to Oakland County for their approval.

Attachments:

1. Request from ADG to establish Commercial Rehabilitation District.
2. Emerson Luxury Lofts of Farmington Hills Project Overview Presentation.
3. Proof of printed public notice.
4. Letter of public notice to the County.
5. Draft Council resolution establishing a Commercial Rehabilitation District.
6. Aerial map of project/district location.

Prepared by: Cristia Brockway, Economic Development Director

Reviewed by: Gary Mekjian, City Manager

Approved by: Gary Mekjian, City Manager

**CITY OF FARMINGTON HILLS
COUNTY OF OAKLAND, MICHIGAN**

**RESOLUTION TO ESTABLISH A
COMMERCIAL REHABILITATION DISTRICT**

RESOLUTION NO. _____

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, Michigan, held in the City Hall on October 24, 2022, at 7:30 p.m. Eastern Standard Time, with those present and absent being

PRESENT:

ABSENT:

the following preamble and resolution were offered by _____, and supported by _____:

WHEREAS, pursuant to PA 210 of 2005 (“Act 210”), the City of Farmington Hills has the authority to establish “Commercial Rehabilitation Districts” within the City of Farmington Hills at request of a the owner or owners of property comprising at least 50% of all taxable value of the property located within the proposed district; and

WHEREAS, the Farmington Hills City Council has adopted the City of Farmington Hills Commercial Rehabilitation District Establishment and Exemption Certificate Policy (the “City CRD-CREC Policy”) for the primary purpose of, among others, considering some limited Commercial Rehabilitation Districts and Commercial Rehabilitation Exemption Certificates in the City in order to facilitate, encourage, and incentivize improvements to properties that will bring underutilized existing commercial properties meeting the City CRD-CREC Policy’s purposes, goals, and criteria into full utilization and compliance with current City land use plans and standards; and

WHEREAS, Alden Development Group, LLC has filed a written request with the clerk of the City of Farmington Hills requesting the establishment of the Commercial Rehabilitation District for an area in the vicinity of Northwestern Highway between Greening Street and Highview Avenue located in the City of Farmington Hills hereinafter described, more than 50% of which is owned by Alden Development Group, LLC; and

WHEREAS, prior to adoption of this resolution, written notice has been given by certified mail to Oakland County and all owners of real property located within the proposed district, as required by section 3(3) of Act 210; and

WHEREAS, on October 24, 2022, after providing public notice in accordance with Act 210, a public hearing was held at which time all residents and taxpayers of the City of Farmington Hills were afforded an opportunity to appear and be heard on the issue of establishing the proposed district as also required by Act 210; and

WHEREAS, the City Council deems it to be in the public interest of the City of Farmington Hills to establish the Commercial Rehabilitation District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Farmington Hills that:

- (1) it is determined that the proposed district meets the requirements for a commercial rehabilitation district set forth in subsection 2(b) and subsections 3(1) and (2) of Act 210 and the criteria for a commercial rehabilitation district set forth in the City CRD-CREC Policy; and
- (2) the following described parcel(s) of land and the abutting alleyways situated in the City of Farmington Hills, County of Oakland, and State of Michigan, be and hereby are established as a Commercial Rehabilitation District, pursuant to the provisions of PA 210 of 2005, to be known as “The Emerson Commercial Rehabilitation District No.1”:

32905 Northwestern 22-23-02-102-013

T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4 BEG AT SW COR LOT 15-BLK L OF 'FARMINGTON HEIGHTS', TH N 89-57-00 W 290 FT, TH N 00-03-00 E 115 FT, TH S 89-57-00 E 90 FT, TH N 00-03-00 E 115 FT, TH SELY ALG SLY LI FORD AVE SERVICE DR TO ELY LI LOT 32, TH N 01-28-30 E 87 FT, TH S 88-34-30 E 10.76 FT, TH S 52-20-00 E 187 FT, TH S 01-13-30 W 119.55 FT, TH N 89-57-00 W 82.10 FT, TH N 00-03-00 E 115 FT, TH N 88-34-30 W 40 FT, TH S 00-03-00 W 115 FT TO BEG, ALSO ALL OF LOTS 15 & 16-BLK L OF 'FARMINGTON HEIGHTS'

Vacant 22-23-02-102-002

T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4, BEG AT SW COR OF LOT 141 'SUPERVISOR'S SUB NO 7', TH N 88-34-30 W 170 FT, TH N 01-33-00 E 151.08 FT, TH S 52-20-00 E 30.95 FT, TH S 01-33-00 W 17.73 FT, TH S 88-34-30 E 22.5 FT, TH N 01-33-00 E 1.25 FT, TH S 52-50-00 E 151.65 FT, TH S 01-33-00 W 26.46 FT TO BEG VACATED LOTS 142 - 149 & LOT 151 0.30 AF37D

Vacant 22-23-02-102-003

T1N, R9E, SEC 2 SUPERVISOR'S SUB NO 7 LOTS 140 & 141, ALSO THAT PART OF N 1/2 OF VAC FORD AVE LYING BETWEEN W LINE OF LOT 141 EXT SLY, & THE SWLY LINE OF NORTHWESTERN HWY

Vacant 22-23-02-102-005

T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 21 TO 24 INCL BLK L

Vacant 22-23-02-102-004

T1N, R9E, SEC 2 PART OF NW 1/4 TAKEN FOR HWY SERVICE RD LYING NLY OF PARCEL 23-02-102-006

Vacant 22-23-02-104-001

T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4 BEG AT SE COR LOT 12-BLK M OF 'FARMINGTON HEIGHTS', TH N 89-57-00 W 250 FT, TH N 00-03-00 E 230 FT, TH S 89-57-00 E 150 FT, TH S 00-03-00 W 115 FT, TH S 89-57-00 E 100 FT, TH S 00-03-00 W 115 FT TO BEG 1.10 AVAC LOTS 1-12 & 21-27 BLK M

Vacant 22-23-02-104-005
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 13 & 14 BLK M

32125 Highview 22-23-02-104-004
T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4 BEG AT SE COR LOT 20-BLK M OF 'FARMINGTON HEIGHTS', TH N 00-10-30 W 230 FT, TH N 89-57-00 W 262.20 FT, TH S 00-03-00 W 115 FT, TH S 89-57-00 E 140 FT, TH S 00-03-00 W 115 FT, TH S 89-57-00 E 123.16 FT TO BEG 1.02 A VAC LOTS 15-20 & 28-40 BLK M

Vacant 22-23-02-106-001
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 22, 23 & 24, ALSO W 15 FT OF LOT 25 BLK N

Vacant 22-23-02-106-002
T1N, R9E, SEC 2 FARMINGTON HEIGHTS E 5 FT OF LOT 25, ALSO ALL OF LOTS 26, 27 & 28 BLK N

31151 Mulfordton 22-23-02-106-003
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 29, 30 & 31 BLK N

31310 Ludden 22-23-02-106-016
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 9 TO 17 INCL, ALSO LOTS 32 TO 36 INCL BLK N

Vacant 22-23-02-106-015
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 37 BLK N

Vacant 22-23-02-106-005
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 38 BLK N

Vacant 22-23-02-106-006
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 39 BLK N

Vacant 22-23-02-106-007
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 40 TO 42 INCL BLK N

Vacant 22-23-02-106-013
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 19, 20 & 21 BLK N

Vacant 22-23-02-106-012
T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 18 BLK N

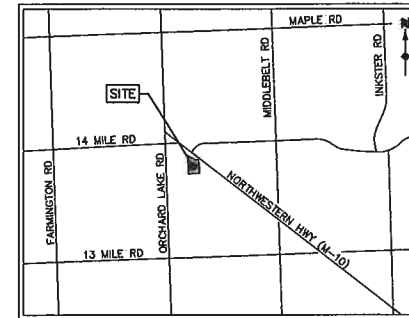
And three abutting alleyways identified as (1) Mulfordton Street between Greening Street and Highview Avenue, (2) Rexview Street between Greening Street and Highview Avenue and (3) a portion of Ludden Street up to Highway Avenue

THE EMERSON

A PLANNED UNIT DEVELOPMENT

THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PRELIMINARY PUD PLANS



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

DEVELOPER / APPLICANT

FARMINGTON LOFTS, LLC.
353 NORTH OLD WOODWARD
BIRMINGHAM, MI 48009
CONTACT: MATT SHIFFMAN
PHONE: (248) 430-8888
EMAIL: MSHIFFMAN@ALDENDEVELOPMENT.COM

SURVEYOR

ATWELL, LLC
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SOUTHFIELD, MICHIGAN 48076
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PHONE: (248) 447-2000
EMAIL: MEMBREE@ATWELL-GROUP.COM

CIVIL ENGINEER

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PHONE: (248) 447-2000
EMAIL: JACKERMAN@ATWELL-GROUP.COM

ARCHITECT

HUMPHREYS & PARTNERS ARCHITECTS
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CHICAGO, IL 60601
CONTACT: JENNIFER FRITZ
PHONE: (312) 858-4448
EMAIL: JENNIFER.FRITZ@HUMPHREYS.COM

LANDSCAPE ARCHITECT

ALLEN DESIGN
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NORTHVILLE, MI 48167
CONTACT: JIM ALLEN
PHONE: (248) 467-4668
EMAIL: JCA@WIDOPENWEST.COM

PROJECT NARRATIVE

The Emerson luxury lofts of Farmington Hills will bring modern-day living to the gateway of Farmington Hills. Located within walking distance to the central business district/retail-corridor along Orchard Lake Road, the development will introduce a new sense of connectivity to the heart of the downtown commercial district. Aiming to offer young families and business professionals an opportunity to put roots in a community-based neighborhood, the Emerson will offer a sense of place and home that will enhance both the community at large and also local businesses within the retail district of the City. The Emerson will complement the streetscape along Northwestern Highway by providing street trees, enhanced pedestrian paths, extended patios, and lush landscaping.

The Emerson Lofts are proposed to be developed utilizing the City's Planned Unit Development ordinance. The proposed development will eliminate the existing driveway onto Northwestern Highway to assist with traffic flow. The design for the site will promote walkability and pedestrian circulation along Northwestern Highway, down Greening Street, and throughout the entire development. By dedicating additional Right of Way, Greening Street will receive upgrades including widened sidewalks, parallel parking spaces, extended patios, and street trees. The main entrance to The Emerson will be tucked around the corner from Northwestern Highway on Greening Street and will feature an entrance plaza with landscaping, site lighting, and storefront glazing at street level to provide visibility and a connection to the amenities within the development.

The Emerson includes 316 residential units, 533 parking spaces, and 6,500 sf of amenities. The residential units are split between a 4-story building fronting Northwestern Highway and a three-story building situated at the rear of the site. The development will offer structured parking, tuck under garages, and supplemental surface parking including parallel spaces along Greening Street, part of the streetscape upgrades which will accompany the project. The residents of the Emerson will have access to over 6,500 square feet of interior amenities, along with two private and one publicly accessible courtyards, which will allow residents to enjoy the safety and security of their own space while also allowing the community to experience the development. These courtyards will feature amenities such as group gathering areas, a swimming pool, yard games, outdoor culinary suites, fire features and other outdoor amenities.

The Emerson will feature a contemporary color palette of dark and light greys, along with accents of warm masonry and wood tones. Several factors were taken into consideration while designing building elevations and massing in order to achieve a well-balanced blend into the overall site conditions and proximity to surrounding residential neighborhood features. The Emerson's facade on Northwestern Highway proposes a softer approach with different scaled elevations to enhance curb appeal and create a warm residential feeling rather than a larger massed building or complex. Further, the use of pitched roofs, warm materials, and softer lines, helps draw similarities to the aesthetics of single-family developments and provide an experience which will enhance the residential character at the entryway to the City's urban district.

The site currently consists of 9 parcels of land that will be combined for this development. The developer is proposing to pave the adjacent gravel sections of Rexwood St and Mulfordon St. to their connections to Greening St. The site is proposed to be serviced by public water and sewer and stormwater management will be accommodated with a detention pond that meets all City and County standards.



OVERALL DEVELOPMENT MAP

SHEET INDEX	
SH. #	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	TREE SURVEY
4	TREE SURVEY
5	LAYOUT PLAN
6	PRELIMINARY GRADING & STORMWATER MANAGEMENT
7	PRELIMINARY UTILITY PLAN & CALCULATIONS

ARCHITECTURAL PLANS	
SH. #	SHEET TITLE
A201	SITE AERIAL
A410	4 STORY BUILDING PLANS
A411	4 STORY BUILDING PLANS
A412	4 STORY BUILDING PERSPECTIVE
A413	4 STORY BUILDING PERSPECTIVE
A414	4 STORY BUILDING ELEVATIONS
A415	4 STORY BUILDING ELEVATIONS
A416	3 STORY BUILDING PLANS
A417	3 STORY BUILDING ELEVATIONS
A418	RENDERING
A419	RENDERING

LANDSCAPE PLANS	
SH. #	SHEET TITLE
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS

RECEIVED
OCT 18 2021
CITY OF FARMINGTON HILLS
PLANNING DEPT.



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SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

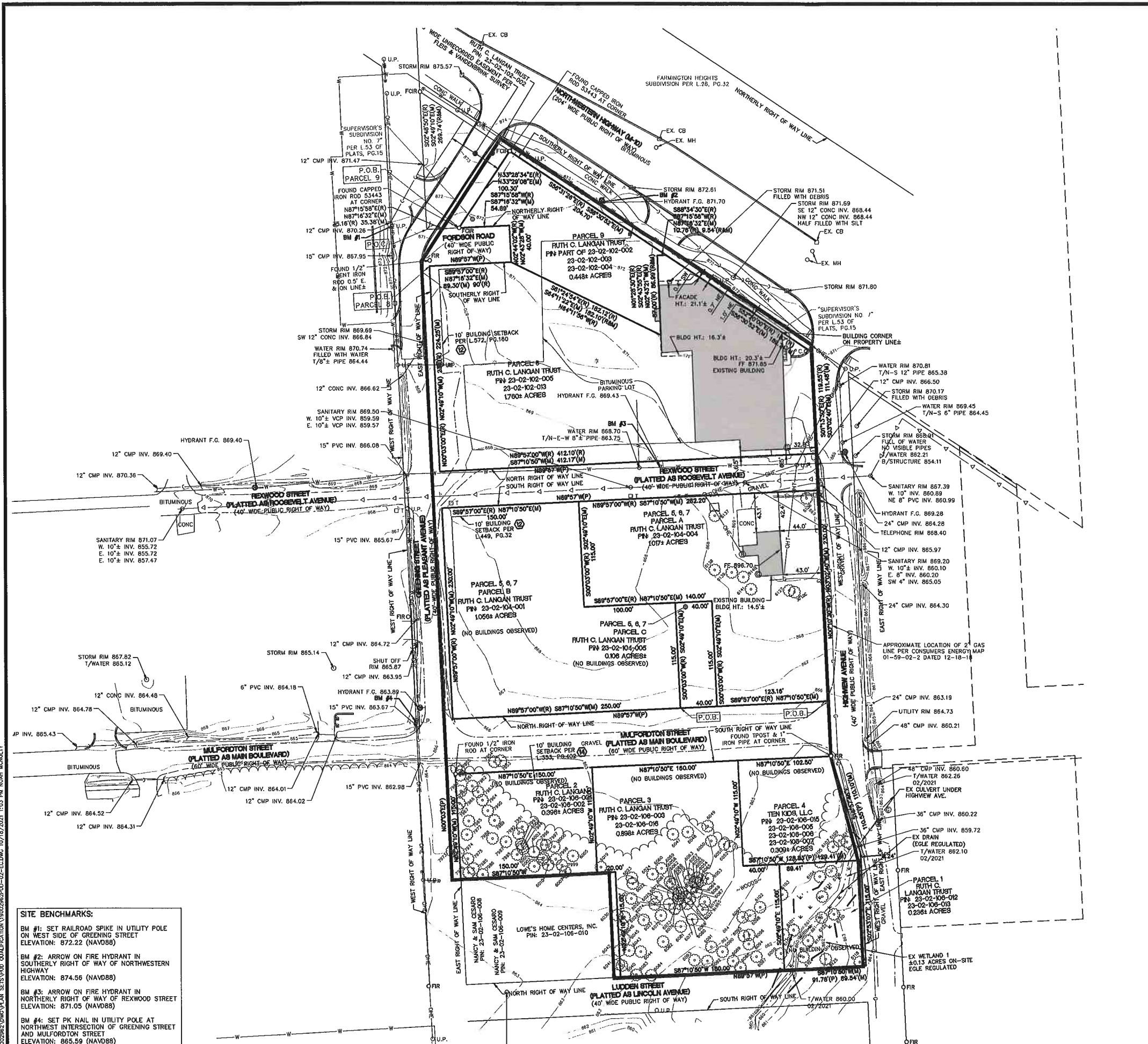
FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
COVER SHEET

DATE
OCT. 18, 2021

REVISIONS

DRAWN BY: NM
CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 19002982
FILE CODE: --
SHEET NO. 1

NOT FOR CONSTRUCTION



LEGEND

---	COMBINED PARCEL LINE
---	PROPERTY LINE
---	EX. 1" CONTOUR
---	EX. 5' CONTOUR
---	EX. R.O.W. LINE
---	EXISTING CURB AND GUTTER
---	EX. CENTERLINE OF ROAD
---	EXISTING CURB AND GUTTER
---	EASEMENT
---	EX. CENTERLINE OF DITCH
---	EX. GAS
---	EX. STORM SEWER
---	EX. MANHOLE/CATCH BASIN/END SECTION
---	EX. WATER MAIN
---	EX. HYDRANT
---	EX. GATE VALVE & WELL
---	EX. SANITARY SEWER
---	EX. SANITARY SEWER MANHOLE
---	PLACE OF BEGINNING
---	EX. UTILITY POLE
---	EX. OVERHEAD LINE
---	EX. SIGN
---	EX. LIGHT POLE
---	EX. TELEPHONE RISER
---	EX. CABLE RISER
---	EX. TREE
---	EXISTING WETLAND
---	EXISTING BUILDING

811
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SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
EXISTING CONDITIONS
PLAN

DATE: OCT. 18, 2021

REVISIONS

SCALE: 1" = 50 FEET

DRAWN BY: NM
CHECKED BY: JA
P.L.M.: JACKERMAN
JOB #: 19002992
SHEET NO. 2

LEGAL DESCRIPTION:
DESCRIPTION OF A 7.238 ACRE PARCEL OF LAND BEING A PART OF FARMINGTON HEIGHTS SUBDIVISION, AS RECORDED IN LIBER 26, PAGE 32 OF PLATS, OAKLAND COUNTY RECORDS, ALSO BEING A PART OF SUPERVISOR'S SUBDIVISION NO. 7, AS RECORDED IN LIBER 53, PAGE 15 OF PLATS, OAKLAND COUNTY RECORDS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN:

ALL OF LOTS 1 THROUGH 20, INCLUSIVE, AND PART OF LOTS 21 THROUGH 32, INCLUSIVE, OF BLOCK L, AND ALL OF LOTS 1 THROUGH 40, INCLUSIVE, OF BLOCK M, AND ALL OF LOTS 9 THROUGH 42, INCLUSIVE, OF BLOCK N, AND THAT PORTION OF FORD AVENUE (40 FEET WIDE), REXWOOD STREET (PLATTED AS ROOSEVELT AVENUE) (40 FEET WIDE), AND MULFORDTON STREET (PLATTED AS MAIN BOULEVARD) (60 FEET WIDE) OF FARMINGTON HEIGHTS SUBDIVISION, AS RECORDED IN LIBER 26, PAGE 32 OF PLATS, OAKLAND COUNTY RECORDS, AND ALL OF LOTS 132 THROUGH 144, INCLUSIVE, AND PART OF LOTS 145 THROUGH 148, INCLUSIVE, AND THAT PART OF FORD AVENUE (40 FEET WIDE), OF SUPERVISOR'S SUBDIVISION NO. 7, AS RECORDED IN LIBER 53, PAGE 15 OF PLATS, OAKLAND COUNTY RECORDS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ALL BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 22, BLOCK N OF SAID FARMINGTON HEIGHTS SUBDIVISION; THENCE N02°49'10"W (RECORDED AS N89°57'00"W AND N00°03'00"E) 554.25 FEET ALONG THE EAST RIGHT OF WAY LINE OF GREENING STREET (PLATTED AS PLEASANT AVENUE) (40 FEET WIDE); THENCE N87°16'32"E (RECORDED AS N88°34'30"W AND N89°57'W) 5.12 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF FORD AVENUE (40 FEET WIDE); THENCE N33°29'08"E (RECORDED AS N33°28'34"E) 149.88 FEET; THENCE S56°30'52"E (RECORDED AS S56°31'26"E AND S52°20'00"E) 394.44 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHWESTERN HIGHWAY (N-10) (60 FEET WIDE); THENCE S03°02'40"E (RECORDED AS S01°13'07"E AND N00°10'07"W AND N01°13'07"E) 381.48 FEET ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY AVENUE (40 FEET WIDE); THENCE S02°07'21"E 60.00 FEET; THENCE S16°57'46"E 110.10 FEET (PLATTED AS 110.55 FEET) ALONG THE WEST RIGHT OF WAY LINE OF SAID GREENING AVENUE; THENCE S02°53'07"E (PLATTED AS S00°10'30"E) 123.24 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY AVENUE; THENCE S87°10'50"W (PLATTED AS N89°57'W) 269.54 FEET ALONG THE NORTH RIGHT OF WAY LINE OF LUDDEN STREET (PLATTED AS LINCOLN AVENUE) (40 FEET WIDE); THENCE N02°49'10"W 115.00 FEET ALONG THE WEST LINE OF LOT 9 OF BLOCK N OF SAID FARMINGTON HEIGHTS SUBDIVISION; THENCE S87°10'50"W 170.00 FEET ALONG THE SOUTH LINE OF LOTS 22 THROUGH 29, INCLUSIVE, OF BLOCK N OF SAID FARMINGTON HEIGHTS SUBDIVISION; THENCE N02°49'10"W (PLATTED AS N00°03"E) 115.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID GREENING STREET TO THE PLACE OF BEGINNING, CONTAINING 7.238 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

SITE BENCHMARKS:
BM #1: SET RAILROAD SPIKE IN UTILITY POLE ON WEST SIDE OF GREENING STREET ELEVATION: 872.22 (NAV088)
BM #2: ARROW ON FIRE HYDRANT IN SOUTHERLY RIGHT OF WAY OF NORTHWESTERN HIGHWAY ELEVATION: 874.56 (NAV088)
BM #3: ARROW ON FIRE HYDRANT IN NORTHERLY RIGHT OF WAY OF REXWOOD STREET ELEVATION: 871.05 (NAV088)
BM #4: SET PK NAIL IN UTILITY POLE AT NORTHWEST INTERSECTION OF GREENING STREET AND MULFORDTON STREET ELEVATION: 865.59 (NAV088)

NOT FOR CONSTRUCTION



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SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
TREE SURVEY

DATE: OCT. 18, 2021

REVISIONS

NA	NA	NA
N/A		

DRAWN BY: NM
CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 19002962
FILE CODE: -
SHEET NO. 3

Northwestern Highway Development - Atwell Project #19002962

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Trunk Condition	Growth Rate	Tree Structure	Insects/Disease	Crown Development	Life Expectancy	Total Score	Likely Exempt	Landmark Tree	Invasive Species	To Be Removed
6001	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7.5	Good	2T: 5	5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6002	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7.5	Good		5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6003	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	6	Good		5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6004	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	6	Good	2T: 3	5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6005	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	12.5	Good	Vines	5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6007	ACNE	<i>Acer negundo</i>	Box Elder Maple	12.5	Poor		1 - extensive decay & hollow	2	1 - two or more major limbs dead	1 - two or more pests present	2	1 -<5 years	8	Yes			Yes
6009	ULAM	<i>Ulmus americana</i>	American Elm	8	Good		5 - sound & solid	5 ->6-inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	4	4	26				Yes
6010	ACNE	<i>Acer negundo</i>	Box Elder Maple	9	Good		5 - sound & solid	5 ->6-inch twig elongation	4	5 - no pests present	4	4	27				Yes
6011	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	14	Good		5 - sound & solid	5 ->6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 ->30 years	29				Yes
6019	PRSE	<i>Prunus serotina</i>	Black Cherry	12.5	Good	Vines	3 - sections of bark missing	2	2	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	18				Yes
6021	ACNE	<i>Acer negundo</i>	Box Elder Maple	12	Good	3T: 7, 6	4	4	4	5 - no pests present	4	4	25				Yes
6022	ACNE	<i>Acer negundo</i>	Box Elder Maple	9.5	Good		4	4	2	5 - no pests present	2	3 - 15-20 years	20				Yes
6023	ACNE	<i>Acer negundo</i>	Box Elder Maple	11.5	Good	2T: 7.5	4	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	21				Yes
6024	JUNI	<i>Juglans nigra</i>	Black Walnut	15	Good	2T: 7.5	4	4	5 - sound	5 - no pests present	4	4	26				Yes
6025	ACNE	<i>Acer negundo</i>	Box Elder Maple	7.5	Good	Vines	4	4	5 - sound	5 - no pests present	4	4	26				Yes
6026	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11	Good		4	4	5 - sound	5 - no pests present	4	4	26				Yes
6027	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8	Good		5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6028	ACNE	<i>Acer negundo</i>	Box Elder Maple	14	Good		4	5 ->6-inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	4	4	25				Yes
6030	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8	Good		4	5 ->6-inch twig elongation	4	5 - no pests present	4	4	26				Yes
6040	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	10	Good		5 - sound & solid	5 ->6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 ->30 years	29				Yes
6041	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8.5	Good		5 - sound & solid	5 ->6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 ->30 years	29				Yes
6042	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7.5	Excellent		5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6043	PRSE	<i>Prunus serotina</i>	Black Cherry	8	Fair		3	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	3 - one pest present	3 - full, but unbalanced	3 - 15-20 years	18				Yes
6044	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8	Excellent		4	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	29				Yes
6045	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	9.5	Good		4	5 ->6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 ->30 years	28				Yes
6046	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	9	Good		5 - sound & solid	5 ->6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 ->30 years	29				Yes
6047	JUNI	<i>Juglans nigra</i>	Black Walnut	13	Excellent		5 - sound & solid	5 ->6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 ->30 years	30				Yes
6048	ACNE	<i>Acer negundo</i>	Box Elder Maple	15	Fair	2T: 9	3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6049	JUNI	<i>Juglans nigra</i>	Black Walnut	17	Good		4	3 - 2-6 inch twig elongation	4	3 - one pest present	4	4	22				Yes
6050	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8.5	Good		4	3 - 2-6 inch twig elongation	4	3 - one pest present	4	4	22				Yes
6051	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	12	Good		4	4	4	3 - one pest present	4	4	23				Yes
6052	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	13	Good		4	4	3 - one major or several minor limbs dead	3 - one pest present	4	4	22				Yes
6053	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	16	Good		4	4	4	3 - one pest present	4	4	23				Yes
6054	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	15.5	Good		4	4	4	3 - one pest present	4	4	23				Yes
6055	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	15	Good		4	4	4	3 - one pest present	4	4	23				Yes
6056	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	13.5	Good		4	4	4	3 - one pest present	4	4	23				Yes
6057	ACNE	<i>Acer negundo</i>	Box Elder Maple	6.5	Good		4	4	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	22				Yes
6058	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	14	Good		4	4	4	5 - no pests present	4	3 - 15-20 years	24				Yes
6059	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	16	Fair	2T: 8	3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6060	ACNE	<i>Acer negundo</i>	Box Elder Maple	6.5	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6061	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	20	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6062	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	6.5	Good		4	3 - 2-6 inch twig elongation	4	5 - no pests present	4	4	24				Yes
6063	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	6.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6064	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	6.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6065	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6066	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	12	Good		4	4	4	5 - no pests present	4	4	25				Yes
6067	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	13	Good		4	4	4	5 - no pests present	4	4	25				Yes
6068	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	10	Good		4	4	4	5 - no pests present	4	4	25				Yes
6069	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	9.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6070	ACNE	<i>Acer negundo</i>	Box Elder Maple	8.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6071	ULPU	<i>Ulmus pumila</i>	Siberian Elm	10.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6072	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	9	Good		4	4	4	5 - no pests present	4	4	25				Yes
6073	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6074	ACNE	<i>Acer negundo</i>	Box Elder Maple	6	Good		4	4	4	5 - no pests present	4	4	25				Yes
6075	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	12	Good		4	4	4	5 - no pests present	4	4	25				Yes
6076	ACNE	<i>Acer negundo</i>	Box Elder Maple	9	Good		4	3 - 2-6 inch twig elongation	4	5 - no pests present	4	4	24				Yes
6077	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	13	Good		4	4	4	5 - no pests present	4	4	25				Yes
6078	ACNE	<i>Acer negundo</i>	Box Elder Maple	13	Good		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6079	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	21	Good		4	4	4	5 - no pests present	4	4	25				Yes
6080	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	13.5	Good	2T: 11.5	4	4	4	5 - no pests present	4	4	25				Yes
6081	ACNE	<i>Acer negundo</i>	Box Elder Maple	9.5	Good		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6082	ACNE	<i>Acer negundo</i>	Box Elder Maple	15	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6083	ACNE	<i>Acer negundo</i>	Box Elder Maple	12	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6084	ACNE	<i>Acer negundo</i>	Box Elder Maple	8.5	Poor		3 - sections of bark missing	2	3 - one major or several minor limbs dead	3 - one pest present	2	2	15	Yes			Yes
6087	MOAL	<i>Morus alba</i>	White Mulberry	10.5	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6088	ACNE	<i>Acer negundo</i>	Box Elder Maple	6	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	2	3 - 15-20 years	19				Yes
6089	ACNE	<i>Acer negundo</i>	Box Elder Maple	16	Fair	Vines	3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes

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SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, L.L.C.
THE EMERSON
PRELIMINARY PUD PLANS
TREE SURVEY

DATE: OCT. 18, 2021

Table with 3 columns: REVISIONS, NA, NA, NA, N/A

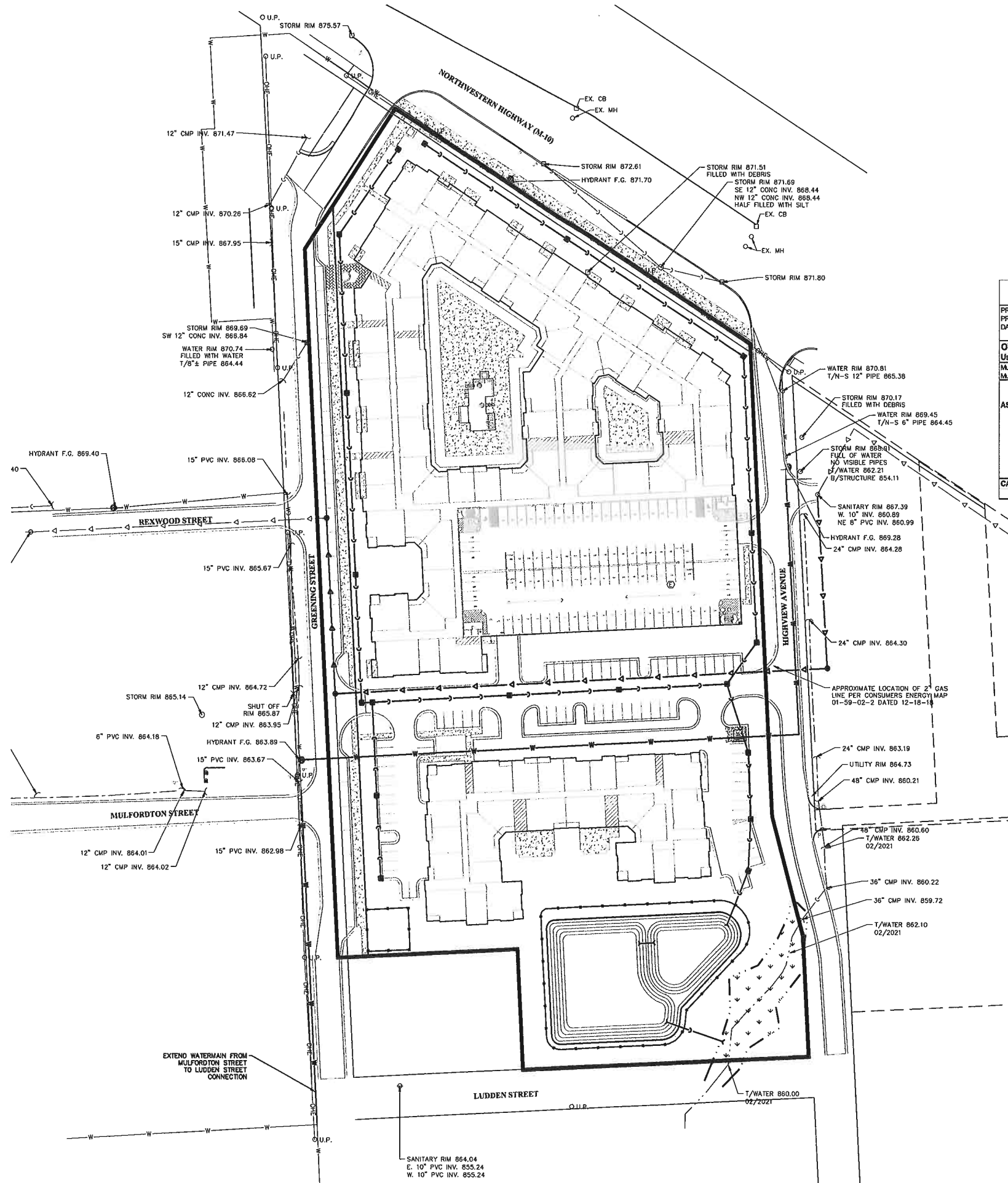
DRAWN BY: NM
CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 19002962
FILE CODE: -
SHEET NO. 4

Northwestern Highway Development - Atwell Project #19002962

Main data table with columns: Tree Tag #, Data Code, Scientific Name, Common Name, DBH (inches), Condition, Comments, Trunk Condition, Growth Rate, Tree Structure, Insects/Disease, Crown Development, Life Expectancy, Total Score, Likely Exempt, Landmark Tree, Invasive Species, To Be Removed.

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NOT FOR CONSTRUCTION



LEGEND

- P — PROPERTY LINE
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER
- M — EX MANHOLE/CATCH BASIN/END SECTION
- M — PROPOSED MANHOLE/CATCH BASIN/END SECTION
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- H — EXISTING HYDRANT
- H — PROPOSED HYDRANT
- G — EXISTING GATE VALVE & WELL
- G — PROPOSED GATE VALVE & WELL
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- M — EXISTING SANITARY SEWER MANHOLE
- M — PROPOSED SANITARY SEWER MANHOLE

**THE EMERSON
SANITARY SEWER BASIS OF DESIGN**

PROJECT NUMBER: 19002982
 PROJECT LOCATION: FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN
 DATE: October 14, 2021

OVERALL DEVELOPMENT Usage	Unit Factors	Unit	REU	POPULATION	AVERAGE FLOW (MGD)	AVERAGE FLOW (CFS)	PEAK FLOW (CFS)
M/M Family Lofts - North	0.8 per unit	250	150	420	0.042	0.065	0.257
M/M Family Lofts - South	0.8 per unit	66	40	111	0.011	0.017	0.068
			190	531	0.053	0.082	0.325

ASSUMPTIONS:

Population = 2.8 people per REU
 Average Usage = 100 gallons per person per day

Peaking Factor = $1.8 + \frac{\sqrt{\text{population}/\text{thousands}}}{4 + \sqrt{\text{population}/\text{thousands}}}$

PEAK FACTOR (Overall): 3.96

ESTIMATED MAXIMUM PEAK FLOW (Overall): 0.33 CFS

CAPACITY ANALYSIS:

Overall Site - Capacity of a 10 pipe @ 0.28% = 1.162 CFS > 0.33

UTILITY NARRATIVE:

Sanitary Sewer
 The site contains an existing 10" sanitary sewer that runs along Rexwood St. The portion of the sewer between Greening St and Highview Ave will be removed and a new sewer alignment will be installed to route through the site between the two proposed buildings. The proposed buildings will be connected to this new sewer line.

Water Main
 The site contains an existing 8" water main that runs along Rexwood St. The portion of the water main between Greening St and Highview Ave will be removed and a new water main alignment will be installed to route through the site between the two proposed buildings. The proposed buildings will be serviced from this new water main. Additionally, with the extension of Greening St from Mulfordton St to Ludden St, the water main will also be extended and connected to the existing water main on Ludden St.

811
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SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
PRELIMINARY UTILITY
PLAN & CALCULATIONS

DATE: OCT. 18, 2021

REVISIONS

SCALE: 1" = 50 FEET
DRAWN BY: NM
CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 19002982
FILE CODE: —
SHEET NO. 7

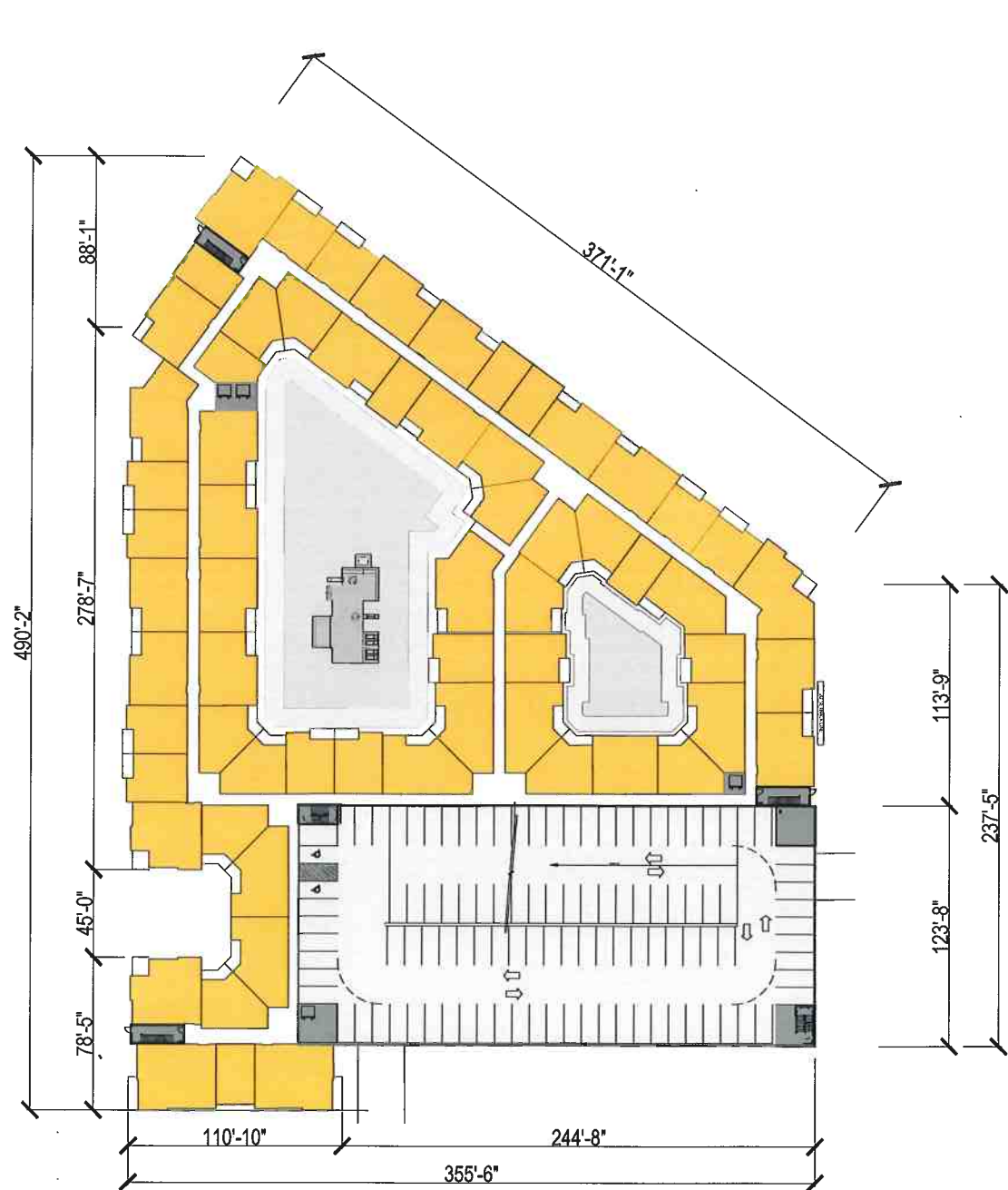
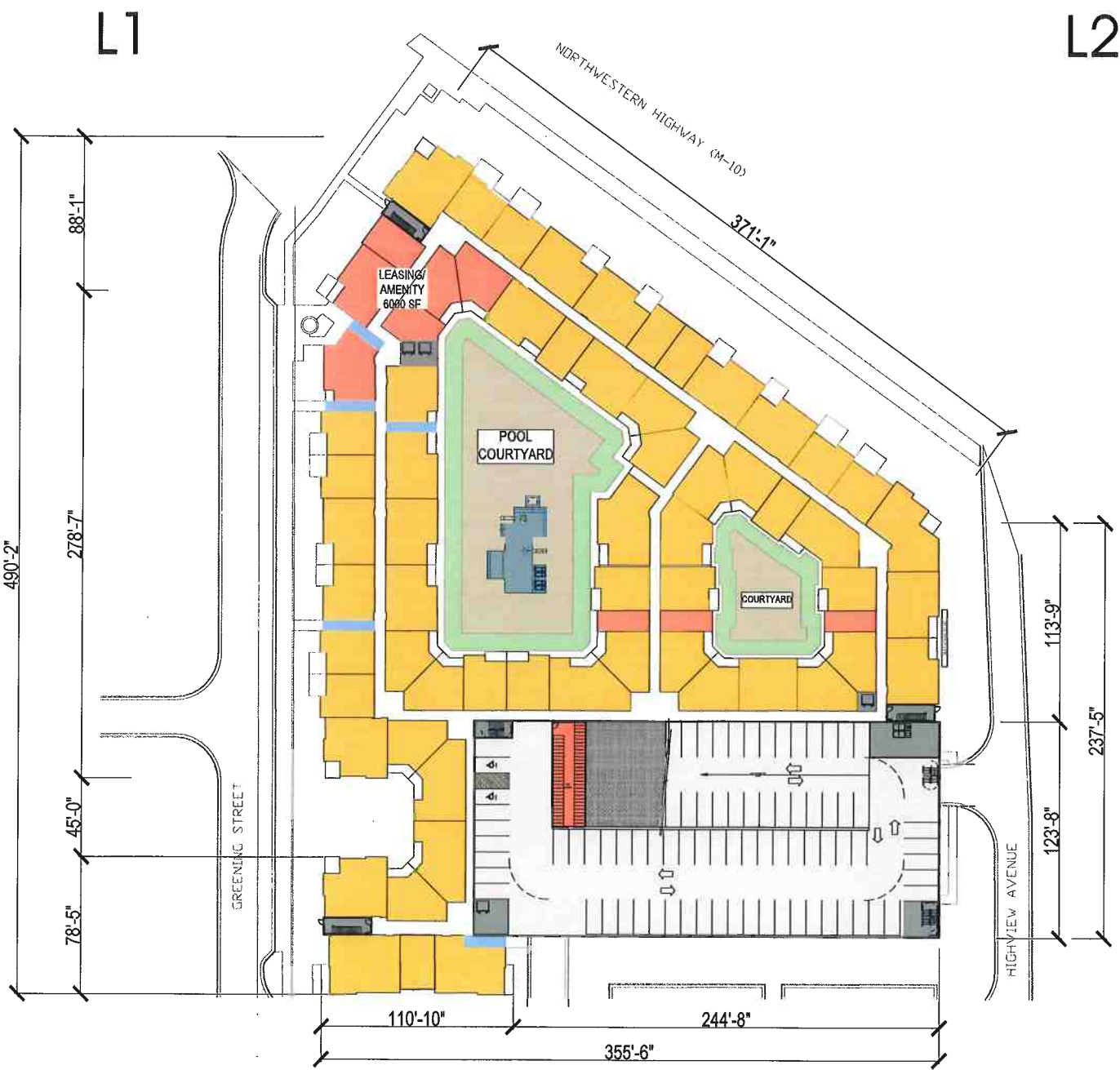
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SITE AERIAL



A201

FLOOR PLANS- 4 STORY BUILDING



- RESIDENTIAL UNITS
- AMENITIES
- BUILDING ENTRANCE
- STAIR/ELEVATOR CORE, TRASH
- GARAGE PARKING

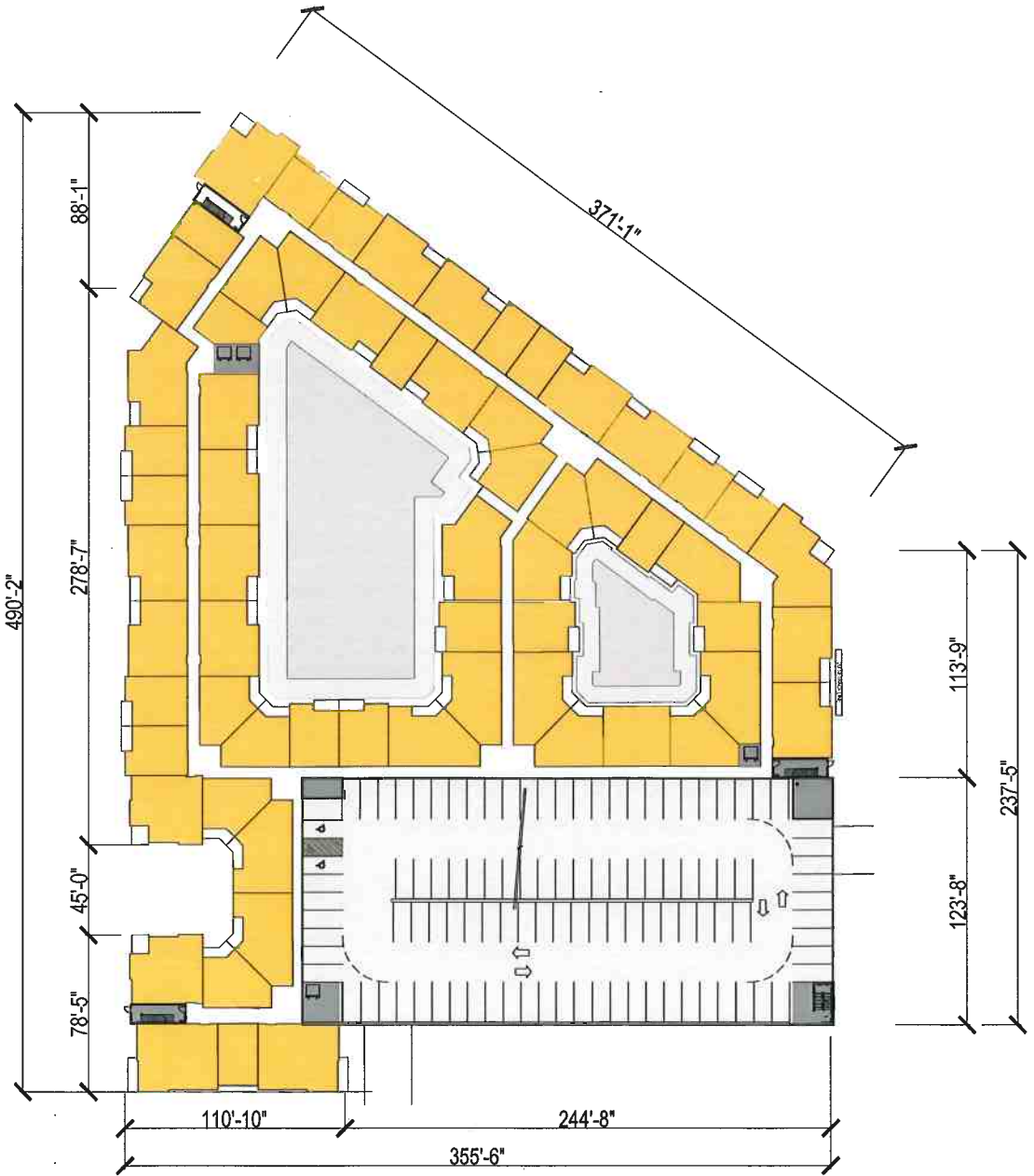
A410

FLOOR PLANS- 4 STORY BUILDING

L3



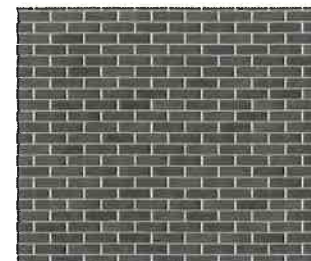
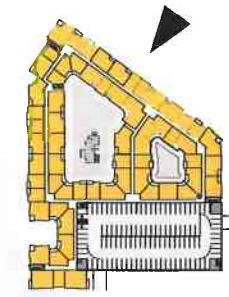
L4



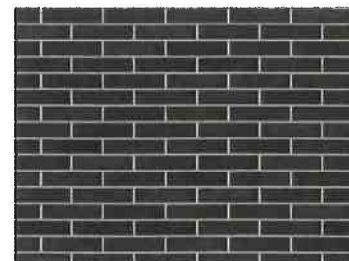
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- BUILDING ENTRANCE
- GARAGE PARKING
- AMENITIES
- STAIR/ELEVATOR CORE, TRASH

A411

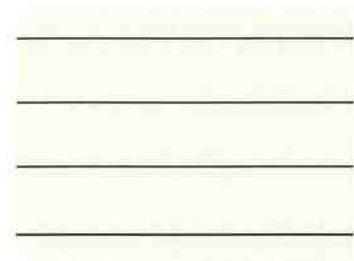
PERSPECTIVE VIEW



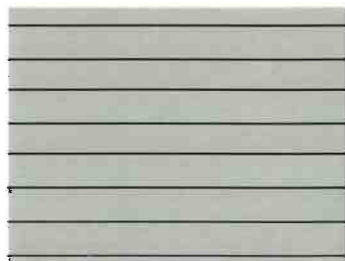
MASONRY
BRICK 1



BRICK 2



CEMENTITIOUS PANEL
HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



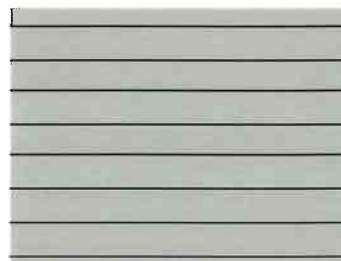
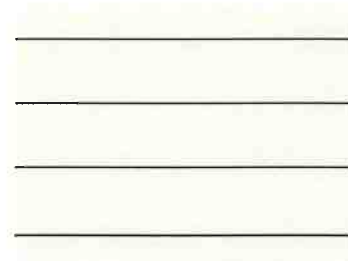
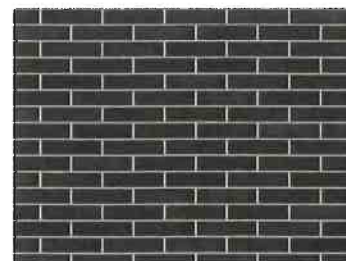
HORIZONTAL SIDING, WOOD LOOK TEXTURE



ROOF

A412

PERSPECTIVE VIEW



MASONRY

BRICK 1

BRICK 2

CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING

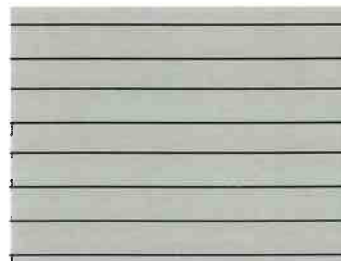
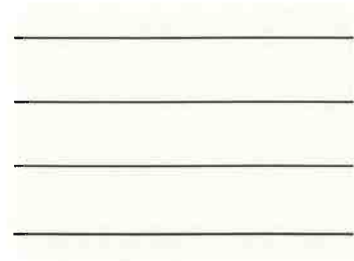
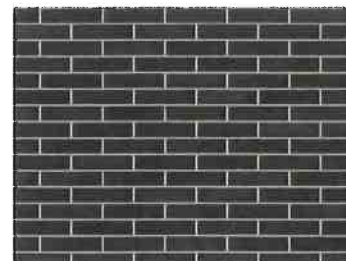
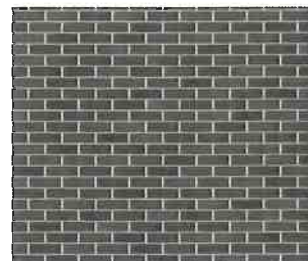
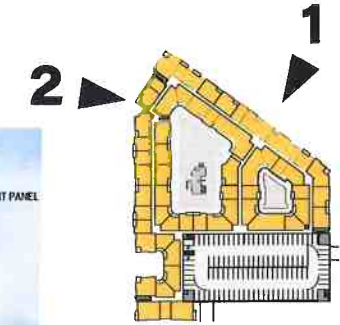
HORIZONTAL LAP SIDING

BOARD AND BATTEN

HORIZONTAL SIDING, WOOD LOOK TEXTURE

ROOF

ELEVATIONS- 4 STORY BLDG



MASONRY

BRICK 1

BRICK 2

CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING

HORIZONTAL LAP SIDING

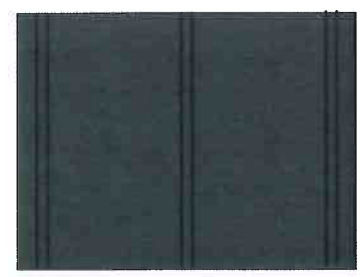
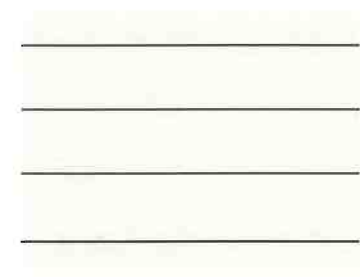
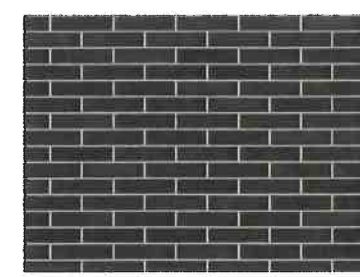
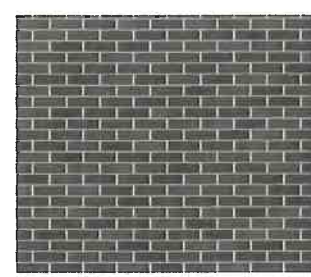
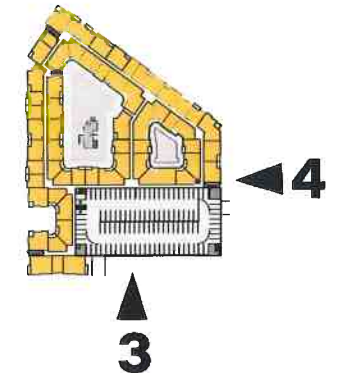
BOARD AND BATTEN

HORIZONTAL SIDING, WOOD LOOK TEXTURE

ROOF

A414

ELEVATIONS- 4 STORY BLDG



MASONRY

BRICK 1

BRICK 2

CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING

HORIZONTAL LAP SIDING

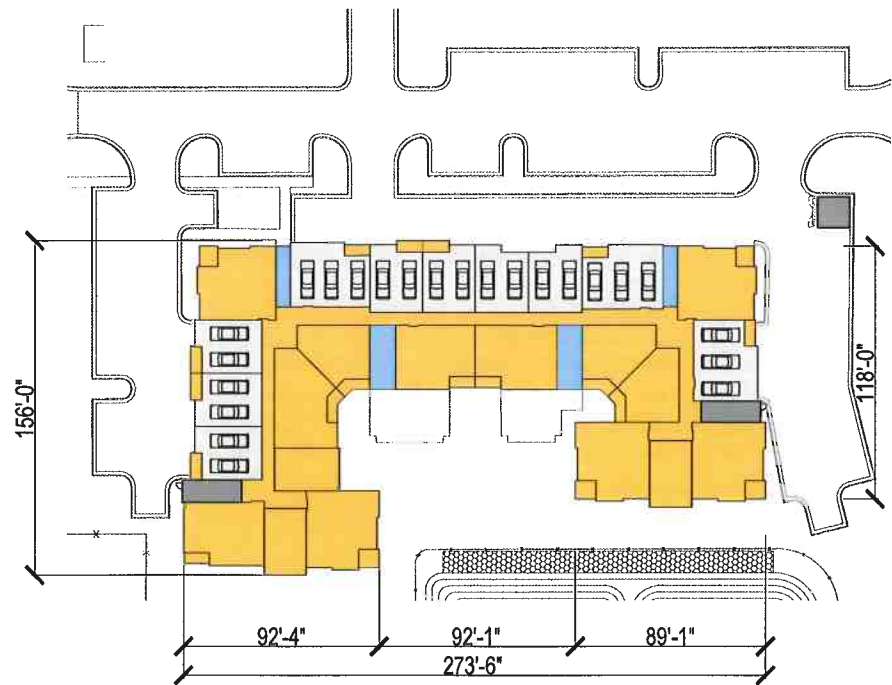
BOARD AND BATTEN

HORIZONTAL SIDING, WOOD LOOK TEXTURE

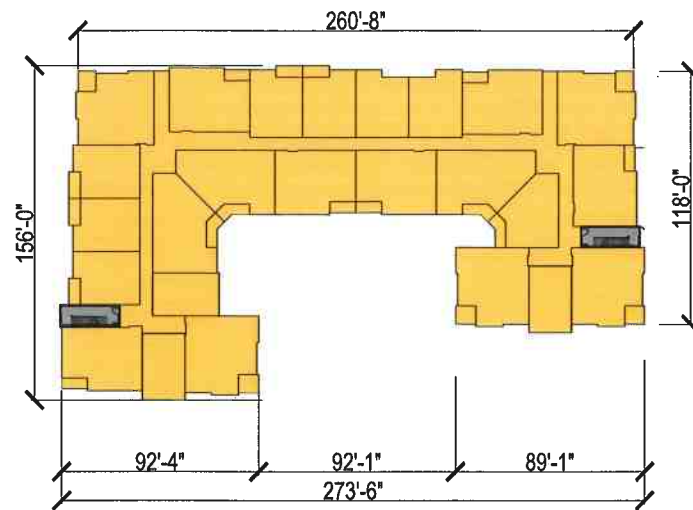
ROOF

FLOOR PLANS- 3 STORY BUILDING

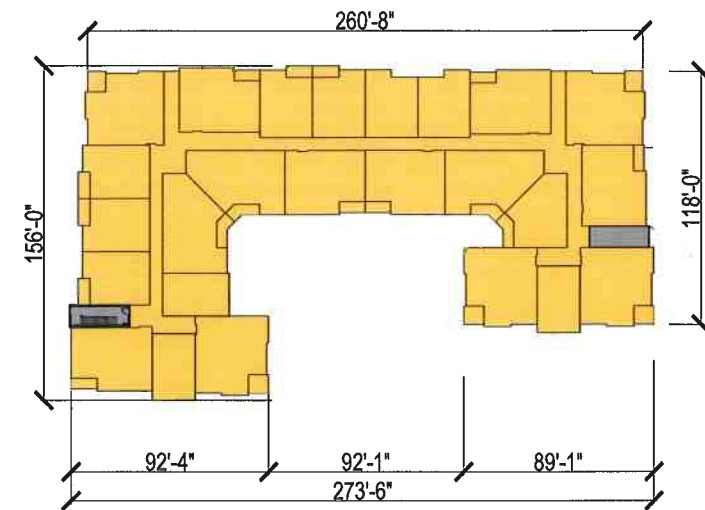
L1



L2



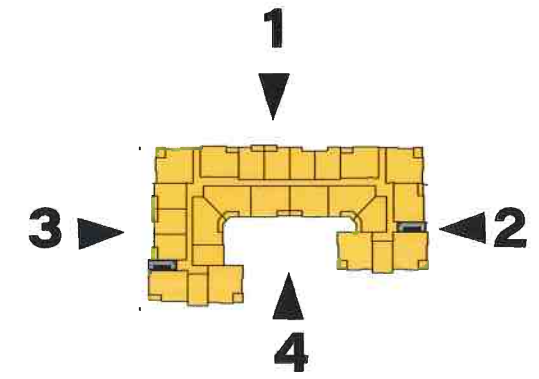
L3



- RESIDENTIAL UNITS
- BUILDING ENTRANCE
- GARAGE PARKING
- AMENITIES
- STAIR/ELEVATOR CORE, TRASH

A416

ELEVATIONS- 3 STORY BUILDING



NORTH ELEVATION



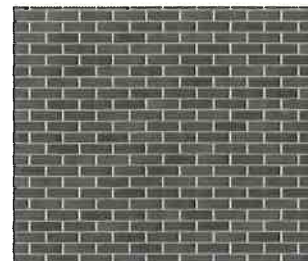
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

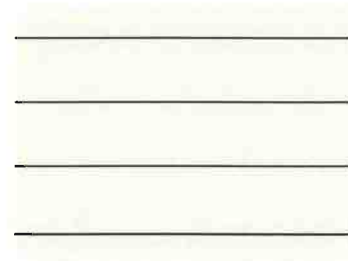


MASONRY

BRICK 1

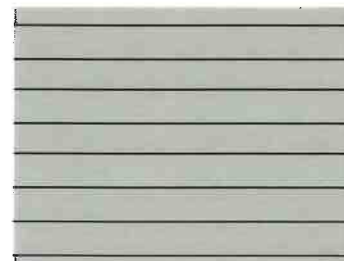


BRICK 2



CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



HORIZONTAL SIDING, WOOD LOOK TEXTURE



ROOF

A417

RENDERING- VIEW FROM NORTHWESTERN HWY

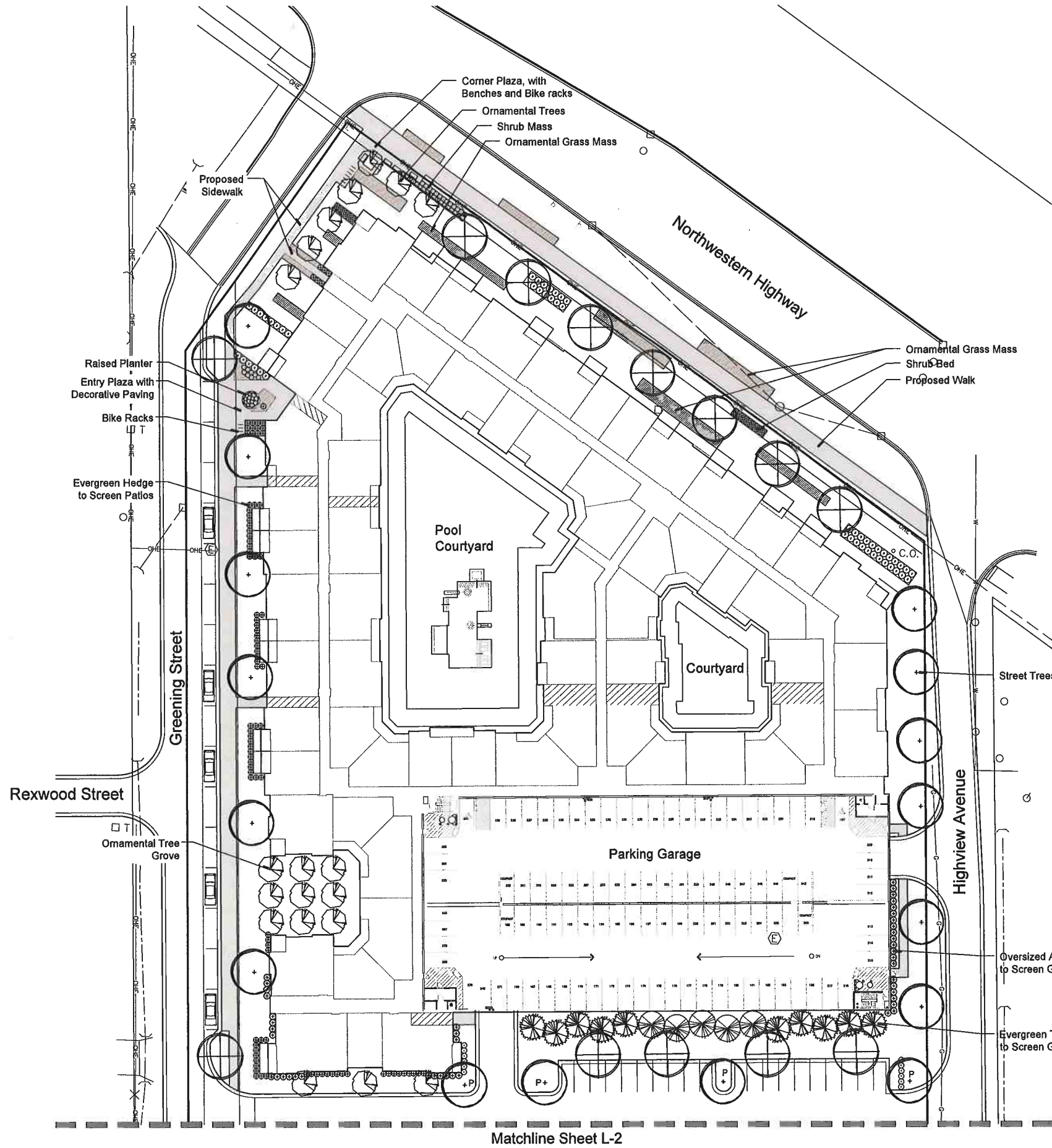


A418

RENDERING- VIEW OF ENTRY ON GREENING ST



A419



Landscape Summary - This Sheet

Parking Lot Landscaping	10,236 s.f.
Paved Area	3.7 Trees (10,236 / 2,800)
Trees Required	4 Trees
Trees Provided	

Legend

- Deciduous Trees
- Evergreen Trees
- Ornamental Tree
- Shrubs
- Perennial / Annual Beds

Precedent Images

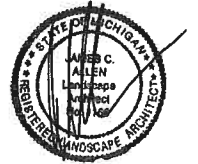
Paving



Site Furnishings



Seal:



Title:
Landscape Plan

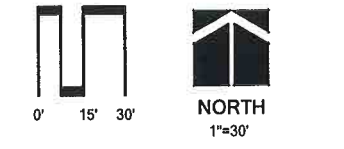
Project:
**The Emerson
 Farmington Hills, Michigan**

Prepared for:
 Alden Development Group
 369 Old Woodward
 Birmingham, Michigan 48009

Revision: Issued:
 Submission October 15, 2021

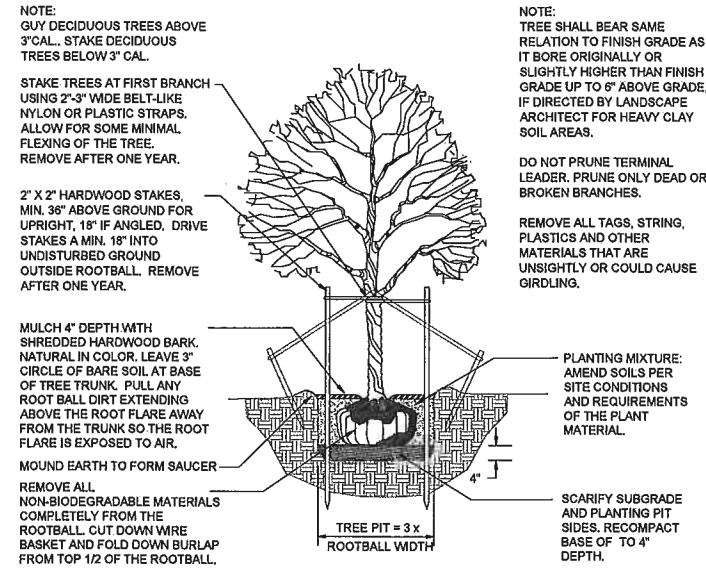
Job Number:
 21-069

Drawn By: Checked By:
 jca jca



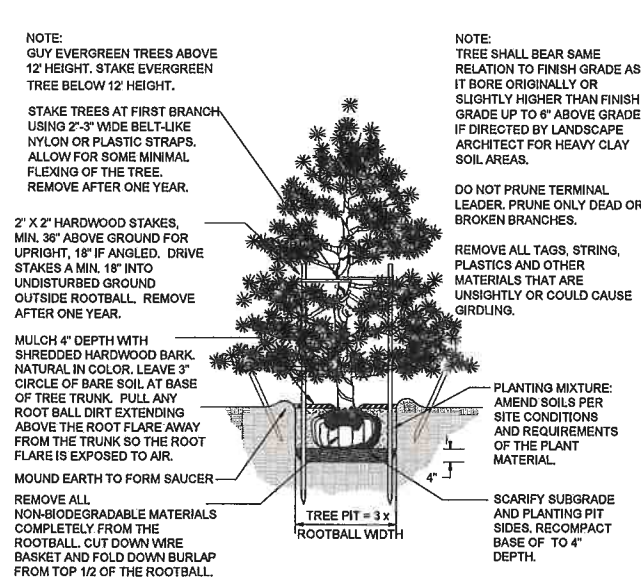
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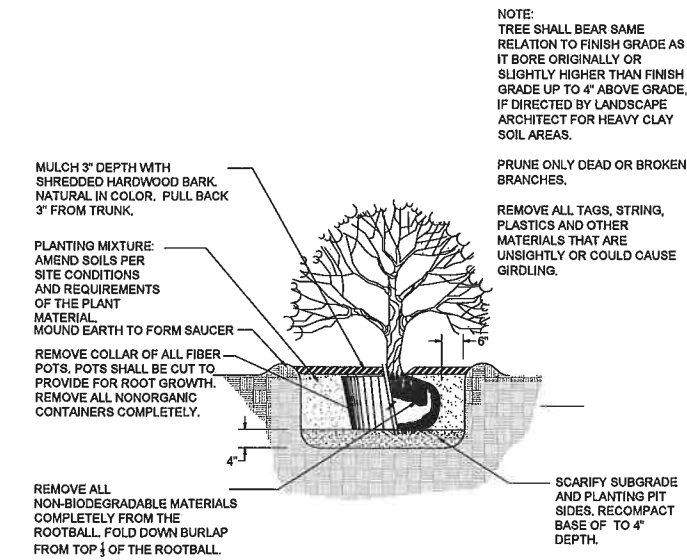
DECIDUOUS TREE PLANTING DETAIL

Not to scale



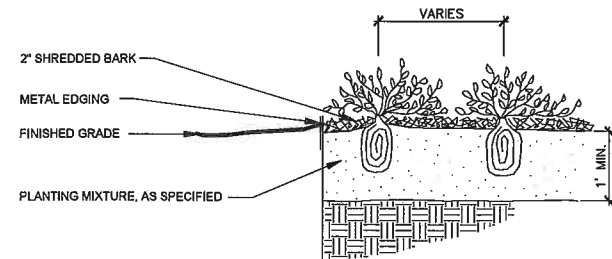
EVERGREEN TREE PLANTING DETAIL

Not to scale



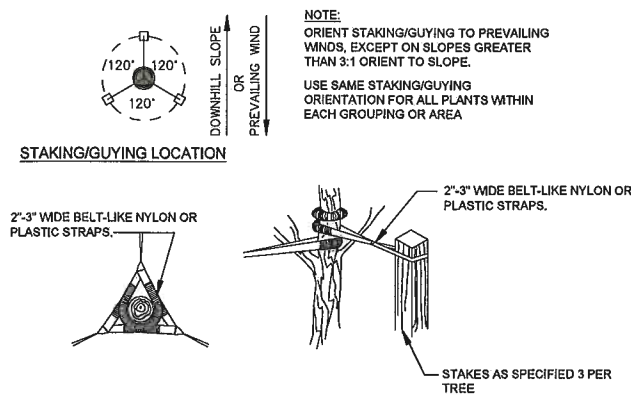
SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

Not to scale



TREE STAKING DETAIL

Not to scale

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheridolph" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:



Title:

Landscape Details

Project:

The Emerson
 Farmington Hills, Michigan

Prepared for:

Allen Development Group
 369 Old Woodward
 Birmingham, Michigan 48009

Revision:

Submission

Issued:

October 15, 2021

Job Number:

21-069

Drawn By:

jca

Checked By:

jca

Sheet No.

L-3





August 24, 2022

Farmington Hills City Council
Farmington Hills City Hall
31555 West Eleven Mile
Farmington Hills, MI 48336-1165

**RE: Request for the Establishment of a Commercial Rehabilitation District for 18
Parcels Located in Farmington Hills, Oakland County, Michigan for Alden
Development Group**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District (CRD) under Public Act 210, as amended for the 18 parcels located in Farmington Hills, Oakland County, Michigan (the “Property”), further described in Attachment A.

Company and Project Synopsis

Alden Development Group (ADG or the “Developer”) is a privately owned real estate and investment company with offices in Southfield and Birmingham, MI. ADG specializes in all areas of real estate development including acquisition, entitlement, development, management, and financing with over 150 years of combined strategic experience. ADG is currently overseeing new development projects totaling over \$400MM, consisting of luxury multi-family projects, mixed-use developments, and Class A office space. Recent successful developments include Brookside Residences in Birmingham, and the Village at Northville, in Northville Twp., Michigan. Combined, these two projects include 28 condos, 102 single-family homes, 64 townhomes, 283 multi-family units, and 88,000 square feet of commercial space.

The proposed CRD contains 18 parcels totaling 6.527 acres, as outlined in table below:

Address	Parcel ID	Acres
Unknown Address	22-23-02-104-005	0.106
Northwestern Highway	22-23-02-102-002	0.356
Northwestern Highway	22-23-02-102-003	0.046
Northwestern Highway	22-23-02-102-004	0.274
Unknown Address	22-23-02-102-005	0.224
32905 Northwestern Highway	22-23-02-102-013	1.607
Unknown Address	22-23-02-104-001	1.056
32125 Highview Avenue	22-23-02-104-004	1.016
31310 Ludden Street	22-23-02-106-016	0.739
Unknown Address	22-23-02-106-001	0.224
Unknown Address	22-23-02-106-002	0.172
31151 Mulfordton Street	22-23-02-106-003	0.158
Mulfordton Street	22-23-02-106-005	0.053
Mulfordton Street	22-23-02-106-006	0.053
Mulfordton Street	22-23-02-106-007	0.150
Unknown Address	22-23-02-106-012	0.053
Unknown Address	22-23-02-106-013	0.187
Mulfordton Street	22-23-02-106-015	0.053

***Request for Establishment of a Commercial Rehabilitation District
for 18 Parcels Located in Farmington Hills
for Alden Development Group***

The property is bounded by Northwestern Highway to the north, Highview Avenue to the east, Greening Street (extended) to the west, and Ludden Street (extended) to the south. The proposed CRD currently contains a single and partial two-story bowling alley of 19,920 square feet, a single-story former residential dwelling of 1,424 square feet, and vacant land. Current business operations at the bowling alley consist of general office, recreational, food preparation, and dining activities.

The proposed Emerson Luxury Lofts of Farmington Hills will include the demolition of the current buildings and the construction of two residential apartment buildings consisting of the Loft Building (250 units ranging from 1 to 3 bedrooms) and the Flats Building (66 units ranging from 1 to 3 bedrooms), and a parking garage that will accommodate 416 spaces.

PA 210 Request

This application documents the request for the establishment of a Commercial Rehabilitation District.

The proposed CRD is eligible as defined by Public Act 210, as amended because it is an area not less than 3 acres in size and consists of one or more parcels or tracts of land or a portion of a parcel or tract of land, that is a qualified facility. The parcel containing the bowling alley is eligible because it's a demonstrated commercial use over the past 15 years.

The developer intends to consolidate the parcels once they have been acquired, therefore making the consolidated parcel within the proposed CRD eligible.

Acquisition Timeline

The Property will be acquired by Alden Development Group in the Fall of 2022, with a construction timeline of 24 months starting in spring 2022.

Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the existing area into a viable, long-term development. Since the beginning of the COVID-19 pandemic, the cost of construction has significantly increased and remains volatile. Coupled with the shortage of labor related to skilled trades and the increased demand for construction materials, construction costs have increased as much as 25% from pre-pandemic costs. In addition, rising interest rates have increased the costs of project financing.

Also factoring in the project investment is the City's request to include several infrastructure improvements to the surrounding project area, which is estimated to add approximately \$1,500,000 in additional costs. Due to these factors, the project would not be possible without the receipt of a Commercial Rehabilitation Tax Abatement, which would help to secure financing for the project by reducing operating costs (property taxes) and in turn allowing the project to meet commercial construction lender's minimum debt service standards.

***Request for Establishment of a Commercial Rehabilitation District
for 18 Parcels Located in Farmington Hills
for Alden Development Group***

Closing

Alden Development Group is excited to add the Emerson Lofts project to their existing assets in Oakland County and looks forward to working in partnership with Farmington Hills to ensure this project is successful and provides a lasting economic benefit to the City.

Respectfully submitted,



Tom Herbst
Alden Development Group, LLC
tom.herbst@dpkland.com
(248) 835-6557

Submitted with Assistance from:
Ryan Higuchi
PM Environmental, Inc.
higuchi@pmenv.com
(248) 414-1432

Attachments:

Attachment A: Detailed Project Description
Attachment B: Parcel Map

cc: Cristia Brockway, City of Farmington Hills

Attachment A



General Description

The requested Commercial Rehabilitation District (CRD) is bounded by Northwestern Highway to the north, Highview Avenue to the east, Greening Street (extended) to the west, and Ludden Street (extended) to the south. The proposed district contains 18 parcels, totaling approximately 6.527 acres. Currently, two of the parcels are developed, with a single two-story commercial building containing a bowling alley (19,920 square feet) on one parcel and one single-story residential dwelling (1,424 square feet) on another parcel. The remaining parcels are currently vacant. Historically, the southern parcels were developed prior to 1940 for residential purposes. A portion of the bowling alley was constructed between 1949 and 1951 with the west side addition completed between 1957 and 1963. It has since been operated as a bowling alley, with a restaurant within the bowling alley, since at least 1968, offices for a school equipment supplier between 1971 and 1987, and offices for a construction company within the bowling alley since at least 1999. Additionally, the parking lot and field have been utilized for retail sales of flowers and produce, as well as fireworks and Christmas trees since at least 2008.



Description of Proposed Use

The project involves the construction of two residential apartment buildings that include the Loft Building, a four-story wrap style building of approximately 283,000 total square feet, and the Flats Building, a three-story wrap style building of approximately 74,000 total square feet. The Loft Building will wrap around a parking garage and include several amenities that include three courtyards, a pool, and fitness center. The Flats Building will feature a dog park, covered (tucked-under) private garages, and full use of the Loft Building amenities.

Building	Stories	Parking Spaces	Unit Count	1-Bedroom	2-Bedroom	3-Bedroom
Loft Building	4	416	250	124	103	23
Flats Building	3	94	66	31	32	3
Total		510	316	155	135	26

Nature and Extent of the Rehabilitation

Prior to the construction of the Lofts and Flats Buildings, the asbestos containing materials will be abated from the existing buildings before they are demolished. The new buildings will be equipped with high quality architectural features that will include energy efficient heating, cooling and ventilation systems, energy efficient windows and doors, as well as modern kitchen and bathroom cabinetry, and energy-efficient appliances and fixtures.

In addition, the project will include several improvements to the surrounding City infrastructure. These improvements include:

- The paving of Rexwood, Greening, Mulfordton, Highview, and Ludden Streets,
- The construction of sanitary sewer along Greening, Mulfordton, and Highview Streets, as well as areas within the Southern Residential Service Area,
- Storm Sewer along Rexwood, Greening, Mulfordton, Highview, and Ludden Streets,

- Watermain along Greening, Mulfordton, and Highview Streets, as well as areas within the Southern Residential Service Area,
- Enclosure of approximately 230 linear feet of county drain,
- Sidewalk replacement/construction and landscape improvements along Northwestern Highway, Greening and Highview Streets,
- The extension of Ludden Street's right-of-way between Greening Street and Highview Street,
- The enclosure of approximately 230 feet of county drain, and
- The installation of sidewalks and landscaping along Northwestern Highway, Greening and Highview Streets.



Descriptive List of the Fixed Building Equipment

Renovations and new fixed building equipment and materials for the project include:

- Masonry
- Carpentry; including framing, kitchen cabinetry, vanities, trim work
- Thermal and Moisture Protection; roofing system, caulking and sealing, waterproofing
- Doors and Windows; curtain wall and exterior doors, interior doors/frames/hardware
- Mechanical; plumbing and HVAC
- Electrical; electrical work, security system, and communications
- Fire alarm/suppression system
- Finishes; drywall and steel studs/insulation, hard tile, hardwood/LVT flooring, painting
- Specialties; elevators, fire extinguishers, toilet accessories, and appliances.

Time Schedule

Construction activities are anticipated to commence in the fall of 2022 with a construction timeline of approximately 24 months.

Statement of Economic Advantages

Alden Development Group (ADG) intends to apply for a 10-year period under the provisions of a Public Act 210 Commercial Rehabilitation tax abatement. Funding for the complete rehabilitation is sourced from owner equity and permanent financing, with an estimated hard cost estimate of \$63.8 million, and an estimated total project investment of \$76.5 million.

The granting of the tax abatement will not result in any fewer taxes to the city in the short-term or long-term. On a short-term basis approximately 350 full-time equivalent (FTE) construction jobs will be created. On a long-term basis, the proposed development will create approximately 10 FTE jobs directly by the Developer. Other economic benefits include:

- The addition of two, high quality buildings along an established commercial corridor that will act as a gateway into the city
- Significant increase in property tax value
- Large scale infrastructure improvements that will facilitate the surrounding and adjacent properties for future development

- The addition of an estimated 630 new residents to the City of Farmington Hills
- Increased consumer spending and support of existing businesses within Farmington Hills
- Pedestrian scale improvements that fit placemaking and enhanced walkability that include improved sidewalks, streetscaping and a dog park

All taxes associated with the property are current as of the submission of this request.

The project is also being considered for a Brownfield Plan under Public Act 381. Following expiration of the 10-year abatement the building will deliver a significant increase in tax revenue.



Legal Descriptions

Parcel Number: 22-23-02-104-005

Address: Unknown Address

Acres: 0.106

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 13 & 14 BLK M

Parcel Number: 22-23-02-102-002

Address: Northwestern Highway

Acres: 0.356

Legal Description: T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4, BEG AT SW COR OF LOT 141 'SUPERVISOR'S SUB NO 7', TH N 88-34-30 W 170 FT, TH N 01-33-00 E 151.08 FT, TH S 52-20-00 E 30.95 FT, TH S 01-33-00 W 17.73 FT, TH S 88-34-30 E 22.5 FT, TH N 01-33-00 E 1.25 FT, TH S 52-50-00 E 151.65 FT, TH S 01-33-00 W 26.46 FT TO BEG VACATED LOTS 142 - 149 & LOT 151 0.30 AF37D

Parcel Number: 22-23-02-102-003

Address: Northwestern Highway

Acres: 0.046

Legal Description: T1N, R9E, SEC 2 SUPERVISOR'S SUB NO 7 LOTS 140 & 141, ALSO THAT PART OF N 1/2 OF VAC FORD AVE LYING BETWEEN W LINE OF LOT 141 EXT SLY, & THE SWLY LINE OF NORTHWESTERN HWY

Parcel Number: 22-23-02-102-004

Address: Northwestern Highway

Acres: 0.274

Legal Description: T1N, R9E, SEC 2 PART OF NW 1/4 TAKEN FOR HWY SERVICE RD LYING NLY OF PARCEL 23-02-102-006

Parcel Number: 22-23-02-102-005

Address: Unknown Address

Acres: 0.224

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 21 TO 24 INCL BLK L

Parcel Number: 22-23-02-102-013

Address: 32905 Northwestern Highway

Acres: 1.607

Legal Description: T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4 BEG AT SW COR LOT 15-BLK L OF 'FARMINGTON HEIGHTS', TH N 89-57-00 W 290 FT, TH N 00-03-00 E 115 FT, TH S 89-57-00 E 90 FT, TH N 00-03-00 E 115 FT, TH SELY ALG SLY LI FORD AVE SERVICE DR TO ELY LI LOT 32, TH N 01-28-30 E 87 FT, TH S 88-34-30 E 10.76 FT, TH S 52- 20-00 E 187 FT, TH S 01-13-30 W 119.55 FT, TH N 89-57-00 W 82.10 FT, TH N 00-03-00 E 115 FT, TH N 88-34-30 W 40 FT, TH S 00-03-00 W 115 FT TO BEG, ALSO ALL OF LOTS 15 & 16-BLK L OF 'FARMINGTON HEIGHTS'

Parcel Number: 22-23-02-104-001

Address: Unknown Address

Acres: 1.056

Legal Description: T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4 BEG AT SE COR LOT 12-BLK M OF 'FARMINGTON HEIGHTS', TH N 89-57-00 W 250 FT, TH N 00-03-00 E 230 FT, TH S 89-57-00 E 150 FT, TH S 00-03-00 W 115 FT, TH S 89-57-00 E 100 FT, TH S 00-03-00 W 115 FT TO BEG 1.10 AVAC LOTS 1-12 & 21-27 BLK M

Parcel Number: 22-23-02-104-004

Address: 32125 Highview Avenue

Acres: 1.016

Legal Description: T1N, R9E, SEC 2 PART OF W 1/2 OF NW 1/4 BEG AT SE COR LOT 20-BLK M OF 'FARMINGTON HEIGHTS', TH N 00-10-30 W 230 FT, TH N 89-57-00 W 262.20 FT, TH S 00-03-00 W 115 FT, TH S 89-57-00 E 140 FT, TH S 00-03-00 W 115 FT, TH S 89-57-00 E 123.16 FT TO BEG 1.02 A VAC LOTS 15-20 & 28-40 BLK M

Parcel Number: 22-23-02-106-016

Address: 31310 Ludden Street

Acres: 0.739

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 9 TO 17 INCL, ALSO LOTS 32 TO 36 INCL BLK N

Parcel Number: 22-23-02-106-001

Address: Unknown Address

Acres: 0.224

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 22, 23 & 24, ALSO W 15 FT OF LOT 25 BLK N

Parcel Number: 22-23-02-106-002

Address: Unknown Address

Acres: 0.172

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS E 5 FT OF LOT 25, ALSO ALL OF LOTS 26, 27 & 28 BLK N

Parcel Number: 22-23-02-106-003

Address: 31151 Mulfordton Street

Acres: 0.158

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 29, 30 & 31 BLK N

Parcel Number: 22-23-02-106-005

Address: Mulfordton Street

Acres: 0.053

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 38 BLK N

Parcel Number: 22-23-02-106-006

Address: Mulfordton Street

Acres: 0.053

Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 39 BLK N

Parcel Number: 22-23-02-106-007
Address: Mulfordton Street
Acres: 0.150
Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 40 TO 42 INCL BLK N

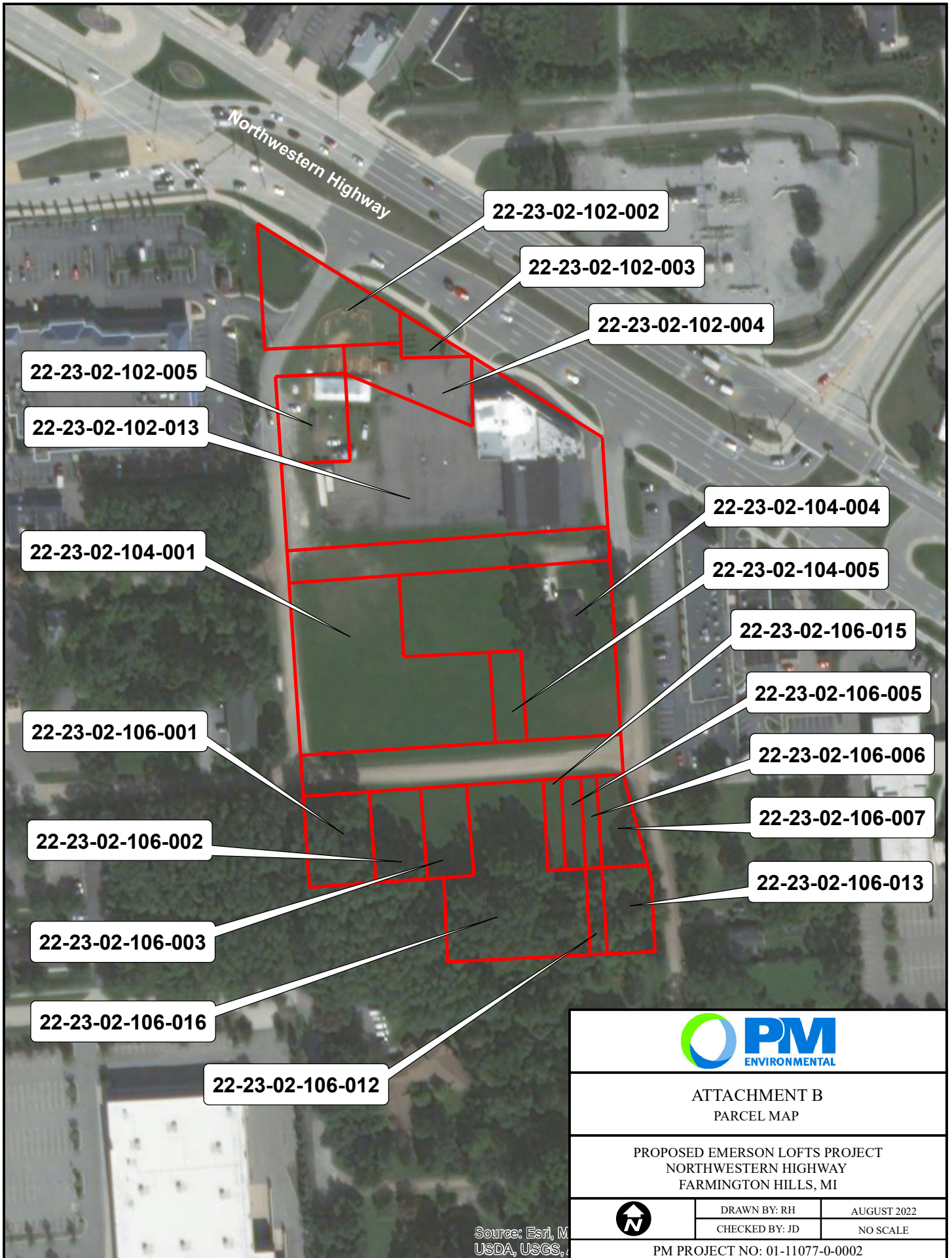
Parcel Number: 22-23-02-106-012
Address: Unknown Address
Acres: 0.053
Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 18 BLK N

Parcel Number: 22-23-02-106-013
Address: Unknown Address
Acres: 0.187
Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOTS 19, 20 & 21 BLK N

Parcel Number: 22-23-02-106-015
Address: Mulfordton Street
Acres: 0.053
Legal Description: T1N, R9E, SEC 2 FARMINGTON HEIGHTS LOT 37 BLK N

Attachment B





Northwestern Highway

22-23-02-102-002

22-23-02-102-003

22-23-02-102-004

22-23-02-102-005

22-23-02-102-013

22-23-02-104-004

22-23-02-104-001

22-23-02-104-005

22-23-02-106-015

22-23-02-106-001

22-23-02-106-005

22-23-02-106-006

22-23-02-106-002

22-23-02-106-007

22-23-02-106-013

22-23-02-106-003

22-23-02-106-016

22-23-02-106-012



ATTACHMENT B
PARCEL MAP

PROPOSED EMERSON LOFTS PROJECT
NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MI



DRAWN BY: RH

AUGUST 2022

CHECKED BY: JD

NO SCALE

PM PROJECT NO: 01-11077-0-0002

Source: Esri, M
USDA, USGS,



Emerson Luxury Lofts of Farmington Hills

Project Overview

June 2022

City of Farmington Hills

The Development Team



- Privately owned real estate and investment company
- Offices in Southfield and Birmingham, MI
- Focuses on ground-up development, land acquisition, general real estate, real state investment
- Over 150 years of strategic experience

\$275 Million

Multi-Family Residential
Condominium Development
Single-Family Residential Communities
Commercial/Office/Retail Development
Hospitality Development



- Award winning, full-service consulting, engineering, and construction services firm
- Offices nationwide
- Focus on the real estate and land development, power and energy and oil and gas markets.

HUMPHREYS & PARTNERS ARCHITECTS

- Award winning architectural design firm
- Offices nationwide
- Specializes in multi-family, mixed-use and hospitality/resort design

The Development Team

Successes in Southeast Michigan



Brookside Residences
Birmingham, Michigan
28 Individual Condo Units
\$75 Million+

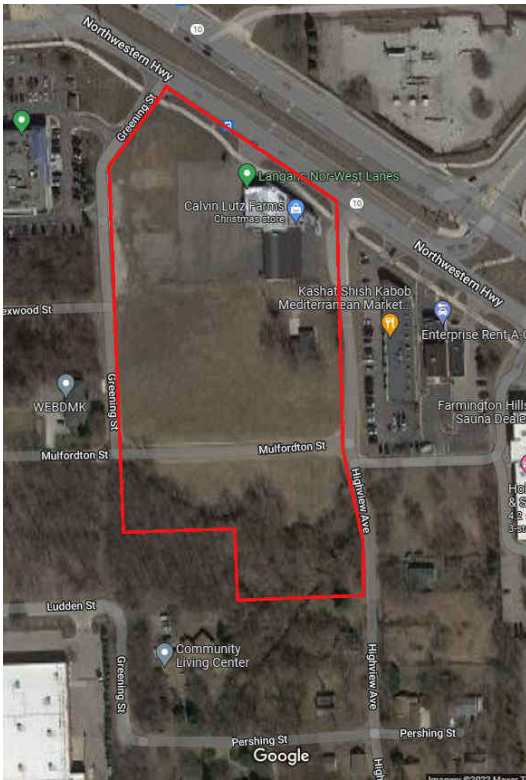


The Peabody Building
Birmingham, Michigan
Mixed Use Commercial/Apartments
\$60 Million+



Village at Northville
Northville, Michigan
102 Single Family Homes, 64
Townhomes, 283 Multi Family Units,
88,000 SF Commercial

Existing Conditions



Existing Conditions

- Located south of Northwestern Highway, east of Orchard Lake Road
- Comprised of 18 separate parcels, of approximately 6.50 acres
- Existing Zoning includes
 - B-3 – General Business District
 - RA-4 – One-Family Residential
 - OS-1 – Office Service
- Mostly undeveloped vacant land
- Two structures present
 - Single-story bowling alley of 20,000 square feet
 - Single-family residential home of 1,425 square feet
 - Both contain asbestos materials



Highview Street



Greening Street

Economic Incentives

Eligibility



Public Act 210 Commercial Rehabilitation Act

Eligibility

- A portion of the project has a demonstrated commercial history within the past 15 years.
- Entire project area eligible if parcels are consolidated

Effect

- Freezes the taxable value of the parcels at their current values for a period of up to 10 years.
- Only local taxes are affected
- City continues to collect property taxes at the current taxable value



Public Act 381 Brownfield Tax Increment Financing

Eligibility

- Eligible as “functionally obsolete” if declared by a Michigan Master Assessor Officer
- Entire project area eligible if parcels are consolidated

Effect

- The difference between the taxes collected before and after the project is completed are refunded to the developer for the cost of eligible activities
- Eligible activities include, demolition, site demolition, utilities abandonment, and asbestos abatement
- Reimbursement would start after PA 210 abatement expires
- Local only plan is being considered. State taxes and debt millages would not be affected

Project Overview

The Emerson Luxury Lofts of Farmington Hills



Loft Building

- 4-story wrap style building
- 250 units, ranging from 1 to 3 bedrooms
- High-quality architectural features
- Parking garage (416 spaces)
- Building amenities
 - 3 Courtyards
 - Pool
 - Fitness Center

Townhomes/Flats Building

- 3-Story walk-up building
- 66 units, ranging from 1 to 3 bedrooms
- Covered garage and surface parking
- Full use of Loft Building amenities
- Dog Park
- Surface and tuck-under parking (94 spaces)

Total Estimated Cost



\$76.5 Million

Construction Timeline



24 Months

Opening in Summer 2024

Conceptual Renderings

The Emerson Luxury Lofts of Farmington Hills



**Loft Building
North Elevation**



**Townhomes/Flats Building
North Elevation**

Layout Concept

The Emerson Luxury Lofts of Farmington Hills



Community Benefits

Development Benefits

- High-quality building that acts as a gateway to the City
- Urban infill development that serves a transition between adjacent uses
- Significant increase in property tax revenue
- Infrastructure improvements positions the surrounding/adjacent properties for spin off developments
- Addition of an estimated **620** new Farmington Hills residents targeting young professionals
- Increased consumer spending, supporting existing business within Farmington Hills
- Pedestrian scale improvements that fit placemaking and enhanced walkability through new and improved sidewalks right of way landscaping, and public dog park.
- Creation of an estimated **350** construction related jobs.
- Additional sidewalks along Greening and Highview Streets.



Current View of Nor-West Lanes

Community Benefits



**Conceptual View
Along Northwestern Highway**



Outdoor Gathering Space



Pool and Courtyard Area

Community Benefits

Infrastructure Improvements

Additional Improvements Requested by the City

City Right of Way	Asphalt Paving	Sanitary Sewer	Storm Sewer	Watermain
Rexwood Street	✓		✓	
Greening Street	✓	✓	✓	✓
Mulfordton Street	✓	✓	✓	✓
Highview Avenue	✓	✓	✓	✓
Ludden Street	✓		✓	
Southern Residential Service Area		✓		✓

- Creation and extension of Ludden Street right of way between Greening Street and Highview Street
- Enclosure of approximately 230 feet of county drain



Conceptual Greening Street Improvements

Project Investment

Financial Need



Project Financing	\$53,500,000
<u>Private Equity</u>	<u>\$23,000,000</u>
Total Project Cost:	\$76,500,000



Approximately **\$1,500,000** of additional costs related to requested infrastructure improvements of the surrounding area.



Construction materials have increased as high as 25% since the pandemic and remain volatile



Labor shortage within the skilled trade work force are driving up the costs of construction



Rising interest rates have increased the costs of project financing.

Questions?

Ryan Higuchi

Project Consultant

(248) 414-1432

higuchi@pmenv.com

Tom Herbst

Development Team

(248) 430-8888

therbst@aldendevlopment.com

THANK YOU!

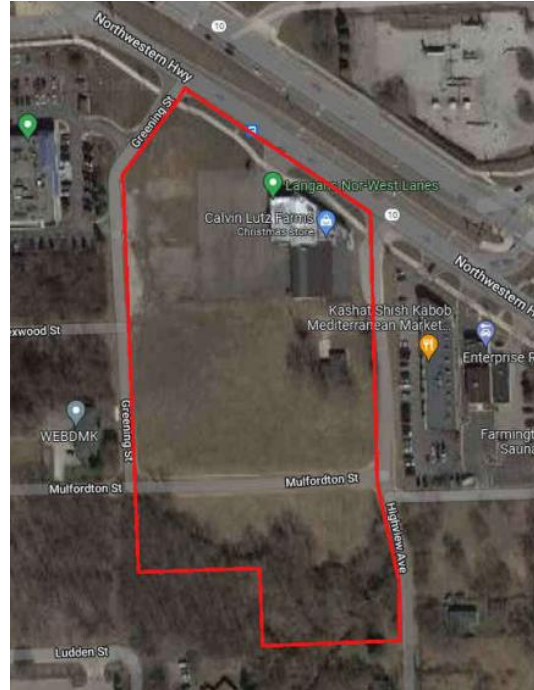


**NOTICE OF PUBLIC HEARING
CITY OF FARMINGTON HILLS
MONDAY, OCTOBER 24, 2022 AT 7:30PM**

Please take notice that the Farmington Hills City Council will hold a Public Hearing in the Farmington Hills City Hall Council Chambers, 31555 West Eleven Mile Road, Farmington Hills, MI 48336 on Monday, October 24, 2022, at 7:30 p.m. for the following purpose:

Consideration of a Commercial Rehabilitation District for Alden Development Group, LLC including the following parcels and adjacent alleyways in Farmington Hills:

- 32905 Northwestern 22-23-02-102-013
- Vacant 22-23-02-102-002
- Vacant 22-23-02-102-003
- Vacant 22-23-02-102-005
- Vacant 22-23-02-102-004
- Vacant 22-23-02-104-001
- Vacant 22-23-02-104-005
- 32125 Highview 22-23-02-104-004
- Vacant 22-23-02-106-001
- Vacant 22-23-02-106-002
- 31151 Mulfordton 22-23-02-106-003
- 31310 Ludden 22-23-02-106-016
- Vacant 22-23-02-106-015
- Vacant 22-23-02-106-005
- Vacant 22-23-02-106-006
- Vacant 22-23-02-106-007
- Vacant 22-23-02-106-013
- Vacant 22-23-02-106-012
- Three abutting alleyways identified as (1) Mulfordton Street between Greening Street and Highview Avenue, (2) Rexview Street between Greening Street and Highview Avenue and (3) a portion of Ludden Street up to Highway Avenue.



The public is invited to participate in the public hearing. Comments may be submitted in writing or via email to Pamela Smith, City Clerk, 31555 W. 11 Mile Road, Farmington Hills, MI 48336 or psmith@fhgov.com.

Publish: October 13, 2022

Pamela B. Smith, City Clerk



Office of City Manager

Ingrid Tighe
Oakland County Economic Development
2100 Pontiac Lake Road 41W
Waterford, MI 48328

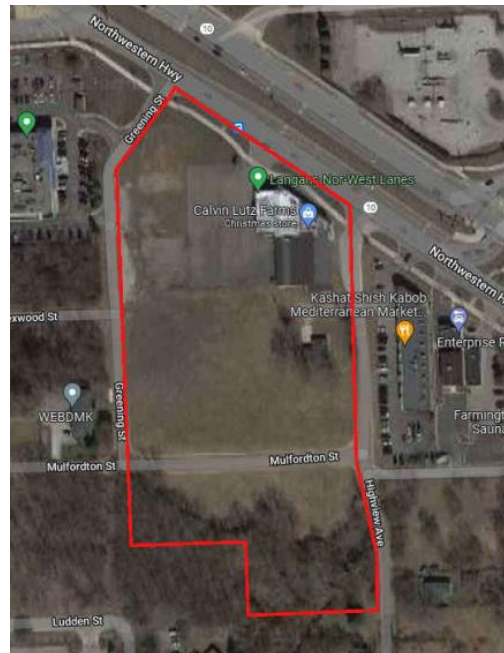
October 4, 2022

NOTICE OF PUBLIC HEARING
CITY OF FARMINGTON HILLS
MONDAY, OCTOBER 24, 2022 7:30 P.M.

Farmington Hills City Hall, 31555 West Eleven Mile Road, Farmington Hills, MI 48336

The Farmington Hills City Council will conduct a public hearing for the purpose of considering a Commercial Rehabilitation District for Alden Development Group, LLC including the following parcels and adjacent alleyways in Farmington Hills:

- 32905 Northwestern 22-23-02-102-013
Vacant 22-23-02-102-002
Vacant 22-23-02-102-003
Vacant 22-23-02-102-005
Vacant 22-23-02-102-004
Vacant 22-23-02-104-001
Vacant 22-23-02-104-005
32125 Highview 22-23-02-104-004
Vacant 22-23-02-106-001
Vacant 22-23-02-106-002
31151 Mulfordton 22-23-02-106-003
31310 Ludden 22-23-02-106-016
Vacant 22-23-02-106-015
Vacant 22-23-02-106-005
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Vacant 22-23-02-106-007
Vacant 22-23-02-106-013
Vacant 22-23-02-106-012
Three abutting alleyways identified as (1) Mulfordton Street between Greening Street and Highview Avenue, (2) Rexview Street between Greening Street and Highview Avenue and (3) a portion of Ludden Street up to Highway Avenue.



The public is invited to participate in the public hearing. Comments may be submitted in writing or via email to Pamela Smith, City Clerk, 31555 W. 11 Mile Road, Farmington Hills, MI 48336 or psmith@fhgov.com.

Sincerely,

Cristia Brockway
Economic Development Director
248-871-2506
cbrockway@fhgov.com

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – October 24, 2022

SUBJECT: Consideration of amending the site plan approval requirement that prevents left turns from the Arboretum drive approach (27500 Drake Road) to southbound Drake Road and, Rescinding **Traffic Control Order TM-55-1989** that prohibits left turns from the Arboretum drive approach to southbound Drake Road.

Administrative Summary

- In 1989, potential traffic concerns were brought to City Council’s attention by Drake Road residents during the site plan approval process for the Arboretum development located at the southeast corner of Drake Road and 12 Mile Road.
- At that time, the City received a petition from area residents requesting that the proposed drive located on the Drake Road frontage of the development be eliminated to reduce southbound traffic on Drake Road.
- Taking the concerns of the area residents at that time into consideration, City Council prohibited left turns from the Arboretum’s Drake Road approach to southbound Drake Road through the approval of a traffic control order and required that the drive approach be revised such that it be constructed to physically prevent left turns.
- Since 1989, many conditions have changed. Drake Road has been converted from a gravel to paved condition from 11 Mile to I-696, 12 Mile Road was reconstructed as a boulevard from Haggerty to Farmington, and M-5 was completed. All of these modifications have impacted traffic patterns.
- In addition, Olympia Development constructed the new Mercedes-Benz Financial Headquarters in 2020 at the southwest corner of 12 Mile and Drake Roads. It has an access directly across from the Arboretum’s exiting Drake Road ingress/egress without any turn restrictions being imposed. To date, no traffic concerns have been reported.
- Representatives of the Arboretum property are now requesting that the previous conditions of their site plan approval be reevaluated and that the turn restriction from their Drake Road ingress/egress be rescinded.
- City staff have reviewed the current traffic patterns and traffic counts and recommend elimination of the left turn restriction on to southbound Drake Road as it is not warranted at this time.

RECOMMENDATION

- IT IS RESOLVED, to amend the site plan approval requirements for the Arboretum property located at 27500 Drake by removing the left turn restriction for egress from the Drake Road drive approach to southbound Drake Road, conditional on the existing access point being reconstructed to accommodate left turns by the owner per City of Farmington Hills Engineering Standards, and
- IT IS FURTHER RESOLVED to rescind **Traffic Control Order TM-55-1989** that prohibits left turns from the Arboretum drive approach to southbound Drake Road.

Support Documentation

The City received petitions from concerned residents along the Drake Road Corridor with respect to the driveway from the Arboretum Development that outlets onto Drake Road in December of 1988. The petitioning effort led to the City Manager and Public Services Director meeting with the concerned residents with respect to the driveway and their concerns. As a result of the meeting, City Staff worked with the residents and hired Barton-Aschman & Associates to evaluate access to the Arboretum site and determine the necessity of the Drake Road ingress/egress as well as potential impacts to Drake Road.

An evaluation of on-site operations by Barton-Aschman & Associates was completed in February of 1989 and determined that having ingress/egress at one access point located near White Plains and 12 Mile was not adequate to accommodate a development of this size and that the Drake Road access was necessary. Multiple access points for ingress/egress are also desirable for emergency use as well as access during road work along the frontages of the development and on-site maintenance.

Based on concerns raised by the residents and the study conducted by Barton-Aschman & Associates City Council prohibited left turns from the Arboretum's Drake Road approach to southbound Drake Road and required that the drive approach be revised such that it be constructed to physically prevent left turns. Additionally, City Council approved traffic control order TM-55-89 that enables police enforcement of the turn restriction.

The Arboretum development, with City Council and Staff support for the installation, funded the new traffic signal located at the 12 Mile access drive to the Arboretum across from White Plains Drive. This signal was intended to better accommodate access to the development and promote the use of 12 Mile for ingress/egress to the site.

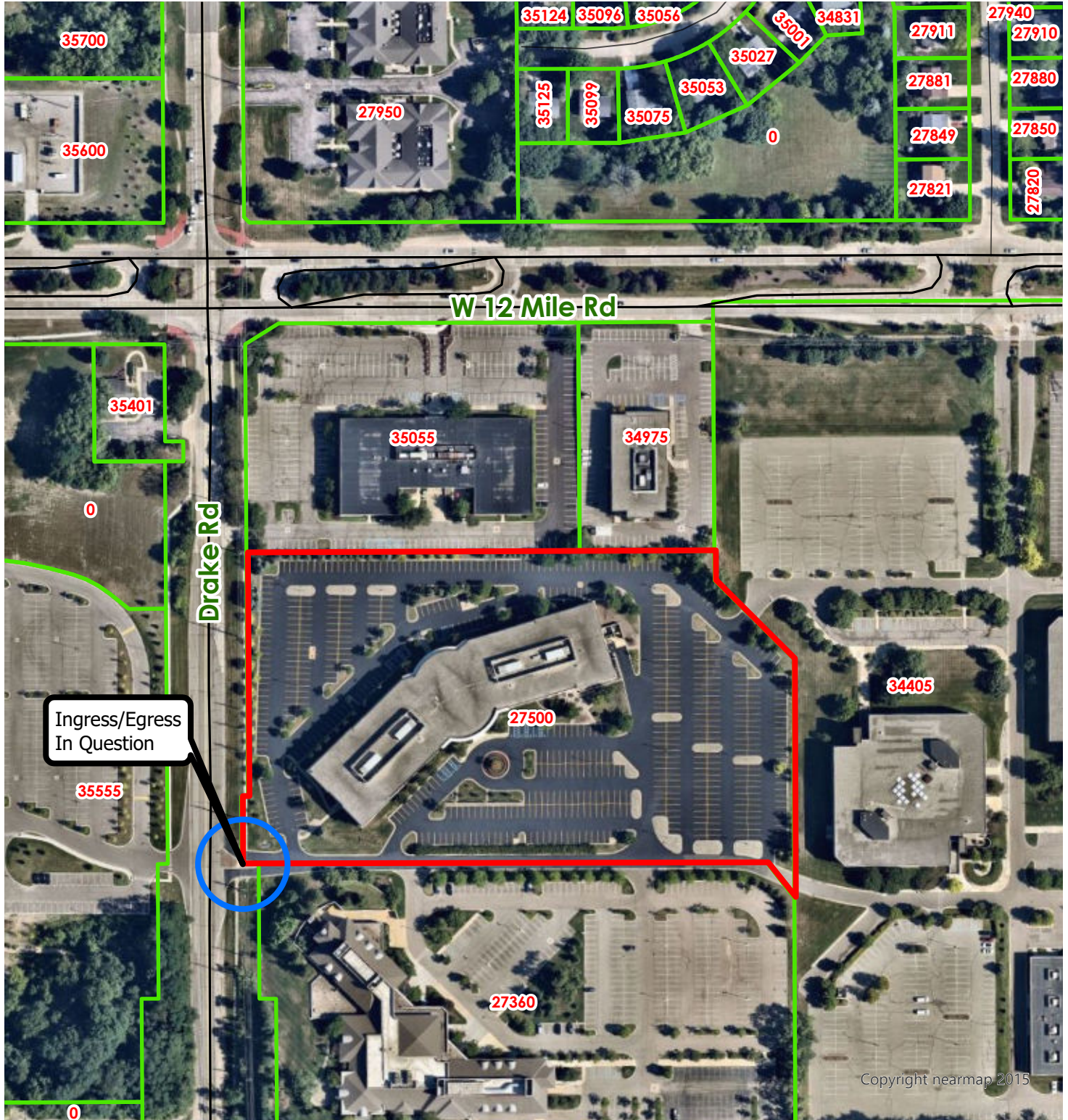
More recently, in 2020, the Olympia Development (Mercedes-Benz) was constructed at the southwest corner of 12 Mile and Drake and an access drive was approved directly across from the Arboretum's exiting Drake Road ingress/egress without any turn restrictions being imposed. Traffic counts were completed in September of 2022, and it should be noted that no discernable increase in traffic volumes have been identified that are associated with the Olympia development at this time.

Since this turn prohibition was established in February of 1989, City Staff has received several requests from the Arboretum property owners, representatives and workers requesting the turn restriction be rescinded and that left turns be allowed from the Drake Road access to southbound Drake Road. Representatives of the Arboretum property are now requesting that the previous conditions of their site plan approval be reevaluated and that the turn restriction from their Drake Road ingress/egress be rescinded.

If the turn restriction is rescinded, it will be necessary for the Arboretum Development to reconstruct the exiting Drake Road access to accommodate left turns to southbound Drake Road.

Prepared by: Mark S. Saksewski P.E., Senior Traffic Engineer
Reviewed by: James Cubera P.E., City Engineer
Departmental Authorization by: Karen Mondora P.E., Director of Public Services
Approval by: Gary Mekjian P.E., City Manager

City of Farmington Hills Department of Public Services 27500 Drake Road





To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: October 15, 2022

Subject: **FY 2022/23 First Quarter Financial Summary Report – 9/30/2022**

Enclosed you will find the 9/30/2022 First Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund and Capital Improvement Fund. Since the Finance Department staff continues to account for FY 2022-23 activity in preparation for the annual financial audit, the activity in this report is based on the most current data available.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$72.4 million, which is the same as the amount projected in the FY 2022-23 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$73.5 million, which is the same amount indicated in the Adopted FY 2022-23 Budget.

Fund Balance:

Total Fund Balance is projected to be approximately \$47.6 million at June 30, 2023.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$12.7 million, which is the same amount projected in the FY 2022-23 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$16.7 million, which is the same amount projected in the Adopted FY 2022-23 Budget.

Fund Balance:

The projected Fund Balance of \$9.2 million is 54.8% of projected Total Expenditures at June 30, 2023.

Local Road Fund**Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$14.7 million, which is the same amount projected in the FY 2022-23 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$16.2 million, which is the same amount projected in the Adopted FY 2022-23 Budget.

Fund Balance:

The projected Fund Balance of \$5.3 million is 32.4% of projected Total Expenditures at June 30, 2023.

Capital Improvement Fund**Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$13.0 million, which is the same as the amount projected in the FY 2022-23 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$14.4 million, which is the same amount projected in the Adopted FY 2022-23 Budget.

Fund Balance:

The Projected Fund Balance of \$6.0 million is 41.6% of projected Total Expenditures at June 30, 2023.

Please contact me if you have any questions.

FY 2022-23 1st Quarter Financial Report

GENERAL FUND SUMMARY

	2022/23 Amended Budget	2022/23 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned	16,826,011	16,826,011		
Unassigned	31,981,050	31,981,050		
Total Fund Balance (actual)	48,807,061	48,807,061		
<u>Revenue</u>				
Property Taxes	36,162,362	36,162,362	-	0.00%
Business Licenses & Permits	22,954	22,954	-	0.00%
Other Licenses & Permits	1,675,766	1,675,766	-	0.00%
Grants	4,826,000	4,826,000	-	0.00%
State Shared Revenues	9,373,527	9,373,527	-	0.00%
Fees	6,625,532	6,625,532	-	0.00%
Sales	360,055	360,055	-	0.00%
Fines & Forfeitures	1,551,455	1,551,455	-	0.00%
Interest Earnings	291,273	291,273	-	0.00%
Recreation User Charges	7,546,013	7,546,013	-	0.00%
Other Revenue	2,618,003	2,618,003	-	0.00%
Total Revenue	71,052,940	71,052,940	-	0.00%
<u>Expenditures</u>				
City Council	124,497	124,497	-	0.00%
Planning Commission	72,653	72,653	-	0.00%
Boards and Commissions	2,817,132	2,817,132	-	0.00%
City Administration	860,619	860,619	-	0.00%
Public Information	572,288	572,288	-	0.00%
Finance	245,210	245,210	-	0.00%
Accounting	590,332	590,332	-	0.00%
Assessing	833,820	833,820	-	0.00%
Treasury	452,895	452,895	-	0.00%
Corporation Counsel	764,600	764,600	-	0.00%
City Clerk	1,008,707	1,008,707	-	0.00%
Human Resources	607,255	607,255	-	0.00%
Central Services	1,229,117	1,229,117	-	0.00%
Support Services	2,507,312	2,507,312	-	0.00%
Post-Employment Benefits	2,482,149	2,482,149	-	0.00%
Police Department	17,220,462	17,220,462	-	0.00%
Fire Department	7,667,152	7,667,152	-	0.00%
Public Services Administration	519,639	519,639	-	0.00%
Road Maintenance (Net)	361,496	361,496	-	0.00%
Planning & Community Development	1,984,575	1,984,575	-	0.00%
Building Maintenance	498,373	498,373	-	0.00%
Engineering	1,434,666	1,434,666	-	0.00%
DPW Maintenance Facility	1,350,913	1,350,913	-	0.00%
Waste Removal	4,428,197	4,428,197	-	0.00%
Special Services Administration	4,031,287	4,031,287	-	0.00%
Youth Services	0	0	-	0.00%
Senior Services	1,102,820	1,102,820	-	0.00%
Parks Maintenance	1,907,619	1,907,619	-	0.00%
Cultural Arts	1,486,126	1,486,126	-	0.00%
Golf Course	869,499	869,499	-	0.00%
Recreation Programs	2,519,307	2,519,307	-	0.00%
Ice Arena	1,117,571	1,117,571	-	0.00%
Total Expenditures	63,668,288	63,668,288	0	0.00%
Excess of Revenue Over (Under) Expenditures	7,384,652	7,384,652	-	0.00%
<u>Other Financing Sources (Uses)</u>				
Operating Transfers In	1,316,850	1,316,850	-	0.00%
Operating Transfers Out	(9,868,951)	(9,868,951)	-	0.00%
Total Other Financing Sources (Uses)	(8,552,101)	(8,552,101)	-	0.00%
Excess of Revenue and Other Financing	(1,167,449)	(1,167,449)	-	0.00%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	18,384,310	18,384,310		
Unassigned	29,255,302	29,255,302		
Total Fund Balance, June 30	47,639,612	47,639,612		
Total Fund Balance - Percent of Expenditures	64.8%	64.8%		
Unassigned Fund Balance - Percent of Expenditures	39.8%	39.8%		
25% of Expenditures	18,384,310	18,384,310		
Unassigned Fund Balance Over/(Under) 25% of	10,870,993	10,870,993		
Revenue + Transfers-in	72,369,790	72,369,790	-	0.00%
Expenditures + Transfers-out	73,537,239	73,537,239	-	0.00%

MAJOR ROADS FUND SUMMARY

	2022/23 Amended Budget	2022/23 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned	13,175,295	13,175,295		
Unassigned				
Total Fund Balance (actual)	13,175,295	13,175,295		
<u>Revenue</u>				
Intergovernmental Revenues				
Gas & Weight Tax (Act 51)	7,486,038	7,486,038	-	0.00%
Federal/State Grants	0	0	-	0.00%
Total Intergovernmental Revenues	7,486,038	7,486,038	-	0.00%
Other Revenues				
Miscellaneous	190	190	-	0.00%
Interest Earnings	75,000	75,000	-	0.00%
Total Other Revenues	75,190	75,190	-	0.00%
Total Revenue	7,561,228	7,561,228	-	0.00%
<u>Expenditures</u>				
Construction	11,783,395	11,783,395	-	0.00%
Routine Maintenance	3,239,390	3,239,390	-	0.00%
Traffic Services - Maintenance	544,043	544,043	-	0.00%
Winter Maintenance	1,076,420	1,076,420	-	0.00%
Administration, Records & Engineering	91,400	91,400	-	0.00%
Total Expenditures	16,734,648	16,734,648	-	0.00%
Excess of Revenue Over (Under) Expenditures	(9,173,420)	(9,173,420)	-	0.00%
<u>Other Financing Sources (Uses)</u>				
Bond Proceeds	0	0	-	0.00%
Operating Transfers In	5,172,886	5,172,886	-	0.00%
Operating Transfers Out	0	0	0	0.00%
Total Other Financing Sources (Uses)	5,172,886	5,172,886	-	0.00%
Excess of Revenue and Other Financing	(4,000,534)	(4,000,534)	-	0.00%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	9,174,761	9,174,761		
Total Fund Balance, June 30	9,174,761	9,174,761		
Total Fund Balance - Percent of Expenditures	54.8%	54.8%		
Revenue + Transfers-in	12,734,114	12,734,114	-	0.00%
Expenditures + Transfers-out	16,734,648	16,734,648	-	0.00%

FY 2022-23 1st Quarter Financial Report

LOCAL ROADS FUND SUMMARY

	2022/23 Amended Budget	2022/23 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned	6,744,249	6,744,249		
Unassigned				
Total Fund Balance (actual)	6,744,249	6,744,249		
<u>Revenue</u>				
Intergovernmental Revenues				
Gas & Weight Tax (Act 51)	2,936,790	2,936,790	-	0.00%
Federal/State Grants	0	0	-	0.00%
Total Intergovernmental Revenues	2,936,790	2,936,790	0	0.00%
Other Revenues				
Miscellaneous				
Interest Earnings	10,000	10,000	-	0.00%
Total Other Revenues	10,000	10,000	-	0.00%
Total Revenue	2,946,790	2,946,790	-	0.00%
<u>Expenditures</u>				
Construction	11,967,810	11,967,810	-	0.00%
Routine Maintenance	3,011,394	3,011,394	-	0.00%
Traffic Services - Maintenance	65,411	65,411	-	0.00%
Winter Maintenance	251,377	251,377	-	0.00%
Administration, Records & Engineering	925,600	925,600	-	0.00%
Total Expenditures	16,221,592	16,221,592	-	0.00%
Excess of Revenue Over (Under) Expenditures	(13,274,802)	(13,274,802)	-	0.00%
<u>Other Financing Sources (Uses)</u>				
Bond Proceeds	0	0	-	0.00%
Operating Transfers In	11,781,926	11,781,926	-	0.00%
Operating Transfers Out	0	0	-	0.00%
Total Other Financing Sources (Uses)	11,781,926	11,781,926	0	0.00%
Excess of Revenue and Other Financing	(1,492,876)	(1,492,876)	0	0.00%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	5,251,373	5,251,373		
Total Fund Balance, June 30	5,251,373	5,251,373		
Total Fund Balance - Percent Of Expenditures	32.4%	32.4%		
Revenue + Transfers-in	14,728,716	14,728,716	-	0.00%
Expenditures + Transfers-out	16,221,592	16,221,592	-	0.00%

FY 2022-23 1st Quarter Financial Report

CAPITAL IMPROVEMENT FUND SUMMARY

	2022/23 Amended Budget	2022/23 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned	7,372,952	7,372,952		
Unassigned				
Total Fund Balance (actual)	7,372,952	7,372,952		
<u>Revenue</u>				
Grants	0	0	-	-
Miscellaneous	0	0	-	-
Interest Earnings	5,440,000	5,440,000	-	0.00%
Total Revenue	5,440,000	5,440,000	-	0.00%
<u>Expenditures</u>				
Capital and Equipment	6,776,750	6,776,750	-	0.00%
Construction	7,187,000	7,187,000	-	0.00%
Miscellaneous	500	500	-	0.00%
Total Expenditures	13,964,250	13,964,250	-	0.00%
Excess of Revenue Over (Under) Expenditures	(8,524,250)	(8,524,250)	-	0.00%
<u>Other Financing Sources (Uses)</u>				
Bond Proceeds	0	0	-	-
Bond Payments	(452,543)	(452,543)	-	0.00%
Operating Transfers In	7,600,000	7,600,000	-	0.00%
Operating Transfers Out	0	0	-	-
Total Other Financing Sources (Uses)	7,147,457	7,147,457	0	0.00%
Excess of Revenue and Other Financing	(1,376,793)	(1,376,793)	-	0.00%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	5,996,159	5,996,159		
Total Fund Balance, June 30	5,996,159	5,996,159		
Total Fund Balance - Percent of Expenditures	41.6%	41.6%		
Revenue + Transfers-in	13,040,000	13,040,000	-	0.00%
Expenditures + Transfers-out	14,416,793	14,416,793	-	0.00%



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: October 15, 2022

Subject: **FY 2021/22 Fourth Quarter Financial Summary Report – Preliminary Year-End 6/30/2022**

Enclosed you will find the Preliminary Year-End 6/30/2022 Fourth Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund and Capital Improvement Fund. Since the Finance Department staff continues to account for FY 2021-22 activity in preparation for the annual financial audit, the activity in this report is based on the most current data available.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$70.6 million, which is \$0.7 million more than the amount projected in the FY 2021-22 Adopted Budget, due in part to better than anticipated receipts at Special Services facilities.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$67.3 million, which is \$2.1 million lower than the amount indicated in the Adopted FY 2021-22 Budget, due primarily to positive vacancy variance.

Fund Balance:

Total Fund Balance is projected to be approximately \$48.8 million at June 30, 2022. The projected year-end Unassigned Fund Balance of \$31.2 million is 47.5% of projected Total Expenditures at June 30, 2022.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$12.8 million, which is the same amount projected in the FY 2021-22 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$8.9 million, which is \$4.4 million less than the amount projected in the Adopted FY 2021-22 Budget, due to the timing of capital project and major maintenance expenditures.

Fund Balance:

The projected Fund Balance of \$13.2 million is 147.5% of projected Total Expenditures at June 30, 2022.

Local Road Fund**Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$17.0 million, which is \$0.4 million less than the amount projected in the FY 2021-22 Adopted Budget, due to slightly lower than anticipated Gas and Weight Tax receipts shared from the State of Michigan.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$12.1 million, which is \$3.9 million lower than the amount projected in the Adopted FY 2021-22 Budget, due primarily to changes in the timing of capital project expenditures.

Fund Balance:

The projected Fund Balance of \$6.7 million is 55.8% of projected Total Expenditures at June 30, 2022.

Capital Improvement Fund**Revenue/Transfers-in:**

Total annual revenue and transfers-in are projected to be \$6.6 million, which is roughly the same as the amount projected in the FY 2021-22 Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$6.6 million, which is \$5.6 million lower than the amount projected in the Adopted FY 2021-22 Budget, due primarily to changes in the timing of capital project expenditures.

Fund Balance:

The Projected Fund Balance of \$7.4 million is 111.8% of projected Total Expenditures at June 30, 2022.

Please contact me if you have any questions.

GENERAL FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date includes encumbrance	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Re	45,224,062	45,224,062	45,224,062		
Unassigned	304,826	304,826	304,826		
Total Fund Balance	45,528,888	45,528,888	45,528,888		
<u>Revenue</u>					
Property Taxes	34,868,499	34,689,334	34,689,334	(179,165)	-0.51%
Business Licenses & Permits	22,503	24,915	24,915	2,412	10.72%
Other Licenses & Permits	1,664,479	1,660,394	1,660,394	(4,085)	-0.25%
Grants	5,205,604	4,655,349	4,655,349	(550,255)	-10.57%
State Shared Revenue	9,660,611	10,360,704	10,360,704	700,093	7.25%
Fees	6,495,619	6,360,288	6,360,288	(135,331)	-2.08%
Sales	352,994	695,026	695,026	342,032	96.89%
Fines & Forfeitures	1,521,034	1,539,589	1,539,589	18,555	1.22%
Interest Earnings	288,389	137,869	137,869	(150,520)	-52.19%
Recreation User Charge	5,877,845	6,736,481	6,736,481	858,636	14.61%
Other Revenue	2,566,670	2,405,421	2,405,421	(161,249)	-6.28%
Total Revenue	68,524,247	69,265,369	69,265,369	741,122	1.08%
<u>Expenditures</u>					
City Council	104,797	104,078	104,078	(719)	-0.69%
Planning Commission	152,653	113,998	113,998	(38,655)	-25.32%
Boards and Commissions	2,866,233	2,785,459	2,785,459	(80,774)	-2.82%
City Administrator	779,158	717,864	717,864	(61,294)	-7.87%
Public Information	440,668	419,081	419,081	(21,587)	-4.90%
Finance	280,777	270,295	270,295	(10,482)	-3.73%
Accounting	582,383	523,342	523,342	(59,041)	-10.14%
Assessing	734,590	698,750	698,750	(35,840)	-4.88%
Treasury	407,086	356,387	356,387	(50,699)	-12.45%
Corporation Counsel	754,584	743,781	743,781	(10,803)	-1.43%
City Clerk	765,676	683,369	683,369	(82,307)	-10.75%
Human Resources	548,929	574,379	574,379	25,450	4.64%
Central Services	1,155,653	1,153,624	1,153,624	(2,029)	-0.18%
Support Services	3,489,946	2,546,892	2,546,892	(943,054)	-27.02%
Post-Employment Benefits	2,401,234	2,401,234	2,401,234	-	0.00%
Police Department	16,726,410	16,023,756	16,023,756	(702,654)	-4.20%
Fire Department	7,146,579	6,905,341	6,905,341	(241,238)	-3.38%
Public Services Administration	540,860	487,817	487,817	(53,043)	-9.81%
Road Maintenance	313,715	327,975	327,975	14,260	4.55%
Planning & Community Development	1,798,807	1,719,264	1,719,264	(79,543)	-4.42%
Building Maintenance	481,524	462,727	462,727	(18,797)	-3.90%
Engineering	1,335,472	1,278,261	1,278,261	(57,211)	-4.28%
DPW Maintenance	1,482,080	1,308,800	1,308,800	(173,280)	-11.69%
Waste Removal	4,246,816	4,218,718	4,218,718	(28,098)	-0.66%
Special Services Administration	3,555,396	4,474,998	4,474,998	919,602	25.86%
Youth Services	76,077	54,235	54,235	(21,842)	-28.71%
Senior Services	906,381	800,964	800,964	(105,417)	-11.63%
Parks Maintenance	1,805,707	1,649,827	1,649,827	(155,880)	-8.63%
Cultural Arts	933,670	1,133,086	1,133,086	199,416	21.36%
Golf Course	834,698	853,458	853,458	18,760	2.25%
Recreation Program	1,910,536	1,853,097	1,853,097	(57,439)	-3.01%
Ice Arena	1,043,552	889,303	889,303	(154,249)	-14.78%
Total Expenditures	60,602,647	58,534,160	58,534,160	(2,068,487)	-3.41%
Excess of Revenue	7,921,600	10,731,209	10,731,209	2,809,609	35.47%
<u>Other Financing Sources (Uses)</u>					
Operating Transfers In	1,316,850	1,316,850	1,316,850	-	0.00%
Operating Transfers Out	(8,769,886)	(8,768,990)	(8,769,886)	-	0.00%
Total Other Financing	(7,453,036)	(7,452,140)	(7,453,036)	-	0.00%
Excess of Revenue	468,564	3,279,069	3,278,173	2,809,609	599.62%
<u>Fund Balance, June 30</u>					
Nonspendable + Re	17,343,133		16,826,011		
Unassigned	28,654,319		31,981,050		
Total Fund Balance	45,997,452		48,807,061		
Total Fund Balance	66.3%		72.5%		
Unassigned Fund Balance	41.3%		47.5%		
25% of Expenditures	17,343,133		16,826,011		
Unassigned Fund Balance	11,311,185		15,155,038		
Revenue + Transfers In	69,841,097		70,582,219	741,122	1.06%
Expenditures + Transfers Out	69,372,533		67,304,046	(2,068,487)	-2.98%

MAJOR ROADS FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned Unassigned	9,246,238	9,246,238		
Total Fund Balance (actual)	9,246,238	9,246,238		
<u>Revenue</u>				
Intergovernmental Revenues				
Gas & Weight Tax (Act 51)	7,331,278	7,858,563	527,285	7.19%
Federal/State Grants	0	1,086,552	1,086,552	0.00%
Total Intergovernmental Revenues	7,331,278	8,945,115	1,613,837	22.01%
Other Revenues				
Miscellaneous	190	(438,540)	(438,730)	-230910.65%
Interest Earnings	75,000	49,162	(25,838)	-34.45%
Total Other Revenues	75,190	(389,378)	(464,568)	-617.86%
Total Revenue	7,406,468	8,555,737	1,149,269	15.52%
<u>Expenditures</u>				
Construction	6,140,910	3,222,737	(2,918,173)	-47.52%
Routine Maintenance	3,554,114	2,102,476	(1,451,638)	-40.84%
Traffic Services - Maintenance	517,092	424,216	(92,877)	-17.96%
Winter Maintenance	1,078,287	1,138,802	60,515	5.61%
Administration, Records & Engineering	90,160	46,222	(43,938)	-48.73%
Total Expenditures	11,380,563	6,934,453	(4,446,110)	-39.07%
Excess of Revenue Over (Under) Expenditures	(3,974,095)	1,621,285	5,595,380	-140.80%
<u>Other Financing Sources (Uses)</u>				
Bond Proceeds	0	0	-	0.00%
Operating Transfers In	5,413,584	4,307,772	(1,105,812)	-20.43%
Operating Transfers Out	(2,000,000)	(2,000,000)	0	0.00%
Total Other Financing Sources (Uses)	3,413,584	2,307,772	(1,105,812)	-32.39%
Excess of Revenue and Other Financing	(560,511)	3,929,057	4,489,568	-800.98%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	8,685,727	13,175,295		
Total Fund Balance, June 30	8,685,727	13,175,295		
Total Fund Balance - Percent of Expenditures	64.9%	147.5%		
Revenue + Transfers-in	12,820,052	12,863,510	43,458	0.34%
Expenditures + Transfers-out	13,380,563	8,934,453	(4,446,110)	-33.23%

LOCAL ROADS FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned Unassigned	1,857,343	1,857,343		
Total Fund Balance (actual)	1,857,343	1,857,343		
<u>Revenue</u>				
Intergovernmental Revenues				
Gas & Weight Tax (Act 51)	2,864,801	2,723,867	(140,934)	-4.92%
Federal/State Grants	0	47,256	47,256	0.00%
Total Intergovernmental Revenues	2,864,801	2,771,123	(93,678)	-3.27%
Other Revenues				
Miscellaneous				
Interest Earnings	8,000	(271,761)	(279,761)	-3497.02%
Total Other Revenues	8,000	(271,761)	(279,761)	-3497.02%
Total Revenue	2,872,801	2,499,361	(373,440)	-13.00%
<u>Expenditures</u>				
Construction	11,965,596	8,339,639	(3,625,957)	-30.30%
Routine Maintenance	2,846,100	2,669,385	(176,715)	-6.21%
Traffic Services - Maintenance	59,861	15,828	(44,033)	-73.56%
Winter Maintenance	244,902	149,737	(95,165)	-38.86%
Administration, Records & Engineering	948,400	917,765	(30,635)	-3.23%
Total Expenditures	16,064,859	12,092,355	(3,972,504)	-24.73%
Excess of Revenue Over (Under) Expenditures	(13,192,058)	(9,592,994)	3,599,064	-27.28%
<u>Other Financing Sources (Uses)</u>				
Bond Proceeds	0	0	-	0.00%
Operating Transfers In	14,474,898	14,479,899	5,001	0.03%
Operating Transfers Out	0	0	-	0.00%
Total Other Financing Sources (Uses)	14,474,898	14,479,899	5,001	0.03%
Excess of Revenue and Other Financing	1,282,840	4,886,905	3,604,065	280.94%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	3,140,183	6,744,249		
Total Fund Balance, June 30	3,140,183	6,744,249		
Total Fund Balance - Percent Of Expenditures	19.5%	55.8%		
Revenue + Transfers-in	17,347,699	16,979,260	(368,439)	-2.12%
Expenditures + Transfers-out	16,064,859	12,092,355	(3,972,504)	-24.73%

CAPITAL IMPROVEMENT FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>				
Nonspendable + Restricted + Assigned Unassigned	7,323,119	7,323,119		
Total Fund Balance (actual)	7,323,119	7,323,119		
<u>Revenue</u>				
Grants	101,000	39,634	(61,366)	-
Miscellaneous	62,000	341,536	279,536	-
Interest Earnings	20,000	(239,105)	(259,105)	-1295.52%
Total Revenue	183,000	142,065	(40,935)	-22.37%
<u>Expenditures</u>				
Capital and Equipment	7,320,923	2,197,894	(5,123,029)	-69.98%
Construction	4,879,487	4,393,789	(485,698)	-9.95%
Miscellaneous	500	550	50	10.00%
Total Expenditures	12,200,910	6,592,232	(5,608,678)	-45.97%
Excess of Revenue Over (Under) Expenditures	(12,017,910)	(6,450,167)	5,567,743	-46.33%
<u>Other Financing Sources (Uses)</u>				
Bond Proceeds	0	0	-	-
Operating Transfers In	6,500,000	6,500,000	-	0.00%
Operating Transfers Out	0	0	-	-
Total Other Financing Sources (Uses)	6,500,000	6,500,000	-	0.00%
Excess of Revenue and Other Financing	(5,517,910)	49,833	5,567,743	-100.90%
<u>Fund Balance, June 30</u>				
Nonspendable + Restricted + Assigned	1,805,209	7,372,952		
Total Fund Balance, June 30	1,805,209	7,372,952		
Total Fund Balance - Percent of Expenditures	14.8%	111.8%		
Revenue + Transfers-in	6,683,000	6,642,065	(40,935)	-0.61%
Expenditures + Transfers-out	12,200,910	6,592,232	(5,608,678)	-45.97%



MEMORANDUM

To: Mayor and City Council Members
From: Thomas C. Skrobola, Finance Director/Treasurer
Date: October 18, 2022
Subject: The City's Quarterly Investment Report as of September 30, 2022

Attached you will find the City's Quarterly Investment Report (exclusive of the investments of the Pension Trust Funds) as of September 30, 2022.

In comparison to the quarter ended June 30, 2022, the City's total investment/bank balance is \$178.4 million, an increase of \$48.3 million or 37.08%, due to the commencement of Summer 2022 Property Tax collections on July 1st through the first due date of August 31st.

In comparison to the same quarter a year ago, i.e., the quarter ended September 30, 2022, the City's total investment/bank balance has increased by \$10.6 million or 6.31%, which reflects a positive cash flow reflective of the second tranche of ARPA grant revenues of \$4.45 million in the Spring of 2022 as well as recent growth in overall tax, revenue sharing, and Act 51 resources.

The City's average Rate of Return (R.O.R.) on investments was 1.66% compared to 0.70% the previous quarter. The City's R.O.R. was above the benchmark 3-month Treasury Bill Rate and the Fed Funds Rate by 0.18. The gap is narrowing, which reflects the current increase in short-term Treasury rates, which trail Federal Reserve Rate hikes. The Treasurer's Office is shortening maturities to "climb the ladder" through the prudent and timely diversification of investment options.

We will continue to work within the primary objectives of the City's Investment Policy, which, in priority order, are; safety, diversification, liquidity and return on investment, as highlighted below:

1. Safety of principal is the primary objective of the City of Farmington Hills investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate risk through the utilization of FDIC insured and collateralized investments;
2. The investments shall be diversified by type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. The City has investments in certificate of deposits, CDARS, cash equivalents, mutual funds, checking accounts, savings accounts, money market accounts, and U.S. instruments, diversified between financial institutions as indicated in this report;

3. The investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements which may be reasonably anticipated, by the use of cash flow forecasting models; and
4. The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow characteristics of the portfolio. At minimum, the City's average rate of return on investments should earn more than the 3-month Treasury Bill Rate and Fed Funds Rate.

Please let me know if you have any questions.

City of Farmington Hills Quarterly Investment Report As of September 30, 2022								
				\$178,441,770			1.66%	
Financial Institution	Fund	Account Type	Investment	Bank Total	Date of Maturity	Current % Interest Rate	Average R.O.R.	Percentage of Portfolio
Comerica Bank	All funds	*CK	178,567		Immediate	0.13%	0.0001%	
Comerica Bank	All Funds-J-Fund	MF	30,964,702	31,143,269	Immediate	2.70%	0.4685%	17.45%
Michigan Class	All Funds	MMIP	25,012,097	25,012,097	Immediate	2.59%	0.3624%	14.02%
Oakland County Investment Pool	All Funds	LGIP	120,820,448	120,820,448	Immediate	1.22%	0.8230%	67.71%
PNC Bank	All Funds	*CK	1,465,956	1,465,956	Immediate	0.19%	0.0016%	0.82%
Total				178,441,770			1.6556%	100.00%
1-Year Treasury Bill Rate-trailing six months							2.80%	
3-Month Treasury Bill Rate-trailing six months							1.93%	
Quarterly Fed Funds Rate-trailing six months							1.48%	
City's Avg. R.O.R. over/(under) the 1-year T-Bill Rate							-1.14%	
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate							-0.27%	
City's Avg. R.O.R. over/(under) the Fed Funds Rate							0.18%	
Type Codes								
CD - Certificate of Deposit		MF - Mutual Fund			MUNI - Municipal Bonds			
CE - Cash Equivalent		MM - Money Market Account						
CK - Regular Checking		***MMIP - Money Market Investment Pool						
CP - Commercial Paper		SV - Savings Account						
IBC- Interest bearing checking		USI - United States Instrumentality						
LGIP - Local Government Investment Pool		UST - United States Treasury						
*CK = Earnings Credit applied to Bank Service Fees.								
**CK = Non-interest bearing account.								
***Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is rated 'AAAm' by Standard & Poor's. The rating signifies extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. This is accomplished through conservative investment practices and strict internal controls. Standard & Poor's monitors the portfolio on a weekly basis. The Pool invests in US Treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies) and approved money market funds. The credit quality of the Pool is excellent with greater than 50% of the securities invested in A-1+ securities and the remainder in A-1 paper. The portfolio's weighted average maturity is kept under 60 days, which further helps to enhance liquidity and limits market price exposure. Portfolio securities are priced to market on a weekly basis.								
			Previous 1/4	\$130,175,159			73.0%	
			\$ Change	\$48,266,611				
			% Change	37.08%				
			Previous Year	\$167,858,130			94.1%	
			\$ Change	\$10,583,640				
			% Change	6.31%				

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – October 24, 2022

SUBJECT: Consideration of Award of Contract for the 2022 As-Needed Construction Services

ADMINISTRATIVE SUMMARY:

- An invitation to bid (ITB) was advertised, available on the MITN e-procurement system and publicly opened on Wednesday, September 14, 2022, for As Needed Road Construction Services. Notification was sent to one thousand five hundred and sixty-three (1563) vendors (including three hundred ninety (390) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with five (5) vendors responding.
- This type of as needed service was previously bid out and awarded by City Council in 2017 with several extensions that are now expiring.
- This one-year contract will provide solutions for culvert/drainage repair, dust control on construction sites, site restoration, ditching, repair or replacement of driveway approaches, sprinkler head repair or replacement, mailbox replacement and other similar activities.
- This contract will also address work that is needed in projects that have closed out contracts or have contractors slow in returning to complete minor work.
- Depending on the specific project, funding for this program is typically provided by the existing road, water, sewer, and capital improvement accounts. Also, it may come from the contracts that the City has previously awarded and in which the work is proposed. Typical projects that result from this agreement generally fall under \$20,000 each. A purchase order will be processed for all work.
- The Contractors recommended for award will be the most efficient and economical solution for the City's As-Needed Construction Service needs. Approval of this process would place them on an "On-Call" list. Each project will then be reviewed to determine which Contractor is best qualified to do the work, and the scope of work and costs will be negotiated in accordance with their contracts.
- The Contractors recommended for award are qualified and have provided similar services throughout the metro area and have proven to be professional and reliable.
- As part of the bid, the City gave an option to extend the contract for an additional four years (at one-year terms after the initial contract period) at the requested percent increase of unit prices from the Contractor. It is recommended that the City extend the unit prices at the percentage indicated by each Contractor through mutual consent and under the same terms and conditions.

RECOMMENDATION:

IT IS RESOLVED, that the City Council of Farmington Hills authorize the City Manager and the City Clerk to approve the list of qualified construction companies to provide As-Needed Construction Services for a period of one year with one or more administration-approved extension not to exceed a total of four (4) additional one year extensions under the same terms and conditions upon mutual consent by the City and vendor; and,

IT IS FURTHER RESOLVED, that the City Council authorize City staff to enter into an agreement with the most qualified company as projects become available.

SUPPORT DOCUMENTATION:

It is the intent of the City to contract with the five Contractors listed under Recommended Qualified Contractors to ensure timely response to urgent repair needs, resident complaints, and general maintenance issues. The As-Needed Construction Services will provide, but not be limited to, culvert/drainage repair, dust control on construction sites, site restoration, ditching, repair or replacement of driveway approaches, sprinkler head repair or replacement, mailbox replacement and other similar activities. It is not the intent of the City to utilize this agreement to exempt itself from its obligation to competitively bid construction projects. The City reserves the right to contract outside this agreement. We also reserve the right to negotiate the unit price with these Contractors if favorable to the City.

Regarding the consideration of extending unit prices, the Contractors listed have indicated that they would extend their contract an additional four years, in one-year increments, at the requested percentage increase under the same terms and conditions, upon mutual consent of the City and Contractor. This also would not exclude the City from bidding out the As-Needed Construction Services should the bidding climate be favorable. Finally, although the Contractors are identified in categories, if they are able to, they may be hired to perform additional multiple tasks beyond their main category of work but within their capabilities.

RECOMMENDED QUALIFIED CONTRACTORS

Paving, Underground Construction, and Landscaping

Nagle Paving, 39525 W. 13 Mile, Suite 30, Novi, MI 48377

Gibraltar Construction Company, 2650 Van Horn, Trenton MI 48183

Great Lakes Construction Solutions LLC, 2300 Edinburgh, Waterford MI 48328

D'Angelo Brothers, 30750 W. 8 Mile, Farmington Hills, MI 48336

F.J. LaFontaine & Sons, P.O. Box 1126, Farmington, MI 48332

Prepared by: Timothy Waker, Chief Engineering Inspector

Division Approval by: James Cubera, PE, City Engineer

Departmental Authorization by: Karen Mondora, PE, Director of Public Services

Approval by: Gary Mekjian, PE, City Manager

**REPORT FROM THE CITY MANAGER TO CITY COUNCIL
October 24, 2022**

SUBJECT: PURCHASE OF POLICE VEHICLE

ADMINISTRATIVE SUMMARY

- In September, 2022 City Council approved the purchase of miscellaneous fleet vehicles for the City. As a reminder each year the City of Farmington Hills participates in cooperative or extendable bids with various agencies including the State of MI, Oakland County & Macomb County who are members of the Michigan Intergovernmental Trade Network (MITN Cooperative). Cooperative or extendable bids have proven to be cost effective for the City due to the volume created by the cooperative process.
- As part of the award the Police Department planned to purchase a GMC Acadia from Todd Wenzel Buick, for their fleet. Unfortunately, due to supply chain issues that vehicle is not available to purchase. Instead, the Police Department is requesting that City Council authorize them to purchase a Ford Escape 4WD from Signature Ford.
- The vehicle purchased will include a three-year or 36,000 mile manufacturer’s warranty.
- Funding for this vehicle is budgeted and available in the FY 2022-23 Capital Budget..

PURCHASE SUMMARY

Department	Awarded Dealer	Model	Qty	Not to Exceed Unit Price	Not to Exceed Total	Planned Replacement
Police	Signature Ford	Ford Escape 4WD	1	\$31,616	\$31,616	(1) 2018 Ford Escape w/113,466 miles

RECOMMENDATION

Based on the above information, it is recommended that City Council authorize the City Manager to issue purchase order to Signature Ford for one (1) Ford Escape in the amount of \$31,616.

Prepared by: Kelly Monico, Director of Central Services

Reviewed by: Jeff King, Police Chief

Approved by: Gary Mekjian, City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
SPECIAL MEETING
CITY HALL – COUNCIL CHAMBER
OCTOBER 3, 2022 – 6:00PM

The special meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:00pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Director Kettler-Schmult, Planning Consultant Rod Arroyo and City Attorney Joppich

PUBLIC COMMENTS DURING CANNABIS EDUCATION SESSION

Rod Arroyo, City Planning Consultant from Giffels-Webster, explained that state law provides for the option for a community to permit commercial cannabis facilities for both medical and recreational purposes. To date, Farmington Hills has not opted in to allow medical cannabis facilities under Michigan Marijuana Facilities Act of 2016 and has opted out of allowing recreational facilities under the 2018 Michigan Regulation and Taxation of Marijuana Act. He stated that the City Council and City staff have been monitoring and studying this topic and reviewing information that has come from the state or from other municipalities. In August, 2021, City Council expressed the desire to obtain more information and conduct a 3-phase information gathering plan that included:

- Information gathering from the cannabis industry
- Researching experiences and ordinances from other municipalities, which was obtained through city staff
- Public input to hear from the residents, the purpose of today’s session and the session scheduled for tomorrow at 9am

Mr. Arroyo clarified that tonight’s information session is intended to gather information from residents and is not designed to be a debate with City Council or others in attendance and is strictly a listening session for residents to share their opinions with City Council.

Mr. Arroyo discussed the rules established for this session noting that questions raised this evening will not be answered but staff will gather those questions to be answered at a later date. He stated that each person will be provided 3 minutes to speak but additional comments or information could be shared via email to the City Clerk. A sign-in sheet has been provided and is not mandatory but available for anyone that wants to be kept up to date on future meetings or information on this topic.

Mayor Barnett opened the meeting up for public comments at this time reminding speakers that they will be limited to 3 minutes and asked that they provide their name and street name for the record.

Leann Bigos, Scott Drive, stated that she was taught as a young person that marijuana was a gateway drug to other drugs and wondered what changed. She read an opinion from a resident of Colorado and the destruction brought to Colorado upon legalizing marijuana and another article in the Denver News regarding increase in crime in those areas with marijuana facilities. She indicated that she does not want

to see cannabis sold in Farmington Hills and is not willing to change the standard of safety in the city and hopes Council is not either. *Articles provided to the City Clerk are included with the minutes.*

Barry Goodman, Herndonwood, stated that he feels there are many myths about cannabis but believes it is actually saving lives and reducing the need for people to be on other drugs such as opioids. He mentioned he owns a cannabis business in Thedford Township, Michigan that has brought in funding for that community and allowed them to hire their first Police Officer. Mr. Goodman added that there are so many rules and regulations required by the State for these facilities even more than those for the sale of alcohol or for hookah lounges, including cameras inside and outside of facilities and there has been very little crime around facilities in this State. He feels these facilities could be a benefit and could bring in millions of dollars for communities around the state.

Ashley Riley, Parklane Circle, stated that she is in favor of Farmington Hills maintaining its opt-out status concerning cannabis and keeping Farmington Hills the safe, family-friendly community that it is now. She stated that if the reason to opt in would be income, she suggested increasing income by an influx of families that would come to be a part of this safe, wholesome community. As a newly elected Precinct Delegate she has heard from others who feel the same as she does on this topic and agree “Not our City”. She encouraged Council to say no to this form of commercialism and yes to continue fostering the amazing, family-friendly community we have.

Paul Waug, Colgate, stated that he is in favor of Farmington Hills allowing for licenses if they are in the certain areas such as retail or industrial areas. His concern is with people operating as a cannabis business in residential neighborhoods.

Fai Cheleuka, Middlebelt Road, doesn't believe we can stop people from using drugs and children and families are dying to addiction so perhaps legalizing marijuana for the right reasons is a good idea but she questioned how the city would ensure the safety of the drugs and ensure that Farmington Hills benefits from having these businesses in the community.

Michael O'Connell, W. Lyman, stated that he has been a resident for 30 years and is also a small business owner in Farmington Hills and would have no problem with having a dispensary or retail cannabis store next to his store. He added that he is his wife's caregiver and has to drive to other communities such as Walled Lake or Detroit in order to purchase cannabis for her and he would prefer to buy it here in Farmington Hills and have the tax dollars stay in Farmington Hills.

Sam Riley, Parklane Circle, stated that he would like Farmington Hills to continue to opt-out as his family chose to live here because of the safety and the fact that Farmington Hills was a family community. He is concerned with the perception it would bring to the city if it were more involved in the cannabis industry.

Kerry Arold, Power Road, stated that he has lived in Farmington Hills his entire life and was diagnosed with diverticulitis and cannabis has helped him through all of his surgeries. He also became a caregiver to multiple patients so that he could help others get back to a normal life. He also uses CBD to treat his son who has autism so it has helped his family. He believes the fear behind it is unjustified and there are more statistics that crime has decreased rather than increased in areas where cannabis is sold

John Kallabat, Attorney representing a business on Indoplex in Farmington Hills, commented that regardless of whether it has been legalized to sell or grow marijuana in Farmington Hills, people are still doing it and he feels setting up a system where you can have responsible business owners in designated areas would be beneficial to the city, residents and will generate revenue. It could also help revitalize the city by using vacant buildings.

Harry Barrish, cannabis industry specialist in real estate and resident of W. Bloomfield, spoke of the lack of retail cannabis stores in Metro Detroit and specifically Oakland County. He added that these types of businesses do more in the way of community partnerships because they are required to and most are happy to do so. He noted that many caregivers that have invested in Farmington Hills may not be doing well could potentially benefit from being part of a state-licensed facility. The industry is projected to be a \$3 billion industry and many communities are reaping tax benefits and Farmington Hills could fill a void for retail establishments and would be an attractive community in which to do business.

Jessica Schefman, Hemlock Ct., spoke to the rise in crime and concerns over contamination of drugs being myths. She stated contaminating the drugs in an industry that is so regulated is frankly not cost effective and there is no incentive. She added there is no correlation with the industry and a rise in crime. She commented that while marijuana can be habit-forming, it is not addictive and so having access to marijuana in Farmington Hills could potentially help with the addiction seen with other drugs.

David Misko, real estate agent representing Farmington Hills clients, commented that in the past few years he has sold properties for the cannabis industry and the owners of these businesses put hundreds of thousands and even millions of dollars into the buildings and are great community partners. He believes the industry could benefit the community and help revitalize some of the vacant buildings.

Jeffrey Jameel, Indoplex Circle, stated that he is a business owner in Farmington Hills and pointed out that part of the process of applying for a state license is providing for a social equity plan as part of that application that includes giving back to the community in which you are established. He noted the 4 pillars and something he has put together is access, education, advocacy and giving back. Access includes career opportunities, education by way of mentorships and being a voice for employees and giving back to the community by way of food, transportation and resources for residents.

Mayor Barnett closed the public portion as there was nobody else wishing to speak. She acknowledged the following letters or emails received prior to the meeting:

- Residents expressing concern with the negative mental impact of THC on adolescents that they have experienced first-hand in their family
- Bill Benton, resident, concerned with brining cannabis into Farmington Hills. He included several articles from the Wall Street Journal
- Leslie Kuhn, resident, expressing concern over the city facilitating or promoting use of cannabis in Farmington Hills
- Deborah Harris, resident, inquiring about the impact of dispensaries on the community – including property value, attracting new residents and businesses to the community and odor.

Mayor Barnett also mentioned that there will be another public session tomorrow starting at 9am at City Hall and welcomes and appreciates all comments and concerns expressed by the public.

ADJOURNMENT:

MOTION by Knol, support by Massey, to adjourn the special meeting at 6:41pm.
Motion carried unanimously.

Respectfully submitted,



Pamela B. Smith, City Clerk



Dr. Ken Finn, president of the American Board of Pain Medicine and a vice president of International Academy on the Science and Impacts of Cannabis, in an interview with NTD's The Nation Speaks on Oct. 1, 2022. (NTD)

PREMIUM **POLICIES & IMPACTS**

Sharp Rise in Marijuana-Related Psychosis: American Board of Pain Medicine President

Cannabis products are produced to have extremely high percentages of THC

By [Masooma Haq](#) and [Cindy Drukier](#)

October 4, 2022 Updated: October 4, 2022



Print

As drug legalization groups and the cannabis industry lobby to legalize cannabis across the United States, with initiatives to legalize marijuana on the November ballot in five more states, many experts warn this will only increase the physical and mental harm from the unregulated, high-potency cannabis.

President of the American Board of Pain Medicine and a vice president of the International Academy on the Science and Impacts of Cannabis, Dr. Ken Finn, said high potency cannabis use is being linked to poisonings in young children, as well as psychosis and schizophrenia in an increasing number of regular users.

“A lot of my colleagues that work in psychiatry and emergency medicine are seeing a sharp rise in marijuana-related psychosis,” Finn [told NTD’s The Nation Speaks](#) in an Oct. 1 interview.

Related Coverage

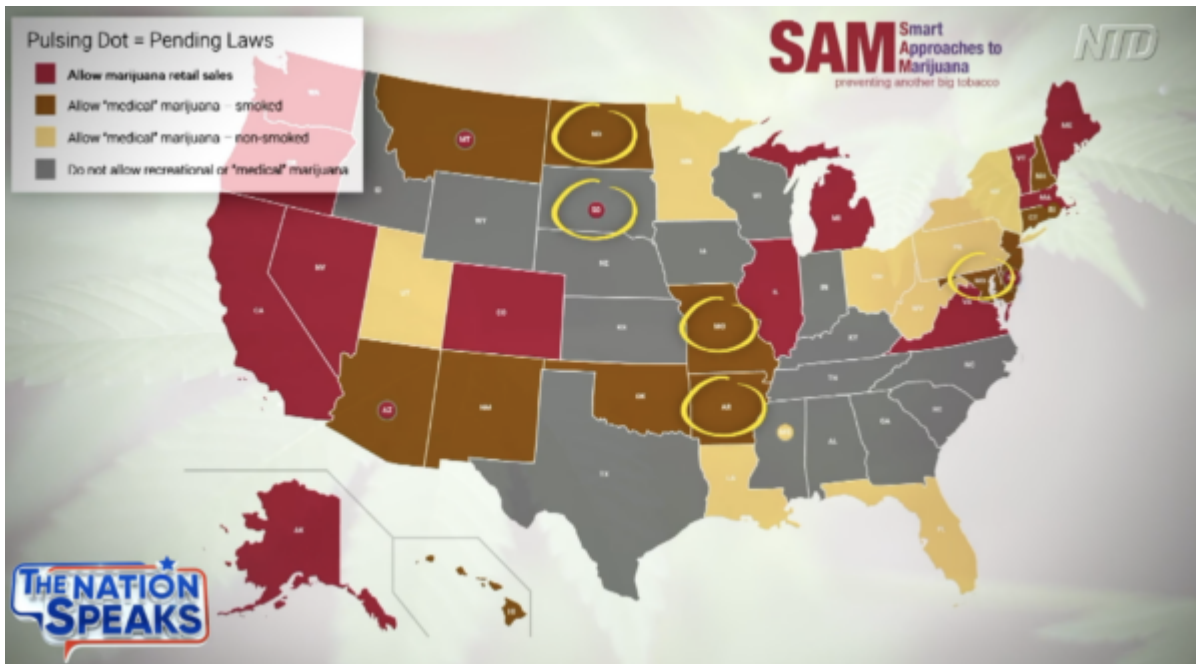


[Marijuana Legalization: Big Win or Big Mistake? Colorado 10 Years Later](#)

Data from Europe ties these mental health problems to high levels of the THC chemical in cannabis that causes people to feel high, Finn said.

“The [European data](#) shows that there’s a fivefold increase risk of first-episode psychosis with what they described as

high potency THC, which generally is about 10%. So we are really in uncharted waters here [in Colorado, with THC potencies of between 40 to 60 percent], with all these states going down this pathway.”



Five states seen on NTD's The Nation Speaks that have legalizing cannabis on the Nov. ballot. (NTD)

“The NIH came out with a paper last week showing that kids that are exposed [to cannabis] in utero tend to have psychotic-like episodes by the time they’re 10 years of age,” Finn warned.

Supercharged

Ben Cort, author of “Weed, Inc.: The Truth About the Pot Lobby, THC, and the Commercial Marijuana Industry,” said the reason that cannabis products are increasing their THC content is to offset the tolerance threshold existing users have developed to the compound.

“The more problems the user [has], the higher the concentration they have to consume, and the more frequently they have to consume, just to come back to that dopamine baseline,” Cort told The Nation Speaks.

“It’s just inevitable that in a commercialized market that depends on problem use, you will end up with these 99.9% pure THC products.”

“They’ve so supercharged it [cannabis products] and changed fundamentally what it is, it’s become a really significant issue,” he said.

While cannabis-induced psychosis won't affect most people after they halt their use, for some, it can persist for weeks or months before things return to normal, Finn said. "So this is potentially a very dangerous product, particularly if there's a young person that is exposed."

There just aren't enough placements available for the mental health care needed, he said.

"And in a very rare circumstance, sometimes [the psychosis] doesn't reverse at all," he added. "There's a very strong correlation to cannabis use of high potency with schizophrenia, although the link of a causal effect has not clearly been proven but it's strongly suspected."



Edible cannabis products are displayed at Essence Vegas Cannabis Dispensary before the midnight start of recreational marijuana sales in Las Vegas, Nevada on June 30, 2017. The next day, Nevada joined seven other states allowing recreational marijuana. (Ethan Miller/Getty Images)

Growing Problem Users

[Monitoring the Future's](#) panel study found that marijuana use by young adults 19- to 30-years-old increased significantly in 2021 compared to previous years, which Cort said shows a "lower perception of risk" in the community although the actual risk has gone up.

“The lower the perception of risk for any substance, the higher the use rate will be,” he said.

“Any sort of industry that has addictive potential is absolutely dependent on the ‘problem user,’” Cort said. Just like in the alcohol industry, where roughly 20 percent of consumers drink 80 percent of the alcohol, seven percent of the consumers who buy cannabis represent 76 percent of sales, he added.

[According to a study](#) from Columbia University Mailman School of Public Health and NYU School of Medicine, states in which recreational marijuana use is legal have seen a 26 percent increase in use among young adults as well as an increase in problem users.

An Unregulated Industry



Edible marijuana samples are set aside for evaluation at Cannalysis, a cannabis testing laboratory, in Santa Ana, Calif., on Aug. 22, 2018. (AP, Chris Carlson/The Canadian Press)

“Poison control calls are skyrocketing across the country in states that have both medical and recreational [cannabis] programs, particularly in the zero to five age group,” Finn said.

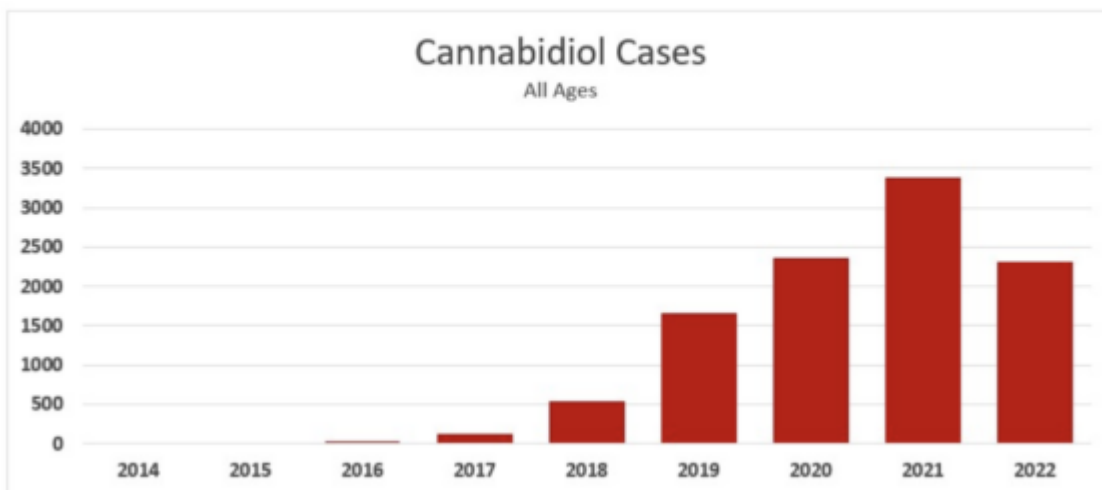
Finn is concerned that because the industry has circumvented the FDA drug development process, many of the products available tend to be contaminated with fungicides, anticoagulants, rodenticides, heavy metals, and sometimes mislabeled.

In addition, many cannabis products labeled to contain CBD—a secondary chemical in cannabis that does help with relaxation but does not elicit euphoric states—actually contain THC, Finn warned.

Children will accidentally get a hold of edible cannabis products that often look like candy but because they are unregulated, is of super high THC potency, Cort said.

A factor that contributes to children ending up in hospital is that edibles are sold by weight, not potency.

As of September 30, 2022, poison control centers have managed 2,318 cases in 2022 related to cannabidiol.



courtesy of “National Poison Data System, American Association of Poison Control Centers.”

Profit

“Multinational corporate interests,” which care a lot about profit, are behind the cannabis industry, Cort said. “The idea here is absolutely not social justice, nor any sort of reform in a meaningful way. The intent here is to get richer.”

Many of the organizations that advocate for legalizing marijuana and other drugs say it would promote social and racial justice because it would prevent black and brown people from going to jail for drug offenses, and instead help them access treatment for their addiction. They claim that legalizing marijuana would also create jobs, save on health costs, and make the products safer than what would otherwise become a black market.

The marijuana industry has little to no regulation and is similar to how the tobacco industry used to be before the public was made aware of the health risks and some guardrails were put in place, Cort said.

“The only thing that changed, both the opiate world with the pharmaceutical companies and the tobacco companies, was tort,” he said. “It really is going to take massive lawsuits to change any of this because these people making money hand over fist are absolutely not going to change it on their own accord.”

Leann Bigos on Scott Dr.

I remember when we talked about Drugs at school when I was a kid. We were taught that Marijuana leads to other drugs, it was a gateway. What changed? We are now told by cannabis store owners, the cannabis growers that is no longer the case. Why is it no longer the case? Because they will profit from the sale?

from a NewsMax Sept 2022 an opinion from a resident of Broomfield, Colorado

I read that there is growing support for marijuana. Colorado was the first state to vote to do so, and it's brought nothing but destruction to Denver. The city and its surrounding area are now full of homeless encampments. In the suburb where I live, crime increased 36% since last year. Legalizing marijuana helped bring about these scenarios. A study by Centennial Institute shows Colorado loses about \$4.50 for every dollar the industry makes on Marijuana. Only those heading the Marijuana industry make money. Destructive lifestyles cost all of us.

(<https://news.ucdenver.edu/do-marijuana-dispensaries-increase-neighborhood-crime/>)

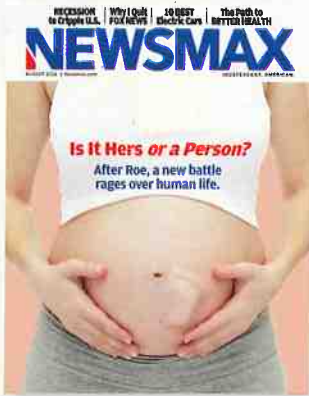
Another article in Denver news Feb 2019- Lorine A. Hughes, PhD, associate professor in the School of Public Affairs at the University of Colorado Denver, led the study. The study looked at data from 2012-2015

"We found that neighborhoods with one or more medical or recreational ^{stores} dispensary saw increased crime rates that were 26 percent and higher than in neighborhoods without any commercial marijuana activity,"

Article also noted Measures of crime and disorder were drawn from the Denver Police Department and included aggravated assault, auto theft, burglary, drug and alcohol offenses, murder, public disorder, robbery and theft from a car.

Currently in Southfield it is for sale as medical only. The Cannabis industry is back talking with Southfield City Council as they want to now add recreational sales. The industry is not making enough money selling it as medical only.

I know it is already legal in Michigan. As a resident of Farmington Hills for over 30 years I would not like Cannabis sold in the city limits. I am not willing to change the standard of safety we have in this city. I hope you don't either.



THE TRUE VALUE OF HUMAN LIFE

Following the U.S. Supreme Court's decision in *Dobbs v. Jackson Women's Health Organization*, can we honestly look for a reduction in abortions? ("Is It Hers or a Person?" August). These days, there is little value for human life — at any stage. As your excellent article points out, "Pro-life organizations nationwide are sounding the alarm over the rising prevalence of mail-order abortions that are now more prevalent than surgical abortions." It will take more than politicians or the courts to change people's views on the sanctity of life. Let's start by focusing on the family.

GUSTAVO DICREMI
New Orleans, La.

I'm distressed that conservative leaders in government and the church don't address the fundamental issue: The flip side of freedom is responsibility. It's downright amusing when abortion providers style themselves as being "pro-abortion rights" and women demand the right to control their body. Here's the news flash: You retain the right to choose and have control when you make responsible choices. Irresponsible choices rob you of choice. If a woman chooses to have sex outside of marriage and ends up pregnant, bearing and raising the child should be the consequence. Why that is not being exhorted daily by conservative leaders escapes me, and many, in our great nation.

JERRY JAMES
Tulsa, Okla.

LETHAL POT

I read in Newsmax of the growing support to legalize marijuana. Colorado was the first state to vote to do so, and it's brought nothing but destruction to Denver. The city and its environs are now full of homeless encampments. In the suburb where I live, crime increased 36% since last year. Legalizing marijuana helped bring about these scenarios. A study by Centennial Institute shows Colorado loses about \$4.50 for every dollar it makes on marijuana. Only those heading the marijuana industry make money. Destructive lifestyles

cost all of us ("Big Data: Most Want Feds to Legalize Pot," July).

DAN REUTER
Broomfield, Colo.

NEWSMAX DEPENDABLE

Newsmax gets it, Fox News doesn't. People have had enough of cable news networks calling themselves conservative only to cave to "woke" and alternative lifestyles ("Fox News Transgender Betrayal," August). It was good that you also included the companion story in which Megyn Kelly called Fox "irresponsible" for airing a story sympathetic to transgenderism. Newsmax will most certainly be getting more converts to its dependable brand of news.

GIUSEPPE BROZ
Houston, Texas

CAVING TO CHINA

Team Biden has been bought by the Chinese, and we can safely say that China owns America. Just wait until the end of 2024, and America sees how it has been destroyed by Sleepy Joe. He and his ilk want to eliminate all genuine American conservatism. He's helped take away freedom of speech and the right to own your opinions ("Biden's Last Hurrah," July).

CAROL GALVIN
Boston, Mass.

DREAM TEAMS

Of course Donald Trump will run and win in 2024. Gov. Ron DeSantis,

R-Fla., is the best choice for his running mate. Gov. Kristi Noem, R-S.D., is also a good choice. Doesn't matter when he announces it, he will win over anyone running against him. Trump will get us out of the horrible mess Shortcut Joe has put us all in. We need to vote for strength, not weakness, or in this case, a brain that's awake and can actually think rationally ("Democrats Go Far Left," June).

AIMEE HEARN
Groveton, Texas

CARSON A BEACON

Thank you for featuring the inspirational Dr. Ben Carson ("Ben Carson: Corporate Media Dividing Americans," July). He asks if we want to build our future on our successes or our failures. That gets at the heart of those who would gripe — playing the race and gender cards — to those who count their many blessings this country still offers. Doing the latter is what Dr. Carson is all about. He deserves our hearty, full-throated support.

MERILL TALMANY
New York, N.Y.

FANTASYLAND

Is the Democratic Party moving toward complete collapse? Congressional Democrats performing Kabuki theater, climate change "Chicken Littles" totally living in fantasyland, and a president who now babbles. Our nation is a

Continued on page

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
SPECIAL MEETING
CITY HALL – COUNCIL CHAMBER
OCTOBER 4, 2022 – 9:00AM

The special meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 9:03am.

Council Members Present: Barnett, Boleware, Bridges and Massey

Council Members Absent: Bruce, Knol and Newlin

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Director Kettler-Schmult, Planning Consultant Rod Arroyo and City Attorney Joppich

PUBLIC COMMENTS DURING CANNABIS EDUCATION SESSION

Rod Arroyo, City Planning Consultant from Giffels-Webster, explained that state law provides for the option for a community to permit commercial cannabis facilities for both medical and recreational purposes. To date, Farmington Hills has not opted in to allow medical cannabis facilities under Michigan Marijuana Facilities Act of 2016 and has opted out of allowing recreational facilities under the 2018 Michigan Regulation and Taxation of Marijuana Act. He stated that the City Council and City staff have been monitoring and studying this topic and reviewing information that has come from the state or from other municipalities. In August, 2021, City Council expressed the desire to obtain more information and conduct a 3-phase information gathering plan that included:

- Information gathering from the cannabis industry
- Researching experiences and ordinances from other municipalities, which was obtained through city staff
- Public input to hear from the residents, the purpose of today’s session and the session scheduled for tomorrow at 9am

Mr. Arroyo clarified that tonight’s information session is intended to gather information from residents and is not designed to be a debate with City Council or others in attendance and is strictly a listening session for residents to share their opinions with City Council.

Mr. Arroyo discussed the rules established for this session noting that questions raised this evening will not be answered but staff will gather those questions to be answered at a later date. He stated that each person will be provided 3 minutes to speak but additional comments or information could be shared via email to the City Clerk. A sign-in sheet has been provided and is not mandatory but available for anyone that wants to be kept up to date on future meetings or information on this topic.

Mayor Barnett acknowledged letters or emails that had been received following last night’s meeting speaking in opposition to cannabis operations and/or dispensaries in Farmington Hills:

Muriel and Scott Tarnawsky
Lindsey Ensley
Ryan Fluetsch
Jennifer Gelletly

Mayor Barnett opened the meeting up for public comments at this time reminding speakers that they will be limited to 3 minutes and asked that they provide their name and street name for the record.

Wallin McMinn, Lorikay, encouraged City Council to support the production and distribution of medically supervised cannabis and restrict recreational cannabis. His concern is that recreational use could introduce people to smoking which is acknowledged to be the number one cause of disease in the country. *Information provided by Mr. Wallen is included with the minutes..*

Heather Aldred, Forestbrook, stated that upon arrival to this country she found Farmington Hills to be a safe, desirable place to raise a family and her desire is that Farmington Hills remains a place that is sought after as safe and family-friendly. She encouraged Council to remain an opt-out city. She added that with this being a cash-only business under federal regulations, she is concerned about robberies and crime and taking up police resources. If the city needs to expand their tax base, she suggested continuing to make Farmington Hills more attractive to young families.

Sharon Brown, Rocky Crest, stated she is against the growing and processing of marijuana as a business in or near homes in Farmington Hills. If the city allows growing and processing, she suggested that the facilities are limited to industrial areas so not to impact homes or shopping areas.

Mayor Barnett mentioned that the videos for the meetings held with the industry representatives are on the city website for anyone who has not seen those and would like to view them.

Bob Schwartz, Sutters Hill Ct., stated that he is in favor of opening up medical and recreational marijuana dispensaries in Farmington Hills and feels it should have been done some time ago to take advantage of some of the tax proceeds. His only concern is with the ability for dispensaries to remain open since there seems to be an overabundance of marijuana growth and prices are dropping so this may be a question for the industry.

Meagan Fluetsch, Whitlock, stated she is completely against opening any dispensaries in Farmington Hills. When they moved to Farmington Hills the draw was that it was a family-friendly community and she believes bringing cannabis dispensaries into the city does not align with the values of the city and what it represents and she encouraged Council to ask themselves if this aligns with our values and would it strengthen the city that is family based. She believes it would weaken the city and families and would not promote the growth the city wants.

Jeannette Grund, Heatherbrook, stated that her reasons to say no to cannabis in the city is based on the following information she has read:

- Smoking over time decreases motivation and a person's ability to perform in society and useful work.
- Byproducts are increased homelessness, accidents and violent acts.
- Smoking cannabis products from early adolescents on regular basis is linked to schizophrenia for those who may be susceptible and could lead to violence.
- Concern with children and pets could ingest edibles
- Attraction of drug dealers to area

She left Council with the question of what type of community do you want to live in, retire in and raise children? *Information was provided to the Clerk and is included with the minutes.*

Jenn Zielinski, Common Citizen located in Marshall Michigan, wanted to speak to the comments on the industry and confirmed that with the influx of cultivated product within the market, it has significantly decreased wholesale and retail prices. To combat what is identified by the cannabis regulatory agency as an oversaturated market, they are considering a moratorium on cannabis grow licenses for a temporary period of time in order to stabilize the industry; and if they impose this moratorium on grow licenses their focus would shift to retail as there currently is not enough retail to push out the supply growers are able to produce. This is something to keep in mind as Council is looking at the landscape in Farmington Hills and the industry.

Eric Nordan, Castlemeadow, wondered if Farmington Hills would fuss about another pharmacy that sells opioids or another grocery store that sells liquor or tobacco or another ice cream shop. Data shows that sugar, alcohol and opioids are more addictive than cannabis. He stated that there are two drugs that are FDA approved on the market derived from marijuana those being THC and CBD and under the adult use law in Michigan persons can grow up to 12 plants. He spoke to the fact that the cannabis industry is in Farmington Hills already – banks, lawyers, CPA's, real estate agents, marketing, etc., and it brings in money, economic development and jobs to the community. He is an attorney representing a client who lives in Farmington Hills and spoke to the issue of zoning and urged Council to allow safety compliance facilities in the same areas as medical labs and to not put a limit on licenses that would create a competitive market and most likely bring lawsuits.

Kurt Vaaler, President of Staman Acres Subdivision, stated that one of his side jobs is property management and he suggested talking to communities who brought in marijuana facilities to ask them what happened in the community. It may bring in jobs, but what type of jobs. Property prices go through the roof and often people are buying properties that they can't use for their purpose and the properties are not maintained. He commented that it doesn't necessarily bring prosperity to all communities. He urged Council to do their homework and stated that he personally is not in favor of this for Farmington Hills

Mayor Barnett stated that if anyone has more information or could not attend the sessions, they could send their comments or concerns through email to the City Clerk.

ADJOURNMENT:

MOTION by Massey, support by Bridges, to adjourn the special meeting at 9:35am.
Motion carried unanimously.

Respectfully submitted,



Pamela B. Smith, City Clerk

Potent Marijuana Strains Are Making Teens Sick

Despite fewer restrictive laws, cannabis products still carry risk.



Photo © Shutterstock

The trend among states to legalize recreational use of marijuana suggests a public perception that the drug is safe to use—and older teens seem to agree. Fewer than a quarter of 12th-grade respondents to a 2021 federal survey saw “great risk” in regularly using the drug.

Public perception aside, evidence is emerging of harm to young marijuana users because of the high concentrations of tetrahydrocannabinol (THC), the cannabis plant’s psychoactive component, in today’s commercial products. Experts say current formulations lack sufficient amounts of the cannabidiol (CBD) compound that balanced and mitigated the effects of THC in earlier marijuana strains.

Teens who regularly inhale or consume cannabis products containing large amounts of THC are becoming addicted, and some have become sick enough to land in EDs, according to a June 23 report in the *New York Times*. The average concentration of THC in marijuana samples seized by the Drug Enforcement Administration rose from about 4% in 1995 to more than 17% in 2017. In addition to the dried cannabis sold as marijuana, cannabinoids (chemical substances distilled from the plant)

are now available in edibles, vaping oils, and other products, some of which have THC concentrations exceeding 95%. Their potency is largely unregulated.

Recreational marijuana use is legal in 19 states and the District of Columbia for adults ages 21 and older, though surveys suggest these products are easily obtained by teens. “Since 2014, I have seen a huge increase in access to marijuana as well as acceptance, with a lack of understanding of the risks of smoking versus dabbing—inhaling highly concentrated THC or high concentration oils,” said Tessa McIlraith, a school nurse in Washington State, which became one of the first states to legalize recreational marijuana in 2012. McIlraith became certified in drug impairment assessment in 2018, and initially used those skills five or six times a year. “It’s a weekly occurrence now,” she said. “I understand decriminalizing marijuana, but I think the impact it has on brain development isn’t talked about enough.”

According to the Centers for Disease Control and Prevention, children and teens are especially vulnerable to addiction and other drug-related harms because their brains are still developing. They may experience difficulties with thinking, problem-solving, memory, learning, and concentration as well as reduced physical coordination. An estimated three in 10 regular users of marijuana in all age groups develop cannabis use disorder, defined by the National Council of State Boards of Nursing (NCSBN) as “a problematic pattern of cannabis use leading to clinically significant impairment or distress.” The

NCSBN’s marijuana guidelines, published in a July 2018 supplement to the *Journal of Nursing Regulation*, also note cases of cannabinoid hyperemesis syndrome, which presents as “severe, cyclic nausea; vomiting; and compulsively taking extremely hot showers or baths,” and of cannabis withdrawal syndrome, which is marked by irritability, anxiety, sleeping difficulties, and depressed mood. Daily use by adolescents of cannabis products with 10% or more THC has also been linked to hallucinations and earlier onset of psychotic disorders.

Teen users may overdose after unwittingly consuming cannabis products mixed with opiate. “Our problems have been with students vaping marijuana and finding out it was laced with an unknown substance,” reports Lisa E. Patch, executive director of health services for Alamogordo, New Mexico, public schools. “We now have Narcan [an opioid antidote] in all secondary schools and had to use it this year for that reason.”

According to McIlraith, some students use marijuana to quell anxiety. “It’s not recreational for many of them,” she told *AJN*. “It’s really being used medicinally but without guidance, and I think that’s where we’ve let youth down.” She recommended that nurses who work with children and adolescents learn about marijuana products and their potential harms so they can inform patients, just as they would about common over-the-counter drugs. The National Institute on Drug Abuse has information for educating young teens in its *Mind Matters Series* (<http://nida.nih.gov/publications/mind-matters-series>).—Nicole Fautoux

General Medicine

November 11, 2021

The Pros and Cons of Medical Cannabis: Current Evidence



Melissa Kalensky, DNP, FNP-BC, PMHNP-BC, CNE



◀ ONLINE FIRST ▶ Each month, [The Clinical Advisor](#) makes one new clinical feature available ahead of print. Don't forget to take the poll. The results will be published in the next month's issue.

Cannabis is one of the most commonly used drugs in the United States. More than 48.2 million people in the US aged 12 years and older (17.5%) have used cannabis in the last year.¹ Although evidence suggest that some medical conditions may benefit from cannabis use, there is a lack of high-quality randomized controlled trials examining the potential therapeutic uses of cannabis and a lack of prospective studies looking at associated adverse effects.

The risks and benefits of any cannabinoid-containing compound need to be carefully weighed for each patient. This includes consideration of potential effects on comorbidities and drug-drug interactions. The increasingly widespread use of cannabis makes screening and counseling patients about the potential risks vs benefits a priority.

Pharmacology

Cannabis sativa and *Cannabis indica* are the 2 most commonly used strains of cannabis, a plant containing approximately 540 chemical compounds, of which more than 100 are classified as cannabinoids.² The compound generally responsible for producing intoxication (high) is delta-9-tetrahydrocannabinol (THC); cannabidiol (CBD) does not produce this effect but may have therapeutic effects.³

Today's top picks on the Haymarket Medical Network

Tixagevimab-Cilgavimab Effective for COVID-19 Prophylaxis in KTRs

A Case of Myocarditis Observed in a Patient With Monkeypox Infection

Digital Inhaler System Yields Greater Asthma Improvement Than Standard of Care

CONTINUE READING

Cannabis can be found in natural and synthetic formulations that contain psychoactive and inactive compounds. Cannabis concentrates can be inhaled or vaporized. Products for oral ingestion include pills, teas, edibles, tinctures, and gummies. Lozenges, lollipops, and dissolvable strips can be taken sublingually. Topical products include oils, lotions, and bath salts.⁴

The potency of THC content in samples of recreational cannabis has increased dramatically, from less than 4% in the early 1990s to more than 15% in 2018; some current variants and cannabis concentrates can have much higher THC levels.⁴ In the last 2 decades, the percentage of nonpsychoactive components has steadily decreased, resulting in an increase in the psychoactive to nonpsychoactive component ratio from 14 times in 2001 to 80 times in 2017.⁵ The result is that some currently available products may have a greater ability to produce a high.

Psychoactive Drug Components

The absorption and distribution of THC is highly variable depending on the route of administration and individual patient characteristics. When consumed via inhalation (smoking or vaping), the onset of action is typically within 10 minutes; systemic bioavailability is 11% to 45%.⁶ When THC is consumed orally there is a greater variability in onset and effects due to first-pass metabolism through the liver and significant degradation by gastric acid. Peak THC levels have been reported at 1 to 6 hours after oral ingestion; systemic bioavailability is 4% to 20%.⁶

The metabolism of cannabis occurs via 2 hepatic cytochrome oxidases, CYP2C9 and CYP3A4. Its plasma half-life ranges from 1 to 3 days in occasional users to up to 13 days in chronic users, and it is eliminated through feces (65%) and urine (20%).⁶ The elimination half-life can be substantially longer in regular cannabis users because cannabis is highly lipophilic. With regular use, cannabis accumulates in adipose tissues over time, resulting in a slow release when blood levels are low and accounting for a positive urine drug screening for up to 6 weeks after last consumption vs 4 weeks in occasional users.⁷

Receptors and Reward Pathways

Endogenous cannabinoid receptors are found in the brain, spine, and peripheral nervous system, with components of cannabis acting as a partial agonist at both cannabinoid receptor type 1 (CB1) and type 2 (CB2) sites.⁸ Within the central nervous system, THC strongly binds to CB1 receptors accounting for its psychoactive properties; CBD does not.⁸ Cannabis impacts the release of several neurotransmitters such as acetylcholine, norepinephrine, γ -aminobutyric acid, and serotonin within multiple regions of the brain. Areas impacted include the frontal cortex, basal ganglia, cerebellum, hippocampus, and cerebral cortex, accounting for some of the drug's clinical effects.^{6,8,9}

Binding within the peripheral tissues occurs at CB2 receptors, primarily located within cells in the immune system (B lymphocytes and splenic macrophages), peripheral nerve terminals, and the vas deferens.⁸ The mechanism of action in the periphery is less clear, but cannabinoids may play a role in the regulation of immune and/or inflammatory reactions.⁸ Both CB1 and CB2 cells are found in the cardiovascular system.⁶

Like alcohol and other psychoactive substances, cannabis is processed through the mesolimbic dopamine pathway, the same circuitry involved in the regulation of reinforcement and reward.⁹ This pathway is associated with reinforcement of adaptive behaviors and the natural high associated with joy or accomplishment. Cannabis binding bypasses the brain's neurotransmitters and directly stimulates the release of dopamine within the reward pathway, triggering an artificial high. Long-term cannabis use eventually causes changes in this reward circuit. Over time, this results in an increase in impulsiveness to use the substance, which provides a reward, and a decrease in the pleasure or gratification associated with it, accounting for clinical symptoms related to tolerance.⁹

Physiologic Effects of Cannabis Use

Acute Intoxication

Physiologic effects of acute intoxication may include euphoria, tachycardia, hypertension, conjunctival injection, dry mouth, increased appetite, impaired judgment, and paranoid delusions.¹⁰ Acute neuropsychiatric effects can be highly variable in presentation and appear to be dose dependent. At low doses, mood is described as euphoric, with decreased depression, anxiety, and tension; conversely, at higher doses there is increased anxiety, dysphoria, and panic.¹⁰ Other neurologic or psychiatric effects may include¹⁰⁻¹²:

- Slowed reaction times and impaired motor coordination
- Impaired attention, concentration, short-term memory, and risk assessment
- Distortions in time and spatial perception
- Increased intensity of visual/auditory perception
- Depersonalization, hallucination, grandiosity, paranoia, and/or other signs of psychosis

These effects are additive when combined with other central nervous system (CNS) depressants. Mood-altering effects typically resolve within hours, but residual effects of a dose of cannabis might

last for 24 hours. In laboratory studies of cognitive and behavioral effects, evidence suggests that the effects of cannabis increase as the dose consumed or level of THC in blood increases. Evidence also suggests that effects of cannabis on driving simulator performance and collision risk increase as dose consumed and levels in the body increase.¹³

Cardiovascular Effects

The heart and vascular smooth muscle contain CB1 and CB2 receptors; thus, dose-dependent increases in heart rate and blood pressure can occur with acute intoxication.^{11,12} Orthostatic hypotension is a common side effect in older adults.¹⁴ Other potential physiologic changes can include increased platelet aggregation, arterial vasospasm, and increased cerebral vascular tone, which can result in decreased cerebrovascular blood flow.¹² In the hours after ingestion, cannabis increases the risk for major cardiovascular events, such as hypertensive emergency, myocardial infarction, transient ischemic attack, and cerebrovascular accident.¹¹ Chronic use in individuals with a history of angina may lower the angina threshold and, thus, precipitate chest pain.¹² There also is evidence to suggest a link to new cardiac arrhythmia secondary to ischemia.¹² Atrial fibrillation, ventricular fibrillation, and Brugada pattern (ventricular arrhythmia) are the most commonly associated arrhythmias; when such arrhythmias occur, the mortality rate is estimated at 11%.^{12,15}

Pulmonary Effects

Inhalation of cannabis and associated respiratory irritants can cause acute or chronic cough, increased mucous production, and shortness of breath.¹⁶ Pneumomediastinum can be an acute complication associated with holding ones breath in during inhalation.¹⁷ Evidence suggests that long-term cannabis use may lead to large airway inflammation, increased airway resistance, and lung hyperinflation.¹¹ In individuals with underlying pulmonary disease, such as asthma or chronic obstructive pulmonary disease (COPD), this may increase the risk for respiratory infection and acute exacerbations of chronic disease.

Although cannabis is known to contain potential carcinogens, the connection between lung carcinoma and cannabis use remains less clear.¹⁴ By comparison, cannabis contains 50% more benzopyrene and 75% more benzanthracene than tobacco.¹¹ Evidence also suggests cannabis is associated with 4 times more deposition of tar than tobacco products, suggesting that an underlying link to carcinoma is possible, although there is no definitive evidence linking cannabis to increased head, neck, or lung cancer.^{4,11,14}

Prolonged Neuropsychiatric Effects

Cannabis use in children has the potential to alter brain development and can be linked to poor educational outcomes, such as increased drop-out rates.¹¹ Use in adolescents is correlated with cognitive impairment and lower IQ scores.¹¹ In adults, use causes memory impairment and difficulty learning new information.¹⁸ In some individuals, cannabis increases the risk of developing or

worsening of depression, anxiety, and post-traumatic stress disorder.¹¹ Cannabis use is linked with the development of psychosis, particularly among youth who have preexisting genetic vulnerability, and may advance onset of first psychotic episode by 2 to 6 years in such individuals.^{11,18} Long-term use has been linked with the development of amotivational syndrome and reports of decreased life satisfaction.¹⁸

Cannabis Hyperemesis Syndrome

There are no clinically established diagnostic or treatment guidelines for cannabis hyperemesis syndrome (see *Case Presentation*), but there are definitive patterns in clinical presentation. Patients typically present with intense and unremitting abdominal pain with persistent nausea and vomiting, often with reports of multiple episodes over months to years.¹⁹ Clinical history reveals a heavy use of cannabis daily over a prolonged period of time. Often patients report the only effective alleviating factor for associated abdominal pain is the use of hot baths or showers. Generally, symptom presentation occurs in 3 phases: *prodromal*, acute nausea and diffuse abdominal pain, the intensity of which often causes fear of vomiting; *hyperemetic*, multiple episodes of vomiting, driving the patient to seek medical care; and *recovery*, during which normal eating patterns resume.¹⁹

Case Presentation

A 32-year-old mother of 3 presents to the emergency department with a 10-day history of persistent nausea with intermittent nonbiliary, nonbloody emesis, and diffuse abdominal pain. She denies alcohol or “illicit” drug use but does admit to smoking cannabis 2 to 3 times a day for the last several years. Her vital signs are within normal limits, her electrocardiogram is normal, and her laboratory tests (complete blood cell count, comprehensive metabolic panel, lipase, and serial troponins) are normal. Computed tomography of the abdomen shows no acute pathology. She has received 2 liters of normal saline, as well as multiple doses of intravenous ondansetron and metoclopramide, without improvement in nausea and continued active emesis.

Cannabis has dose-dependent biphasic effects. At a low dose, it acts as an antiemetic; at higher doses, it becomes proemetic.¹⁹ Clinical priorities lay in achieving cessation of hyperemesis, addressing any secondary issues, such as dehydration, electrolyte disturbance, acute kidney injury, or rhabdomyolysis, and advising the patient about long-term cessation of cannabis use.¹⁹

It is unclear why traditional antiemetics are ineffective in addressing nausea and emesis associated with cannabis use. However, it is known that cannabis is active within the dopaminergic pathways of the brain; clinically, dopamine-blocking agents such as intravenous haloperidol (5 mg) often are more effective in treating nausea in these patients.¹⁹ Other treatments, including topical capsaicin (applied to the stomach), corticosteroids, benzodiazepines, and tricyclic antidepressants have been studied but

Potential Drug Interactions, Toxicity, and Overdose

The large volume of chemical compounds within cannabis makes examining potential drug-drug interactions challenging, and knowledge in this area is largely theoretical. Cannabinoids bind at a wide variety of sites to impact gene expression.²⁰ It is presumed that specific chemical components and formulations affect actions and that the duration of exposure may dictate potential drug interactions. The primary metabolism of cannabinoid compounds is via cytochrome P450 (CYP450): THC (CYP2C9/CYP3A4), CBD (CYP2C19/CYP3A4), and cannabinol (CYP2C9/CYP3A4).²⁰

Any prescription drug processed through one or more of these CYP450 pathways, including commonly used medications (eg, NSAIDs, opioids, statins, anticonvulsants, selective serotonin reuptake inhibitors, and antibiotics) has the potential to cause a drug-drug interaction. Generally, data demonstrate that even low doses of alcohol increase plasma levels of THC.²⁰ When cannabis is used in combination with opioid pain medications, there may be increased opioid analgesic effects without correspondingly increased plasma levels.²⁰ Cannabinoids also may work synergistically with gabapentin to improve therapeutic window and effects.²⁰

Adverse effects are more common when cannabis is orally ingested, and symptoms can last up to 12 hours. Naturally occurring cannabinoids act as partial agonists at CB1/CB2 receptors, limiting fatal overdoses.²¹ However, children have an increased risk for overdose, most commonly through unintentional oral ingestion, and they are significantly more likely than adults to experience severe or life-threatening symptoms including hyperkinesia, respiratory depression, lethargy, coma, and death.²² Duration of symptoms in children can vary from 4 to 48 hours postingestion, with treatment involving supportive care.²²

Synthetic cannabinoids act as pure agonists with very high affinity at the CB1 receptor and, thus, their effects are more intense and longer lasting.²³ Synthetic formulations are not detectable on routine laboratory screening tests. If potential ingestion is suspected, cannabis toxicity should be included within a differential diagnosis, regardless of a negative toxicology screening. Synthetic compounds have a greater potential for serious neuropsychiatric toxicity, producing hallucinations, delirium, and/or psychosis in up to 66% of individuals.²³ Life-threatening toxicity, most characteristically manifesting as severe agitation or seizures, is possible at any age.²³

Considerations in Recommending Medical Cannabis

The US Food and Drug Administration (FDA) has approved medical cannabis for 3 clinical syndromes.²⁴ Naturally derived cannabis, labeled as cannabidiol (Epidiolex), is approved for the treatment of seizures associated with Lennox-Gastaut syndrome and Dravet syndrome in patients 2 years and older. The agent is approved in the United Kingdom for treatment of seizures associated with tuberous sclerosis complex.²⁵ The synthetic cannabinoid dronabinol (Marinol and Syndros) is approved for the management of anorexia with associated weight loss in patients with AIDS and

conventional antiemetic treatments.²⁴ Nabilone (Cesamet) is also a synthetic cannabinoid approved for the treatment of nausea associated with cancer chemotherapy in patients who have failed to respond adequately to conventional antiemetic treatments.²⁴

Which condition has evidence of medical cannabis demonstrating some clear improvement in symptoms?

- Parkinson disease
- Major depression
- Spasticity of multiple sclerosis
- Post-traumatic stress disorder

VOTE

[View Results](#)

Potential Off-Label Therapeutic Uses

The use of cannabinoids in the treatment of chronic pain (fibromyalgia, rheumatoid arthritis, central pain in multiple sclerosis, and neuropathic pain) is supported by study evidence, with no serious adverse events related to its use.^{2,26} There has been clear efficacy established in the improvement of chemotherapy-induced nausea and vomiting with medical cannabis products that are not FDA-approved, particularly with ingestible products vs inhaled products.^{11,26}

The treatment of seizures beyond those associated with Lennox-Gastaut syndrome and Dravet syndrome is perhaps the most discussed applications for cannabis, but data are highly variable, ranging from no improvement to an estimated 50% reduction in symptoms.²⁶ In the treatment of mental health disorders, studies have shown improvement in generalized and social anxiety disorders but no clear benefits in major depression and variability in the efficacy for psychotic disorders.²⁶ No clear benefit has been found in the treatment of acute postoperative or dental pain, and use improves intraocular pressure in those with glaucoma only transiently.²⁶⁴ The application in Alzheimer disease is purely theoretical, minimal data is available in Parkinson's disease, and no efficacy has been established in the treatment of Huntington disease (*Table*).²⁶ No cannabis formulation has yet proven to have greater efficacy than other FDA-approved medications options for these conditions.²⁶

TABLE. Available Evidence of Cannabis Efficacy^{6,8,24,26}

Not Enough Evidence to Recommend Routine Clinical Use	No Clear Evidence of Clinical Benefits	Evidence Demonstrates Some Clear Improvement in Symptoms	Available Evidence Supports Improvement in Some Cases
Alzheimer disease	Acute pain	Chemotherapy-induced nausea/vomiting	Seizures
Parkinson disease	Glaucoma	Chronic pain	Cachexia related to HIV/cancer
PTSD	Tremor in MS	Spasticity in MS	Schizophrenia
	Major depression	Generalized anxiety	Psychosis
	Huntington disease	Social anxiety	Sleep disorders

MS, multiple sclerosis; PTSD, post-traumatic stress disorder

Use in Pregnancy and Breastfeeding

Minimal data exist on the safety and effects of cannabis use in pregnancy. Both the American College of Obstetrics and Gynecology and the American Academy of Pediatrics advise against cannabis use during pregnancy and breastfeeding, citing concern for adverse neurodevelopmental effects.^{27,28}

Some psychoactive components of cannabis likely cross the placental barrier, with fetal plasma concentrations estimated to be 10% to 30% of maternal serum concentrations.²⁹ With the highly lipophilic nature of THC, it is important to counsel patients that fetal exposure may occur for 4 to 6 weeks after maternal cessation.²⁹

Based on the available evidence, complications of use during pregnancy may include higher rates of maternal anemia, up to twice the rate of preterm births, reduced birth weight, increased likelihood of neonatal intensive care unit stays, and learning/attention deficits into childhood.³⁰

Studies suggest that THC accumulates in breast milk. Peak levels occur approximately 4 hours after maternal inhalation and detectable levels persist for at least 6 days after last maternal use.³¹ Lack of federal regulation in cannabis supply and distribution also raises concern for the potential secondary exposure to pesticides, heavy metals, bacteria, and fungi through cannabis use.³²

Conclusion

Research on use of cannabis in the treatment of medical conditions is emerging at a rapid pace. The expanding number of states that have legalized recreational marijuana use is likely to increase the number of patients who present in the primary care setting seeking information on cannabis use for medical conditions. Clinicians will need to remain updated on evolving evidence to provide tailored patient education on the benefits and risks associated with cannabis use.

withdrawal, and other cannabis-related disorders.

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From the November/December 2021 Issue of Clinical Advisor

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL - COMMUNITY ROOM
OCTOBER 10, 2022 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:02pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Director Kettler-Schmult and City Attorney Joppich

DISCUSSION ON RENTAL DWELLING UNIT REGISTRY AND INSPECTION FOLLOW-UP

City Manager Mekjian stated that when this issue was last discussed with Council in May, 2022, Council asked for staff to research expanding the inspection program to include multiple-family rentals dwellings and potential for interior inspections and to report back. He mentioned that the Mayor also has requested a quick status update on the single-family rental inspection program.

Charmaine Kettler-Schmult, Director of Planning and Community Development, provided an overview of the single-family rental inspection program that started in 2014 the initial steps taken to identify rental homes through notifying all non-homestead properties of the new ordinance and program. She explained that once registered, the certification is valid for a period of 3 years and so the program was initially phased in over that 3-year period and new registrations are typically brought in through code enforcement. Approximately 1500 non-homestead single-family homes were identified and approximately 700 homes have registered as rental homes in the community.

Attorney Joppich reviewed his memo with Council regarding questions on expanding the current program to include inspection of the interior of single-family homes. The existing program focuses on the exterior unless there is reasonable cause to believe there is a code violation or unsafe condition. He reviewed requirements for a rental inspection program per the Housing Law of Michigan Act and expanding the current program to include interior inspections and multiple-family rental units.

Scott Lenhart, Building Official, reviewed the items that are included in an initial inspection that include dryer venting, smoke alarms (detectors), GFCI wall outlets and furnace certification as the top four areas of concern as they are life safety issues. He added that property maintenance items identified are also noted and reported to owners. There are approximately 10,317 apartment dwelling units within the 60 apartment complexes in the city.

Discussion was held on other communities ordinances and inspection programs and inspecting all units versus a sampling or only on a complaint basis. It was noted that most communities inspect all rental units.

Some council members expressed concern that rents will increase due to required inspections by the city. Council inquired about the cost to the city and fees for the tenants. Building Official Lenhart responded that the city already has a contract with a third-party for as-needed inspections and they have indicated

that they have staff to conduct rental inspections so there would be no additional costs to the city as program costs would be offset by the fees established, which are yet to be determined.

Discussion was held on the condition of the some of the complexes in the city, options for conducting inspections and the program HUD utilizes for inspection and how many HUD units are in the city.

Council requested information on the following:

- Fee structure for the rental inspection program once established
- HUD rental inspection standards and what units in the city are covered under HUD
- Conducting inspections using a sampling of units

Mayor Barnett invited the public present to speak at this time.

Phil Neumann, Legislative Co-Chair of the Detroit Metropolitan Apartment Association, stated that rents would increase because landlords would be passing any costs on to the tenants. He stated that he believes in a healthy housing stock and that apartments should be kept in good condition but that inspections should occur on a complaint basis rather than inspecting all units in the city and to focus efforts on landlords that are not keeping up their properties. He added that the statute allows for inspections based on a complaint basis or by inspecting a percentage of the units.

Council asked Mr. Neuman if he could research what communities do inspections based on a percentage of the units and what they use as a failure rate to warrant inspections of the entire complex.

It was also suggested by Council that the city could establish a baseline by doing inspections for 100% of the units and based on that failure rate. The need to include mobile home units at some point was also mentioned.

Pam Gerald, resident, agreed with inspecting older structures first and including mold and radon inspections.

The consensus was to hold one more study session on this topic for staff to get back to Council with some of the requested information and options for an inspection program.

ADJOURNMENT:

The study session meeting adjourned at 7:26pm

Respectfully submitted,



Pamela B. Smith, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
OCTOBER 10, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:34pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Monico and Skrobola, Police Chief King, Fire Chief Unruh and City Attorney’s Joppich and Young

PLEDGE OF ALLEGIANCE

Assistant City Manager Valentine 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 7-0.

PROCLAMATION RECOGNIZING OCTOBER 2022 AS GLOBAL DIVERSITY AWARENESS MONTH

The following Proclamation was read by Councilmember Bridges and accepted by Assistant City Manager Valentine:

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bridges, support by Boleware, to approve consent agenda items #4 through #6 and #9 through #17 as read.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: BRUCE

MOTION CARRIED 7-0.

MOTION by Knol, support by Bridges, to approve consent agenda item #18, as read.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

MOTION by Massey, support by Boleware, to approve consent agenda item #19, as read.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

MOTION by Bruce, support by Boleware, to approve consent agenda item #20, as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

The following items were removed from the consent agenda for discussion:

- Recommended approval of Collective Bargaining Agreement with Teamsters Local 214. CMR 10-22-91
- Recommended approval of the Collective Bargaining Agreement with International Association of Firefighters (IAFF). CMR 10-22-92

RECOMMENDED APPROVAL OF COLLECTIVE BARGAINING AGREEMENT WITH TEAMSTERS LOCAL 214. CMR 10-22-91

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager and the Assistant City Manager to execute a new Agreement with the Teamsters Local 214, in accordance with the terms and conditions in the Tentative Settlement Agreement ratified by the parties.

Councilmember Knol explained that she will be voting no on both collective bargaining agreements this evening consistent with previous votes and while she has voted in favor of past agreements that have included wage and benefit increases if they were fair to the employees and affordable to the city, she is not in favor of the switching all employees from defined contribution to defined benefit and this is dictating her “no” vote. She supports all other wage and benefits within the contracts but is concerned if this is affordable in the long

term and she doesn't feel it is in the best interest of the employees. The City wants employees to stay long term but she doesn't feel that is realistic for younger or new employees and that they may want the portability of a 401K. She believes benefits can be improved in other ways to attract and retain employees. Due to the annuity withdrawal, she also believes this could speed up retirement for some employees that may have stayed longer. She stressed that she is doing this as she feels it is in the best interest of the employees and the city and she wants this to be the best place to work and while she may have a different opinion on this issue than some of her fellow council members, she respects their opinion and the employees and hope that they respect her opinion as well.

Mayor Barnett stated that there were two requests from the public to speak.

Pam Gerald, resident, stated that she has spoke up for public safety for many years and commented that a community is only as strong as its public safety and feels that people will stay if there are educational and promotional opportunities. She believes the city should do what it can to retain the public safety officers that are so valuable to the city and she hoped that Councilmember Knol could reconsider her position.

Councilmember Knol clarified that she has always supported public safety including past wages and benefits but there are other ways and other benefits that could have been included in the bargaining agreement that she would have approved other than the defined benefit.

Jim Etzin, Staff Lieutenant and President of the Farmington Hills Firefighters Association-Local 2659 of IAFF thanked Council for consideration of the agreement before them this evening and for their continued support of the Fire Department. He acknowledged he was joined this evening by many other fellow firefighters and their families and the reason was to thank Council for their work and making Farmington Hills a great place to live and work. He stated that he personally has always considered Councilmember Knol a friend of the firefighters and will continue to do so expressed great respect for this process and everyone's opinion.

Members of Council expressed support for the difference of opinion on this issue and support for public safety and all employees.

Mayor Barnett spoke to the importance of returning to the days where longevity is respected and employees are provided opportunities to grow and train within the organization and the fact that the figures provided to council demonstrate the city is able to afford this change.

City Clerk Smith clarified that two separate motions were required to approve each bargaining agreement.

MOTION CARRIED 6-1 (Knol opposed).

RECOMMENDED APPROVAL OF COLLECTIVE BARGAINING AGREEMENT WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF). CMR 10-22-92

MOTION by Bridges, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager and the Assistant City Manager to execute a new Agreement with International Association of Firefighters (IAFF), in accordance with the terms and conditions in the Tentative Settlement Agreement ratified by the parties.

Other members of Council commented that concerns expressed this evening stem from long-term financial concerns and those comments and opinions are appreciated. There was also additional support by Council for the defined benefit program to support the employees.

MOTION CARRIED 6-1 (Knol opposed).

PUBLIC QUESTIONS AND COMMENTS

Pam Gerald, resident, reiterated that any time you can support public safety it is important. She commented on the great classes and resources offered at the library and commented on the crime prevention program where staff will conduct an analysis on a residents home and make suggestions on how to make it safer. She recommended this service to residents.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

City Council mentioned the following events:

- Farmington SAFE Resource Fair is scheduled to be held in the Council Chamber on October 12th from 6:30pm-8:30pm
- City-wide Open House event on Saturday, October 8th
- Faith and Blue Truck or Treat event at the Costick Activities Center this past Sunday
- Hawk Hustle 5k race this past Sunday
- Kindness Garden was installed last Friday consisting of rocks painted by children and laid at the Spicer House and was sponsored by the Commission on Children, Youth and Families

CITY MANAGER UPDATE

City Manager Mekjian provided the following update:

- Mentioned that there is an Oakland County transmit millage on the upcoming ballot in November that is proposed to replace the SMART millage and he encouraged residents to educate themselves on this ballot measure and other ballot proposals on the ballot
- Noted the City Clerk's Office will have extended hours for election related business
- City is updating its zoning master plan and public participation is important during the small group visioning sessions
- Oakland County Community Deer Coalition is working with SEMCOG to conduct a deer survey that is available on the city website
- The Annual Beautification Awards ceremony is being held Thursday, October 27th at 5pm at the Costick Activities Center
- Thanked city staff for coordinating and participating at the City Wide Open House and Trunk or Treat event at the Costick Activities Center

NEW BUSINESS

CONSIDERATION OF APPROVAL OF AGREEMENT FOR ANALYSIS OF SITUATIONAL AWARENESS TRAINING, TRAFFIC STOPS AND CITATIONS AND ARRESTS. CMR 10-22-87

Kelly Monico, Director of Central Services, stated that before Council is staff's recommendation to enter into an agreement with Winbourne Consulting for an analysis of situational awareness training, traffic stops and citations and arrests. She explained this is a three phase program that has been discussed at two separate study session meetings with Council and staff is requesting three separate motions to approve each phase.

MOTION by Bridges, support by Newlin, that the City Council of Farmington Hills hereby authorizes the City Manager to sign an agreement and approve a purchase order with Winbourne Consulting for Phase 1 – Analysis of Situational Awareness Training Program for \$13,200 plus travel expenses as required.

MOTION CARRIED 6-1 (Knol opposed).

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to sign an agreement and approve a purchase order with Winbourne Consulting for Phase 2 – Traffic Stops and Citations Analysis for \$56,100 plus travel expenses as required.

MOTION CARRIED 7-0.

MOTION by Bridges, support by Newlin, that the City Council of Farmington Hills hereby authorizes the City Manager to sign an agreement and approve a purchase order with Winbourne Consulting for Phase 3 – Arrests Analysis for \$51,810 plus travel expenses as required.

MOTION CARRIED 5-2 (Knol and Massey opposed).

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE INTERLOCAL AGREEMENT FOR OAKLAND COUNTY TO APPROVE A DESIGNATED ASSESSOR FOR THE PERIOD JANUARY 1, 2023 THROUGH DECEMBER 31, 2027. CMR 10-22-88

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the Interlocal Agreement for Oakland County to Approve the Designated Assessor for the Period January 1, 2023 through December 31, 2027.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A BOND AUTHORIZING RESOLUTION TO SELL CAPITAL IMPROVEMENT BONDS TO FINANCE CAPITAL IMPROVEMENT FUND PROJECTS. CMR 10-22-89

**NOTICE OF INTENT RESOLUTION
CAPITAL IMPROVEMENT BONDS**

**CITY OF FARMINGTON HILLS
County of Oakland, State of Michigan**

RESOLUTION NO. R-171-22

Minutes of a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on the 10th day of October, 2022, at 7:30 o'clock p.m. prevailing Eastern Time.

PRESENT: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN

ABSENT: NONE

The following preamble and resolution were offered by Councilmember Bridges and supported by Councilmember Boleware:

WHEREAS, the City of Farmington Hills, County of Oakland, State of Michigan (the “City”), intends to authorize the issuance and sale of one or more series of general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), to pay all or part of the cost to acquire, construct, furnish and equip capital improvements in the City, including a) barrier free improvements, b) City hall equipment retrofits and replacement, c) police building and site improvements, d) security system equipment, e) electric vehicle charging stations, f) City hall and police department underground fuel tank replacement, g) replacement of interior lighting fixtures, and h) other capital improvement projects indicated in the City’s CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments (the “Projects”); and

WHEREAS, the total amount of bonds to be issued to finance the acquisition and construction of the Projects shall not exceed Seven Million Dollars (\$7,000,000); and

WHEREAS, a notice of intent to issue bonds must be published before the issuance of the aforesaid bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intention to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Projects prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue the Bonds in the *Farmington Press*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a **display advertisement not less than one-quarter (1/4) page in size** in substantially the form attached to this Resolution as Exhibit A.

3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is adequate notice to the taxpayers and electors of the City, and is the method best calculated to give them notice of the City’s intent to issue the Bonds, the purpose of the Bonds, the security for the Bonds, and the right of referendum of the electors with respect thereto, and that the provision of forty-five (45) days within which to file a referendum petition is adequate to insure that the City’s electors may exercise their legal rights of referendum, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Projects which were paid or will be paid from funds of the City subsequent to sixty (60) days prior to today.

(b) The maximum principal amount of debt expected to be issued for the Projects, including issuance costs, is \$7,000,000.

(c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Projects are placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

AYES: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN

NAYS: NONE

RESOLUTION DECLARED ADOPTED.

RECOMMENDED APPROVAL OF DESIGNATION OF CITY DEPOSITORIES. CMR 10-22-90

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the following brokers, dealers, safekeeping institutions, pooled accounts and banks:

Brokers/Dealers/Safekeeping:

Comerica Securities	Fifth Third Securities
Huntington Capital Markets	J.P. Morgan Securities LLC
KeyBanc Capital Markets	PNC Financial Services Group
Raymond James & Associates, Inc.	Robinson Capital
UBS Financial Services, Inc.	

Pooled Accounts:

Michigan CLASS / Public Trust Advisors, LLC
Oakland County / Local Governmental Investment Pool (LGIP)

Banks:

Bank of America	
CIBC Bank	Comerica Bank
Fifth Third Bank	First Merchants Bank
Flagstar Bank	Huntington Bank
JP Morgan Chase Bank	PNC Bank

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF ADMINISTRATIVE AND MANAGEMENT BENEFIT RECOMMENDATIONS. CMR 10-22-93

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City execute benefit changes for Administrative/Management employees in accordance with the terms and conditions outlined in the City Manager Report dated October 10, 2022.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A RESOLUTION SUPPORTING THE REGIONAL NINE MILE CORRIDOR STUDY. CMR 10-22-94

**RESOLUTION BY THE CITY OF FARMINGTON HILLS
SUPPORTING THE REGIONAL NINE MILE CORRIDOR STUDY**

RESOLUTION NO. R-174-22

WHEREAS, in July 2022, the Oakland County Parks and Recreation Commission was awarded a \$45,000 Planning and Assistance Program grant by the Southeast Michigan Council of Governments (SEMCOG); and

WHEREAS, the grant funds a feasibility study to determine how Nine Mile Corridor Communities located between Hazel Park and the City of Farmington Hills can collaborate to share resources and connect their communities through a branded pedestrian and bike pathway; and

WHEREAS, this study seeks to bolster recreational opportunities and placemaking along the corridor by creating or improving safe and equitable transportation options along the corridor; establishing and promoting connections to different city assets; coordinating green infrastructure standards; and establishing cohesive corridor branding and wayfinding systems that facilitate mobility and recreation; and

WHEREAS, each city agrees to support this effort by participating in the Nine Mile City Corridor Committee (CCC), which will include appointments from each city's respective executive offices; and

WHEREAS, the Nine Mile CCC will direct and implement the planning study and Oakland County Parks and Recreation will act as a fiduciary and project/contract manager with the selected planning firm; and

WHEREAS, the Regional Nine Mile Corridor Study supports the Nine Mile City Corridor Committee's efforts to pursue regional partnerships, to improve accessible transportation, and to invest in sustainable infrastructure.

NOW, THEREFORE, BE IT RESOLVED that the City of Farmington Hills agrees to support and participate in the Regional Nine Mile Corridor Study funded and managed by Oakland County Parks and Recreation and directed by the Nine Mile City Corridor Committee.

AYES: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN

NAYS: NONE

ABSENT: NONE

ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED OCTOBER 10, 2022.

RECOMMENDED APPROVAL OF AWARD OF BID FOR GOLF COURSE RIDE-ON TURF SPRAYER TO REVELS TURF & TRACTOR IN THE AMOUNT OF \$42,633.58. CMR 10-22-95

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for a John Deere 2020A Progorator Ride-On Turf Sprayer with HD300G Tank from Revels Turf & Tractor (a woman owned company) in the amount of \$42,633.58.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR ICE ARENA ROOF PROJECT TO ROYAL ROOF COMPANY IN AN AMOUNT NOT TO EXCEED \$252,885.00. CMR 10-22-96

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the ice arena roofing replacement to Royal Roofing Company, Inc. in an amount not to exceed \$252,885.00.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR WINDOW WASHING FOR CITY HALL TO GLOBAL BUILDING MAINTENANCE IN AN ESTIMATED AMOUNT OF \$10,000 PER YEAR; WITH POSSIBLE EXTENSIONS. CMR 10-22-97

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve purchase orders for window washing to Global Building Maintenance (woman owned) for an estimated amount of \$10,000.00 per year with one or more administration-approved extension not to exceed a total of four (4) additional one year extensions under the same terms and conditions upon mutual consent by the City and vendor.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR CCTV, DSX DOOR ACCESS AND INTRUSION ALARMS SYSTEMS PURCHASE, INSTALLATION AND MAINTENANCE TO VIGILANTE SECURITY FOR A PERIOD OF ONE YEAR; WITH POSSIBLE EXTENSIONS. CMR 10-22-98

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve all budgeted purchase orders for Vigilante Security for CCTV, DSX Door Access & Intrusion Alarms Systems Purchase, Installation & Maintenance for a period of one (1) year with one or more administration-approved extensions not to exceed a total of five (5) additional years, under the same terms and conditions, through mutual consent by the City of Farmington Hills and each awarded vendor.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF JOHN DEERE EQUIPMENT WITH REVELS TURF & TRACTOR IN THE AMOUNT OF \$63,090.90. CMR 10-22-99

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order in the amount of \$63,090.90, including one (1) John Deere 7400 A for \$44,567.64 and two (2) John Deere TX Turf Gators for a total amount of \$18,523.26, to John Deere and to take delivery of the equipment via Revels Turf & Tractor as an authorized dealer.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE CARES TO HOLD A HALLOWEEN TRUNK OR TREAT EVENT ON OCTOBER 23, 2022.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for the CARES Halloween Trunk or Treat Event to be held on Sunday October 23, 2022 from 2:00pm to 4:00pm subject to the following terms and conditions:

- An electrical permit with inspection is required.
- The event shall comply with minimum Fire Prevention Code requirements.
- No smoking within 500' of flammable or combustible liquid.
- Egress from the facility shall not be blocked or restricted.
- Fire lanes shall be maintained at 20' minimum.
- Proponent must contact Fire Prevention to schedule an inspection prior to the beginning of the event.
- The event is open to the general public and expects 1,000 people.
- Two 10 x 10 tents will be on the applicant's property as well as vehicles who are participating in the Trunk or Treat.
- Live music with a DJ will be on site and applicant was advised on the local noise ordinance.
- There is no issue with egress and ingress for emergency vehicles.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A GUEST SERVICES POSITION.

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 Connie Parham for a Guest Services position in the Special Services Department. Connie is the mother of Erin Hathorne, who is a Guest Services Assistant in the Special Services Department.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF SEPTEMBER 12, 2022.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of September 12, 2022.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF SEPTEMBER 19, 2022.

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the study session meeting minutes of September 19, 2022.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF SEPTEMBER 19, 2022.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of September 19, 2022.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ATTORNEY REPORT

The attorney report was received by Council.

ADJOURNMENT

MOTION by Bridges, support by Bruce, to adjourn the regular session City Council meeting at 8:33pm.

MOTION CARRIED 7-0.

Respectfully submitted,

Pamela B. Smith, City Clerk