

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 25, 2024, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

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

Commissioners Absent: Aspinall

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

APPROVAL OF THE AGENDA

MOTION by Ware, support by Grant, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. CONSIDERATION OF APPROVAL OF DRAFT CITY OF FARMINGTON HILLS 2024 MASTER PLAN FOR FUTURE LAND USE

ACTION REQUESTED: Approval of draft City of Farmington Hills 2024 Master Plan for Future Land Use

Chair Trafelet opened the public hearing regarding the draft 2024 Master Plan for Future Land Use. As no public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Utilizing a PowerPoint presentation, Planning Consultant Bahm reviewed the process and content of the draft 2024 Master Plan.

The Master Plan:

- Is prepared in conformance with the Michigan Planning Enabling Act.
- Is a policy document, not an ordinance.
- Is the City's blueprint for the future.
- Sets long-range goals and objectives to guide development over a 10-15 year planning horizon. The last Master Plan was completed in 2009.

Planning Process and Public Engagement

The master planning process was initiated in spring 2022 and involved extensive community engagement efforts. These included two open houses, community and market surveys, small

group meetings, online engagement platforms, and forums for specific stakeholders such as developers, business owners, and minority business owners. These activities ensured comprehensive public input, allowing residents to participate through various means.

Public input

Key findings from public input reflected community values such as single-family neighborhoods, natural features, parks and recreation opportunities, and the city's advantageous location. Public feedback also emphasized the family-oriented and diverse nature of the community. Concerns included a lack of housing choices, limited recreational and social venues, and the impacts of development. There was notable support for increasing non-motorized connections, such as sidewalks and pathways, and enhancing the city's appearance.

Building blocks and vision statement

The planning document includes "building blocks," which are the goals and objectives developed from initial visioning sessions and further discussions by the Planning Commission, including housing, transportation, places that matter, quality redevelopment, economic development, innovation, sustainability and resilience, community wellness, and diversity. These building blocks reflect the community's values and guide the plan's strategies.

The vision statement, crafted during the planning process, describes Farmington Hills as an innovative, attractive, livable, safe, and financially stable community that embraces the diversity of its people and provides housing and economic opportunities for all residents.

The document integrates these values and objectives throughout, helping readers understand the connections between strategies and community goals.

Future Land Use and Special Study Areas

The Future Land Use Map includes changes to simplify land use categories, offer flexibility, promote mixed uses, support a mix of residential types, and support economic development, especially through redevelopment.

Special study areas include:

- Grand River Corridor/M5 Interchange: Focus on supporting entrepreneurs, minority business owners, art-based businesses, and artisan manufacturing, along with encouraging infill development.
- 12 Mile Corridor: Transition from an office corridor to a mixed-use corridor, improve connections to The Hawk, and enhance safety for all travel modes. Changes are envisioned as incremental over time. Encourage diverse housing options while preserving single-family neighborhoods. Mixed-use opportunities are targeted to accommodate empty nesters, younger residents, and first-time homebuyers.
- Encourage variety of housing options throughout the City.
- 14 Mile/Northwestern/Orchard Lake Road: Promote reuse, renovation, redevelopment, and mixed-use development with potential zoning changes to allow for additional height and density.

- Orchard Lake Road: Continue encouraging reuse and redevelopment, improve design and landscaping standards, and allow residential development in less commercially intense areas.

Zoning Plan

The zoning plan aligns land use categories with corresponding zoning districts. It outlines new or amended districts that need addressing, guiding the Planning Commission's future work.

Next steps and implementation

The Planning Commission can adopt the master plan immediately or take additional time if necessary. The City Council is scheduled to consider the plan in August. Following adoption, implementation will begin, including a joint meeting between the Planning Commission and City Council to prioritize actions and develop work plans.

MOTION by Brickner, support by Ware, that the Planning Commission approve RESOLUTION NO. R-PC-1-24, RESOLUTION OF THE CITY OF FARMINGTON HILLS PLANNING COMMISSION APPROVING DRAFT CITY OF FARMINGTON HILLS 2024 MASTER PLAN FOR FUTURE LAND USE, as submitted.

Motion approved unanimously by voice vote.

APPROVAL OF MINUTES

June 20, 2024, Regular Meeting

MOTION by Grant, support by Varga, to approve the June 20, 2024, Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner acknowledged written public comments regarding the draft Master Plan included in tonight's packets.

ADJOURNMENT

Motion by Varga, support by Grant, to adjourn the meeting.

Motion carried unanimously by voice vote.

The meeting was adjourned at 7:49pm.

Respectfully submitted,
Kristen Aspinall
Planning Commission Secretary

/cem