

MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
FEBRUARY 25, 2019 – 7:30 PM  
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:30 p.m.

Council Members Present: Bridges, Bruce, Knol, Lerner, Massey, Rich and Steckloff

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Director Gardiner, Fire Chief Unruh, City Attorney Joppich and Planning Consultant Arroyo

**PLEDGE OF ALLEGIANCE**

A local Girl Scout Troop led the pledge of allegiance.

**APPROVAL OF AGENDA**

MOTION by Lerner, support by Steckloff, to approve the agenda as published.

MOTION CARRIED 7-0.

**SUSTAINABLE FARMINGTON HILLS TIP OF THE MONTH**

The following Tip of the Month was read by Councilmember Bruce:

Sustainable Farmington Hills  
Tip of the Month  
February 2019

As the temperatures begin to change these upcoming months “Spring Cleaning” may be on your mind. Here are a few tips to help you declutter and clean your home in a sustainable way and possibly save you money:

1. As you get rid of clothes and shoes that you no longer want, consider donating them to your local thrift stores or to people in need. “Simple Recycling” bags can be picked up at the Costick Center. “Simple Recycling” bags are picked up curbside on regular recycling days.
2. Same goes for other household discards such as kitchenware, tools, toys and books, Farmington Hills offers a free, residential curbside pickup on the same day as the weekly recycling pick-up service.

For more tips and information please visit [www.sustainablefh.com](http://www.sustainablefh.com)

**CORRESPONDENCE**

Councilmember Knol acknowledged a thank you letter from Elsie McKeown for the Proclamation that City Council provided for her at their last meeting.

**CONSENT AGENDA**

MOTION by Steckloff, support by Lerner, to approve the Consent Agenda as read.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF  
Nays: NONE  
Absent: NONE  
Abstentions: NONE

MOTION CARRIED 7-0.

**PUBLIC QUESTIONS AND COMMENTS**

Kathryn Vanlinder, representing Microbiological Associates, stated that they are a scientific lab located in Farmington Hills that currently tests food and water and they would like to have an offshoot of the lab that would test cannabis in Farmington Hills. She had corresponded with the City in the past on this issue and listened to some of the concerns mentioned at the study session meeting; and she would like for the city to continue a dialogue with them as they would love to stay in Farmington Hills.

Correspondence was provided to the City Clerk, which she distributed to City Council after the meeting.

Ted McGregor, Senior Partner of the chemical company IOM and founder of the largest analytical laboratory in Michigan called RTI, stated that he is working with the ladies that spoke before him to fund and establish a state-of-the-art facility for testing of efficacy and safety. He believes this would give the city safety and protection needed if other commercial uses are eventually allowed and encouraged the city to consider their request.

Jody Weissler DeFoe, Oakland County Chief Deputy Treasurer, announced that the tax foreclosure deadline is April 1, 2019 for anyone that has 2016 delinquent taxes or prior. She stated that help is available for anyone that is struggling to pay their delinquent taxes and is asking the communities for assistance in reaching out to people with this information.

**COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS**

The following was acknowledged:

- The passing of resident Ed Liddy, who frequented the City Council meetings.
- Councilmember Rich is hosting a coffee hour on March 10<sup>th</sup> from 1:30-2:30pm at the Library
- A Business Outreach Program was held this morning at City Hall explaining to participants how to do business with the City.
- A one man play, Every Brilliant Thing, hosted by Farmington SAFE will be held at City Hall March 6<sup>th</sup> dealing with issues of depression and suicide.

**CITY MANAGER UPDATE**

City Manager Boyer provided the following update:

- The city will be expending approximately \$10 million in road projects this year funded by the millage so residents can expect road construction to begin soon.

**PUBLIC HEARING**

**PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE AMENDING CITY CODE, CHAPTER 34, "ZONING," TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE PROPERTY LOCATED AT 27815 & 28025 MIDDLEBELT RD.**

**FROM B-2 COMMUNITY BUSINESS, P-1 PARKING AND RA-1 ONE-FAMILY RESIDENTIAL DISTRICTS TO RC-2, MULTIPLE FAMILY RESIDENTIAL DISTRICT; REZONING REQUEST 3-10-2018.**

Ed Gardiner, Director of Planning and Community Development, explained the proposed rezoning request for property located at the corner of 11 Mile and Middlebelt Roads. He stated that the proponent and planning consultant will provide their presentations and then public input should be taken prior to City Council action. The master plan is multiple family residential and shopping center type business and the Planning Commission reviewed the request at their January 17, 2019 public hearing meeting and recommended approval 7-0.

It was suggested that the item is postponed to later in the meeting due to technical difficulties with showing the presentation at this time.

MOTION by Bruce, support by Bridges, to table agenda Item #3 to later in the meeting once the technical difficulties are resolved.

MOTION CARRIED 7-0.

**NEW BUSINESS**

**CONSIDERATION OF APPROVAL OF A REQUEST FROM SREE RUDRA, INC. TO TRANSFER OWNERSHIP OF A 2018 CLASS C LIQUOR LICENSE WITH VARIOUS PERMITS LOCATED AT 30701 W. 12 MILE ROAD.**

Clerk Smith outlined the proposed request noting that this license was a City quota license and that the new owner has signed an agreement with the City. She stated that the owner and his attorney were both present this evening for any questions.

Attorney Chahal, representing the applicant, explained the owner's background and desire to operate this business in Farmington Hills.

MOTION by Rich, support by Bruce, that the City Council of Farmington Hills hereby recommends APPROVAL to the Michigan Liquor Control Commission for the request from Sree Rudra, Inc. for the transfer of ownership of a 2018 Class C Licensed Business with Sunday Sales (PM) Permit located at 30701 W. 12 Mile Road, Farmington Hills, MI.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF  
Nays: NONE  
Absent: NONE  
Abstentions: NONE

MOTION CARRIED 7-0.

**CONSIDERATION OF APPROVAL OF A GRANT AGREEMENT BETWEEN MICHIGAN INDIGENT DEFENSE COMMISSION (MIDC) AND THE CITIES OF FARMINGTON AND FARMINGTON HILLS CMR 2-19-20.**

Dave Walsh, Court Administrator for the 47<sup>th</sup> District, outlined the process required by the MIDC Act for the cities to develop a plan for indigent defense services and explained that the grant agreement before Council this evening would facilitate funding that plan. He explained the funding structure and legislative changes since this issue was first discussed with Council.

It was noted that this was an agreement that included both the cities of Farmington and Farmington Hills and that the City of Farmington took action last week to approve the agreement.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the Grant Agreement between the Michigan Indigent Defense Commission (MIDC) and the Cities of Farmington and Farmington Hills, with the understanding that any amendments favorable to the cities can be included in the final, signed version of the Agreement upon approval by the City Manager and City Attorney's office.

MOTION CARRIED 7-0.

**CONTINUATION OF ITEM #3, PUBLIC HEARING:**

MOTION by Lerner, support by Rich, to remove from the table agenda Item #3 for consideration.

MOTION CARRIED 6-0 (Steckloff was out of the room)

John Gaber, attorney representing the proponent Harbor Retirement, provided an overview on the rezoning noting that Harbor Retirement is both a developer and an operator that operate over 30 assisted-living/memory care communities in 10 states under the name Harbor Chase. They chose Farmington Hills as there is an unmet demand in Farmington Hills for seniors to be able to age in place and today's seniors want to be close to certain amenities, which Farmington Hills has in this location. The proposed facility would be an assisted-living community with memory care as well and the assisted living component is designed for seniors to maintain their independence but provide for the services they need. There is not a nursing component proposed. He discussed the surrounding zoning and noted that they are requesting the RC-2, Multiple Family Residential District to accommodate the density level desired and because it is compatible with adjacent uses and consistent with the City's Master Plan.

Mr. Gaber stated that they sent letters to area residents in hopes of discussing the proposed development and to address any concerns. He noted that some residents attended the Planning Commission meeting to present their concerns regarding the impact on their property. They later met with approximately 7 of those residents after that meeting and expressed their commitment to continue to work with them on some of the site plan issues down the road, as they were not part of the rezoning request.

In response to Council, Mr. Gaber indicated that there are 88 rooms proposed for the facility.

Fire Chief Jon Unruh noted that the Fire Department conducted a study on the number of runs to these types of facilities and they averaged approximately 1 run per bed annually and 60-70% of the runs were no lights or sirens.

Rod Arroyo, Planning Consultant from Giffels Webster, provided an overview of the property and surrounding zoning noting that the property consists of 3 parcels and that the requested zoning is consistent with the Master Plan. He added that the impact on public services, utilities and natural features would be minimal and the intended use would have substantially less traffic than the current use.

Discussion was held on the setbacks in the area and potential uses for the site under its current zoning.

Mayor Massey opened the Public Hearing.

Mayor Massey acknowledged the letters from the following residents expressing their opposition and concerns with the proposed rezoning and development:

Chuck Rose, 27900 Berrywood Lane  
Ibad Syed, 29546 Orion Court  
Michael and Marilyn Zigorovits, 29494 Orion Court  
Ashish & Ana Shah, 29714 Orion Court

Chuck Rose, Berrywood Lane in Beechwood Condominiums, acknowledged the letter he submitted to staff with questions mainly dealing with shrubbery, etc and was told those issues would be addressed at a later time. He asked how many stories are in the proposed development and expressed concern with the proposed 88 units. He thought it was odd to ask for public input at this time when the Planning Commission had already approved the rezoning unanimously.

Mayor Massey explained that the Planning Commission's motion was to recommend approval of the rezoning to City Council and that is now the issue before Council. The site plan issues would be addressed at a later time.

Joan Rayford, Wellington, questioned the location of the proposed driveways and when the proposed site plan would be available to review assuming the property is rezoned.

It was noted that the location of the driveways and address to the site are also site plan issued and that this evening only the rezoning of the property was under consideration. The process for approving the site plan and development was explained and it was noted that all agendas for meetings are posted to the city's website prior to the meetings.

Keith Henry, Jr., Orion Ct., Vice President of Crestwood Meadows, stated that the residents of Crestwood Meadows would be directly affected by the rezoning and would be significantly impacted by the added noise pollution. He added that while the property is proposed to be multiple family residential zoning, it is still a commercial entity and would operate as such. He expressed concern with reviews of the current Harbor Chase Communities in Southeast Michigan. He felt that the Planning Commission was acting more pro-business and were not concerned about the impact to the residents. If the development is approved, they request that 25-foot evergreens surround the site and that there is a service-emergency entrance on 12 Mile Road, which they recognize are site plan issues.

Michael McCauley, Orion Court., expressed his opposition to the rezoning as discussed by others this evening.

A resident noted that he is one of the closest homes to the development and expressed concern with security of the site.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending City Code, Chapter 34, "Zoning," to amend the official Zoning Map in order to rezone property located at 27815 & 28025 Middlebelt Rd. from B-2 Community Business, P-1 Parking and RA-1 One-Family Residential Districts to RC-2, Multiple Family Residential District; Rezoning Request 3-10-2018.

Councilmembers expressed their support of the rezoning but also acknowledged the concerns presented tonight by residents that they felt were valid but were issues to be addressed during site plan review. It was

mentioned that the developer is willing to work with the residents regarding their concerns and that this evening is to consider only the rezoning of the property. It was also pointed out that other uses could be developed on this site that could have a greater impact on the surrounding areas.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF  
Nays: NONE  
Absent: NONE  
Abstentions: NONE

MOTION CARRIED 7-0.

**CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.**

Councilmember Rich commented that she will be voting against the appointments as she does not agree with the process in place.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

**Commission on Community Health**

	<b>Length of Term:</b>	<b>Term ending:</b>
TR Carr	3 years	February 1, 2022

**Committee to Increase Voter Participation**

	<b>Length of Term:</b>	<b>Term ending:</b>
Karen Bartos	3 years	February 1, 2022

**Emergency Preparedness Commission**

	<b>Length of Term:</b>	<b>Term ending:</b>
Mary Ellen Hopfe	Vacancy	February 1, 2021

**Historic District Commission**

	<b>Length of Term:</b>	<b>Term ending:</b>
Wedad Ibrahim	Unexpired term	February 1, 2021

MOTION CARRIED 6-1 (Rich opposed).

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF REQUESTS FROM THE FIRE DEPARTMENT FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CODE.**

MOTION by Steckloff, support by Lerner, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Code for Kayla Geffert as Full-Time Career Firefighter/Paramedic for the Fire Department. Kayla Geffert is the daughter of David Geffert who is a Police Officer for the Police Department; and for Jennifer Zuccarini as Full-Time Career Firefighter/Paramedic for the Fire Department. Jennifer Zuccarini is the sister-in-law of Stan Bailey who is a Career Firefighter for the Fire Department.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF  
Nays: NONE  
Absent: NONE  
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL SPECIAL JOINT STUDY SESSION MEETING MINUTES OF FEBRUARY 11, 2019.**

MOTION by Steckloff, support by Lerner, that the City Council of Farmington Hills hereby approves the special joint study session meeting minutes of February 11, 2019, as submitted.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF  
Nays: NONE  
Absent: NONE  
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF FEBRUARY 11, 2019.**

MOTION by Steckloff, support by Lerner, that the City Council of Farmington Hills hereby approves the regular meeting minutes of February 11, 2019, as submitted.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF  
Nays: NONE  
Absent: NONE  
Abstentions: NONE

MOTION CARRIED 7-0.

**ATTORNEY'S REPORT**

The City Attorney's report was received by Council.

**ADJOURNMENT**

Mayor Massey adjourned the regular City Council meeting at 9:07pm.

Respectfully submitted,



Pamela B. Smith, City Clerk