



PLANNING COMMISSION MEETING
Monday, August 10, 2026 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. May 28, 2026 Minutes**
 - B. July 13, 2026 Minutes**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. UNFINISHED BUSINESS**
 - A. None**
- 5. NEW BUSINESS**
 - A. ARCHITECTURAL PLAN REVIEW – 31506 GRAND RIVER AVENUE (ZAP ZONE)**
- 6. UPDATE - CURRENT DEVELOPMENT PROJECTS**
- 7. PUBLIC COMMENT**
- 8. PLANNING COMMISSION COMMENTS**
- 9. ADJOURNMENT**

The City will follow 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) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
May 28, 2026

Vice Chairperson Kmetzo called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Thursday, May 28, 2026.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Mantey, Westendorf

Absent: Perrot

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Jeff Bowdell, Building Official; Beth Saarella, City Attorney; Kristen Hatfield, Planning Consultant OHM, Matt Parks, Engineering Consultant OHM, Brian Belesky, Director of Media, Brian Golden, Director of Media.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. April 13, 2026 Minutes

MOTION by Crutcher, seconded by Majoros, to approve the items on the Consent Agenda.

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Majoros, seconded by Gray, to amend the agenda to move Public Comment from item 7. to item 5. between C and D.

MOTION carried, all ayes.

MOTION by Crutcher, seconded by Majoros, to approve the Regular Agenda.

MOTION carried, all ayes.

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. SPECIAL LAND USE PUBLIC HEARING – 31806 GRAND RIVER AVENUE, VIBE CREDIT UNION

Weber introduced this item. Weber stated that Hunter Karam of Donna and Associates LLC applied for a special land use for 31806 Grand River Avenue, Vibe Credit Union. Hunter is the architect for Vibe Credit Union, and Vibe Credit Union would like to open up a bank with a drive-through facility at this location.

This property is zoned C2 Community Commercial District, and banks with a drive-through facility are a special land use in this district requiring Planning Commission approval. The special land use was noticed to the public in the Oakland Press as required.

Weber then asked for the representatives from Vibe Credit Union to present a brief summary of the plans. Anthony Taormina, Vice President of Building Operations for Vibe Credit Union, 31806 Grand River, and Sal Lorenzano, Architect for Vibe Credit Union approached the podium to present.

Taormina stated that their project is the remodeling of the existing financial institution building. He then stated there was a five-lane drive through that they intend to put back to use as a drive through. They will only use two lanes with the required bypass and an outside ATM. The project is a complete remodel of both the interior and exterior. On the exterior, they are also looking to change the facade of the building, removing some brick and painting the brick that remains. They will use some of the same architectural structures and fixtures as they use in their other locations. Metal panels will surround the drive-through at the top of the building and have a green metal panel accent strip in front. There will be upgraded landscaping and exterior lighting. On the inside it's a small building, only 1200 square feet, so they are looking to employ three to four full-time employees - three full-time personnel, and then one rotating service person that will be wealth management and real estate commercial business. They will have a drive-up service and night deposit service. They will be upgrading the bathroom to meet current ADA requirements.

Hatfield then provided a summary of the special land use review letter dated May 18, 2026, which stated that they felt the plan met both the general standards and the specific standards for drive-through facilities outlined in Article 12 of Farmington's zoning ordinance that regulates special land uses. Some of the most notable requirements would be demonstrating that the applicant has sufficient stacking spaces for the cars over at the

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drive-thru, which, in our opinion, they did on the site plan. Hatfield stated that the applicant met both the general standards for a special land use and specifics standards for a drive-through. Therefore, they recommend approval.

Kmetzo then asked for a motion to open the public hearing.

MOTION by Majoros, seconded by Crutcher, to open the Public Hearing on Vibe Credit Union, 31806 Grand River Avenue.

MOTION carried, all ayes.

Michael Smith, 22809 Lake Way Street, stated that I was there when it used to be a Comerica Bank, and I believe Vibe Credit Union would be a great asset to the community. The only thing I ask is that the drive through exit to Grand River instead of onto Lake Way Street, that they come in, maybe on Lakeway Street, or on that other side of the bank, come in, but exit to Grand River, that way the lights would be going out towards the street. Lakeway Street, right now, probably has the most traffic on it than it's had in 38 years, but the credit union would be good. Since the parking area borders residential, if there could be a barrier put down the strip there, there's nothing right now between the residential and commercial.

Kevin Shallow, 22712 Lake Way Street, stated that a big concern that people have on the street is where the flow of traffic is going to run. Are people going to pull into Lake Way, then pull into the credit union. Is there going to be an entrance established off of Grand River, or could they enter and exit from Grand River, because he lives right by Credit Union One and they enter from Grand River, but almost everybody exits onto Lake Way. Also, everyone that goes to and from the high school is speeding up and down Lake Way. It's a very busy street to begin with for a residential street. Eventually there's probably going to be a house on that lot right behind the new bank, and they're probably going to want some kind of wall or barrier. When they're building a house there, is there going to be a little buffer between the business and the lot right behind the bank?

There were no more comments.

Kemtzo then asked for a motion to close the public hearing.

MOTION by Majoros, seconded by Crutcher, to close the Public Hearing on Vibe Credit Union, 31806 Grand River Avenue.

MOTION carried, all ayes.

**B. CONSIDERATION TO APPROVE SPECIAL LAND USE – VIBE CREDIT UNION,
31806 GRAND RIVER AVENUE**

Weber gave the developers an opportunity to address the questions during public hearing. Taormina stated that intent is to have the drive-through exit onto Grand River as it was in the past. All traffic flows out to Grand River. As far as entrance and exit off of Lake Way, it was always utilized that way. Our building signage, everything will be positioned in a way that you see it from Grand River, and they would hope that everyone would utilize that entrance. They plan to move forward with the landscape screen wall, but there would be some type of buffer.

MOTION by Majoros, seconded by Westendorf, to approve the special land use for 31806 Grand River Avenue, Vibe Credit Union for use of a bank with a drive-through facility because it meets the standards for approval for a special land use Section 35-152 as follows:

1. The proposed use will be compatible and in accordance with the goals, objectives, and policies of the City of Farmington Master Plan, because this special land use request is compatible with the objective of increasing commercial opportunities and promoting economic growth in the City of Farmington. **Additionally, the proposed business offers services that could be used by most residents and the site is designed to accommodate a drive-through window.**
2. The proposed use will promote the intent of the zoning district in which the use is proposed, because the intent of the C2 community commercial district is to create mixed-use neighborhood centers with retail services that provide convenient shopping for people residing in nearby residential areas. **The intent of this district is also to concentrate businesses that harmonize with the character of the surrounding uses, and to prohibit uses that might create traffic hazards, offensive noises and late hours of operation. In this case, the proposed business is replacing a bank that was previously located on the parcel. We believe the proposed business will be in harmony with surrounding uses, and we do not anticipate that it will create traffic hazards, offensive noises or late hours of operation, because the subject parcel will provide an office use that is professional in nature, while also serving as a transitional area between residential to the north and commercial to the south, and providing a buffer for residential neighborhoods and arterial roadways.**
3. The proposed use will be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity, and so

as to not change the essential character of the area in which it is proposed, because the site was previously utilized for a financial institution with a drive-through, and will again be used for the same purpose.

4. The proposed use will be served adequately by public facilities and services, such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities, and primary and secondary schools, because all of these facilities are existing.
5. The proposed use of a financial institution with the drive-through window would not involve uses, activities, processes, materials, and equipment, or conditions of operation that, in comparison to permitted uses in the district, be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such reasons.

Motion carried, all ayes.

C. SITE PLAN REVIEW – 31806 GRAND RIVER AVENUE, VIBE CREDIT UNION

Weber introduced this item and turned it over to Hatfield. Hatfield discussed that the site is just over half an acre in the zone C2 Community Commercial, and it was a bank in the past. This was a straightforward site plan to review, but the areas for input or feedback from the Planning Commission include the following:

1. The proposed sheet metal roof. The Planning Commission has the discretion to decide if that is consistent with the architectural guidelines.
2. The lime green color that's proposed on the pillar of the street facing facade. The Planning Commission has the discretion to decide whether the color is consistent with City guidelines.
3. Entrances and exits. The Planning Consultant's recommendation is to consider making the eastern driveway from Grand River one way rather than two way, so the traffic is coming in, circulating around the site, and going out, and we're not having conflict between vehicles turning left and right from that eastern driveway.
4. Buffer along northern edge of property. A buffer is required between this commercial property and the residential to the north. Planning Commission has the discretion to say if that's a wall, landscaping, or a combination.

Crutcher asked the applicant if the site would feature an ATM and whether it would operate 24 hours a day. Representing Vibe Credit Union, Taormina stated that a drive-up ATM would be positioned in the second lane from the outside and would be fully

Westendorf asked if a continuous neon band would run along the upper perimeter of the building. Crutcher sought clarification on whether it was an LED light embedded within the metal panel. Taormina clarified that it is an LED light fixture designed to simulate a neon appearance, recessed cleanly inside the architectural metal paneling. Westendorf questioned whether neon or simulated neon-LED lighting is permitted under the current sign and zoning codes. Planning Consultant Hatfield clarified that while true gas neon tubing is prohibited, the zoning ordinance explicitly allows the Planning Commission to review and approve internally illuminated architectural bands.

Crutcher asked if the Vibe Credit Union representatives would be open to removing the decorative LED light band from the rear and residential-facing elevations of the building. Taormina agreed, stating that they would restrict the illuminated band strictly to the front and street-facing sides of the facility, noting that their standard corporate layouts do not run the lighting 360 degrees around the building.

Majoros asked the applicant if they had any objections to modifying the eastern Grand River Avenue driveway to act as an entrance-only access point. Taormina stated they were amenable to making that adjustment. Crutcher expressed concern over an entrance-only restriction, noting that forcing all exiting traffic to a single point might create an internal bottleneck, and argued that allowing vehicles to exit onto Lake Way from the east drive appeared safer for overall site flow.

Majoros asked if the Commission could move forward with a site plan approval tonight while leaving the final driveway traffic configuration to be ironed out dynamically by Administration. Planning Consultant Hatfield confirmed that the Commission could legally structure a motion making the approval conditional upon final administrative and public safety review of the internal traffic circulation pattern.

Majoros requested a more detailed description of the roof lines. Taormina explained that the vast majority of the building features a standard, flat rubber membrane roof. However, there is a small architectural bump-out area that is currently shingled; Vibe Credit Union proposes replacing those shingles with a standing seam metal roof, which they find to be significantly more aesthetically pleasing and durable.

Kmetzo asked the applicant to clarify their plans for waste receptacles, mechanical equipment, and utility screening. Taormina explained that because financial institutions generate very minimal physical waste, they do not require a standard heavy commercial

dumpster. Instead, they utilize a 96-gallon rolling tote that is stored inside the employee area and rolled out on collection days. He added that the existing DTE transformer located on the property would be fully screened from public view using dense, high-quality landscaping.

Westendorf pointed out that a concrete dumpster enclosure remains in the northwest corner of the property and asked if it should be completely demolished rather than left as an eyesore. Taormina responded that they would clean up and utilize the existing enclosure structure to cleanly secure their 96-gallon rolling trash cart rather than leaving the cart exposed.

Gray noted that the planning consultant's review letter highlighted two specific areas where the submittal failed to meet basic city standards, including a deficiency in the required greenbelt plantings. Gray asked the applicant to explain their plan to bring the site into compliance. Planning Consultant Hatfield clarified that the ordinance mandates a continuous 10-foot-wide landscaped greenbelt buffer along the property boundary. Taormina confirmed that the applicant fully intends to modify their landscaping layouts to satisfy all municipal greenbelt width and planting requirements.

Kmetzo asked for confirmation regarding the physical dimensions of the proposed parking stalls. Taormina confirmed that all standard parking spaces on the revised site plan will be drawn to meet the minimum 18-foot length requirement.

MOTION by Majoros, seconded by Westendorf, to approve the Site Plan 31806 Grand River Avenue by Credit Union, conditioned upon completion and approval of the items contained in OHM'S site plan review letter dated May 18, 2026, and conditioned on:

1. Work and approval by the appropriate city departments on the Lake Way egress with the primary objective being to prevent exiting to northbound Lake Way.
2. Removal of the dumpster enclosure, which may have also been noted in OHM's letter if it is not used by the Vibe Credit Union.

Motion carried, all ayes.

D. PUBLIC COMMENT

None Heard

**E. SITE PLAN REVIEW – 33224 GRAND RIVER AVENUE, FARMINGTON
VILLAGE PLACE**

Weber introduced the item and stated that it is a review of a site plan for 33224 Grand River Avenue, known as Farmington Village Place. The development is located within the Thomas and Warner focus area of the Farmington Forward Master Plan 2025 and aligns with the vision for a mixed-use redevelopment featuring ground-floor retail and upper-story residential units. Included in the meeting packet is the focus area documentation from the Master Plan.

Weber then stated that because this mixed-use development is located within the Central Business District, it requires a review by the Downtown Development Authority (DDA) Design Committee. The DDA Design Committee reviewed the development, and draft committee minutes are included in the meeting packet. The applicant subsequently addressed their recommendations in revised plans submitted for OHM review. It was noted that, due to the compressed timeframe between the Design Committee meeting and the current Planning Commission meeting, the updated information had not yet been formally resubmitted to the DDA Design Committee. So, any motion that might be made later, should require a follow-up with the DDA Design Committee to clear their review comments.

Weber then requested that the developer and architect present a summary of the plans. Ben Tiseo, architect of record and developer for the project approached the podium.

Tiseo stated that the initial vision for the project was based on the DDA market study for the property and the building's current footprint aligns closely with what the DDA study proposed. It has been improved to satisfy the criteria requested by the DDA Design Committee.

Tiseo explained that the four-story structure will be mixed-use, with the first-floor being commercial. The drawings indicating six retail spaces, but it could be more or less. The three stories above will house condominiums, 11 units per floor for a total of 33 units. Six units per floor will face Grand River Avenue and five will face Thomas Street. The architectural design includes a high parapet wall intended to fully screen any rooftop mechanical equipment.

Kimberly Lapinski, project architect, then stated that the design of the building took into consideration the scale for the development, since it is located in a downtown. They specifically looked at breaking up the big mass with different materials and openings. The

development also utilizes low-to-no-maintenance exterior building materials to eliminate the need for regular painting or upkeep. She noted that it was design-critical to visually distinguish the commercial ground floor from the upper residential floors. A prominent exterior sign band was integrated into the rendering to establish this transition. Additionally, the storefront entrances are deeply recessed to provide a wider pedestrian walkway for customers, and the residential balconies are completely recessed to shield occupants from inclement Michigan weather. Lapinski noted that they used as much glass as possible to provide natural light. She also noted that the east and west sides of the building are built on the lot line and must act as firewalls and under building codes can't have any window or door openings on those sides.

Tiseo added that following local feedback objecting to the word "Village" in the project title, the development has been formally renamed "The Farmington."

Weber then turned the presentation over to Planning Consultant Kristen Hatfield. Hatfield stated that planning staff informally reviewed the initial submissions to provide guidance, and the document currently before the Commission represents the formal site plan review letter dated May 21, 2026. She stated that the applicant proposes demolishing the existing Village Shoe Inn structure at 33224 Grand River Avenue to construct a four-story, approximately 60,000-square-foot mixed-use building with a basement, which is a permitted use in the district. The plan shows the building abutting Grand River Avenue from the east to the west property lines, with vehicle carports arranged in a parking lot directly behind the structure.

Hatfield stated that the applicant will require a front yard setback waiver from the Planning Commission to position the building more than three feet from the front property line. This design adjustment was recommended by the DDA Design Committee to prevent a flat facade, creating architectural depth while highlighting the commercial storefront entryways.

Furthermore, the building as proposed will require a one-foot height variance from the Zoning Board of Appeals (ZBA). The district zoning ordinance sets a maximum building height of 45 feet but permits up to an additional six feet for architectural parapet walls; the proposed parapet exceeds this exemption by one foot.

Regarding parking calculations, Hatfield explained that because the downtown district has adjacent public and on-street municipal facilities, the standard calculation drops from two spaces per unit to 1.5 spaces per unit, requiring 50 spaces for the residential portion. She noted that if the City completes its ongoing parking ordinance updates to reduce

requirements to 1.0 space per unit, the baseline requirement for the 33 dwelling units would drop to 33 spaces. Hatfield then asked if the Planning Commission had any questions.

Westendorf stated that he had a lot of questions about the development. He started off by stating that the the project aligns with the Master Plan and that a mixed-use four-story building is exactly what the Plan is calling for. Westendorf's biggest question related to the fact that the building is 150 feet long, whereas the surrounding buildings are 20-30 feet wide. He asked the development team if they had considered incorporating further horizontal articulation or stepping the building back so that it does not appear out of scale with the surrounding sites.

Lapinski responded that because the exact divisions of the ground-floor retail spaces remain undetermined, they kept the storefront architecture flexible. For the upper residential floors, they sought to maximize interior square footage for residents while maintaining a balanced, symmetrical exterior appearance. She noted they did not deeply explore stepping the materials back and forth, opting instead to mirror the established materials found on the north and south elevations while navigating strict fire code constraints on the east and west walls.

Westendorf inquired if truck-turning movements had been plotted. Lapinski stated that turning templates were completed and submitted to the City on May 27 or 28.

Westendorf asked if the dumpster enclosure could be relocated elsewhere on the site to prevent the elimination of seven public parking spaces. Tiseo responded that due to the tight configurations of the property, there is no other viable location that allows proper clearance and turning radiuses for a commercial refuse truck to access and lift the dumpster. Lapinski added that an existing retaining wall along the eastern boundary further constrains vehicle movement.

Westendorf asked if any existing street light poles would be removed. Tiseo replied that he would cross-reference the site data but noted that the official land survey does not show any municipal light poles situated on the north side of the lot. Westendorf then asked if the light poles on the west side of the development belonged to the adjacent property. Tiseo confirmed those lights sit within their own property boundaries and would be properly angled to illuminate the drive aisle.

Westendorf asked if the pedestrian sidewalk in front of the building could be designed with greater public accessibility, rather than relying strictly on a ramp on one side and

stairs on the other. Tiseo explained that a 2-foot, 10-inch grade difference exists across the frontage, and the current design is necessary to ensure the storefront doors swing and operate correctly. Crutcher added that stepping the interior floors of contiguous ground-floor retail spaces is structurally impractical for this type of development. Tiseo then stated that what really drove the engineering was the back of the property and having a level area back there. If they did not make the decisions they did, they would have very steep ramps going from their aisles to the other public aisles and problems going to the street and back.

Westendorf next asked if the building was planned to go from lot line to lot line. Tiseo stated that it is planned to be built to the lot line on the west. On the east, there is a three-foot buffer space exists between the proposed structure and the adjacent Cottage Inn property line.

Westendorf asked about the specific brick selection detailed on the elevations; Lapinski clarified that a dark-toned four-inch brick accent will run above and below the areas where composite decking accents are shown. Ben stated that the stone would be full as well.

Westendorf asked if the development team had considered designing an occupied green roof or an outdoor terrace for the residents. Tiseo stated that while they initially considered a rooftop deck, it was eliminated due to cost constraints, strict safety liabilities, structural load demands, and municipal insurance constraints.

Majoros asked if a four-story footprint represents the minimum viable product for the developers, or if the top story could be stepped back or halved to soften the building mass. Tiseo confirmed that four full stories are economically required, and implementing upper-level step-backs would compromise too many units to keep the project financially viable. Tiseo also stated that this project is exactly what the marketing study, completed on behalf of the DDA, recommended.

Kmetzo asked if a market study had been commissioned to analyze the financial viability of a four-story building versus a smaller two- or three-story structure on this parcel. Weber stated that Integra conducted a comprehensive feasibility study in October 2023, which concluded that even a four-story development would be very difficult from a financial feasibility standpoint under then-current market conditions, estimating it would be roughly \$600,000 to \$700,000 underwater. The 2023 study had recommended pausing development until broader economic factors improved.

Majoros asked Administration to clarify how the community's master plan addresses

projects of this scale. Specifically how the master plan and other planning tools represent thorough, considerate, deliberate, and thoughtful input from the public, who had multiple opportunities to weigh in on the master plan and other planning documents. Weber noted that a four-story building has been envisioned for a long time in our zoning. The central business district has allowed four stories for over 25 years. The master plan that was recently completed featured focus groups. It featured specific studies, community outreach published in the paper and at farmers market events for people to weigh in. There were charettes done, and this was the type of project that came out of that process. Also, the marketing study that was done in 2023 suggested a similar type of development. Weber stated that it's difficult to build in the downtown and to make a viable product, and a product of this size is what financially works. Tiseo stated that he tried a dozen different schemes and they failed every time.

Kmetzo asked if there was any historical precedent where a four-story building proposal brought before the City of Farmington had been denied. City Attorney Saarela noted that while past plans for the Castle Dental site were tabled due to parking layout issues, the proposal for 33224 Grand River Avenue complies with the permitted uses for downtown parking under the ordinance and adheres to standard zoning guidelines governing height and story limits.

Kmetzo asked City Attorney Saarela if it is within the Planning Commission's purview to call for a public hearing on this item. City Attorney Saarela stated that because this is a standard administrative site plan review and does not involve a special land use or rezoning, a formal public hearing is not legally required or scheduled.

Kmetzo asked the development team about their neighborhood outreach efforts. Tiseo replied that they directly approached the adjacent property owners during the initial phases to see if they wanted to assemble the parcels into a joint development, but the neighbors declined. He noted they have since shared their verbal vision of the development with those immediate neighbors.

Majoros asked if windows could be added to soften the blank brick expanses on the east and west sides. Tiseo re-emphasized that building codes mandate solid firewalls with zero openings when building directly on a zero-lot-line boundary.

Westendorf asked if the interior square footage of individual apartments could be shrunk slightly to allow the upper floor plate to step back from the street. Tiseo explained that stepping a building back creates complex structural flashing and enclosure issues, leaving the building vulnerable to water penetration and snow accumulation. He stated

that a meaningful step-back requires a depth of five to eight feet, which would eliminate critical living spaces and render the project financially impossible. He also stated that they have had a lot of concessions, including losing 425 square feet of retail space when the DDA Design Committee asked them to move the first floor of the building back.

Westendorf asked how the official building heights were calculated, from the high side or low side. Lapinski stated that their measurements are taken from the finished floor of the first floor to the top of the roof, because that is consistent. Planning Consultant Hatfield confirmed that planning staff utilized the same measurement methodology and would coordinate with Building Official Bowdell to evaluate the exact height exceptions allowed for the parapet wall, confirming that the current plans appear to track at one foot over the limit.

Westendorf asked about the mechanical equipment on the roof necessitating a seven-foot parapet wall. Tiseo explained that the height of the parapet wall was a deliberate architectural choice designed to achieve a specific aesthetic proportion and visual scale along the streetscape.

Majoros asked Hatfield if any items within the OHM planning review letter required further delay or extended investigation before a vote. Hatfield clarified that while there are standard technical adjustments to resolve, there are no outstanding planning issues critical enough to warrant delaying the Commission's review or withholding administrative approval.

Majoros asked if the Commission could address the parking requirements next.

Weber clarified that a previous set of plans had been reviewed by the DDA Design Committee, which offered a recommendation. Revisions were subsequently made and submitted to OHM for review. Tiseo noted that a newly revised plan set was delivered today to address the questions raised in the OHM planning and engineering letters. Tiseo explained that changes included adding a protective fence barrier along Grand River Avenue because tables were too close to the roadway and breaking up a 20-foot bench into smaller eight-foot seating sections on the sides of the front property. Architect Kimberly Lapinski added that facade calculations for materials and openings were also appended to the elevations as requested.

Majoros pointed out that while smaller items were addressed, major foundational issues remained unchanged in the letters, noting that the building size has not been reduced and parking holds at 40 spaces where 116 are required. Majoros questioned whether the

Commission was comfortable approving a building with a large 76-space discrepancy, while acknowledging that because the site is in a downtown district, public parking is available. Majoros also referenced the parking study that was completed within the last year that showed there is enough parking availability to make up for the delta between the required and provided parking.

At the request of Administration, Hatfield reviewed Section 35-105. She explained that the Planning Commission may reduce the residential parking requirement to 1.5 spaces per unit and noted that the ordinance allows for waivers if a site is within 500 feet of public municipal parking facilities. Hatfield further highlighted that a failure to provide on-site parking constitutes an acknowledgment and acceptance of a benefit, such that if they establish a special assessment district to fund the construction, operation, and maintenance of public parking that will serve the property that property owner agrees to become part of such district.

Majoros raised concerns regarding neighboring public parking spaces, asking if the adjacent time-restricted spaces (such as three-hour parking) which businesses rely on for their customers would be occupied by residents and weekend guests.

To address this, Hatfield asked the applicant to clarify how the on-site spaces would be allocated between retail users and residents. Tiseo replied that 33 spaces are dedicated to residents (one per unit) and 7 spaces are un-timed and available for retail or other use, bringing the on-site total to 40 spaces. Tiseo added that each space will be prepped for future EV chargers.

Crutcher expressed concern over the 7 extra spaces, noting that if they are left un-timed and open to the general public, people might park there all day. Crutcher suggested discussing making them time-restricted like the rest of the downtown public spaces. Tiseo clarified that the 7 spaces are intended for the property's retail users and residential guests rather than the general public. Kmetzo noted that unless the spaces are actively timed, it would be difficult to prohibit the general public from parking there.

Westendorf then asked if the applicant had considered eliminating the carports entirely to turn the lot into open public parking, similar to other downtown apartments located above businesses that do not have designated parking. Tiseo responded that it would be highly difficult to sell the luxury condo units without a dedicated, covered parking spot. Crutcher agreed, noting that this 33-unit project operates on a completely different scale of parking need compared to smaller downtown buildings with only two or three apartments.

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May 28, 2026

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Weber then asked the engineering consultants to discuss items contained in their engineering letter.

Matt Parks, representing OHM on the engineering side, provided an overview of their preliminary review letter. Parks stated that public utilities are available and the plan is straightforward from an engineering standpoint. He noted that OHM's recommendations focus heavily on pedestrian safety and maintaining sidewalk continuity along the back and west sides of the building, ensuring a proper connection along Thomas Street from Maxfield to downtown. Parks stated that the plan is recommended for approval, and that there would be several items reviewed during detailed engineering including utilities, service leads, and turning radius templates to demonstrate proper vehicle movements for the carports and the dumpster enclosure.

Weber then discussed different types of motions that the Planning Commission could make.

Majoros commented that a tabling motion could be made, but that parking was not going to change, the building dimensions were not going to change, the footprint was not going to change, and that the smaller items would be reviewed by the appropriate departments to ensure that everything would be addressed from OHM's letters, the parking waiver, the zoning board variance, etc.

Kemtzo then asked for a motion.

MOTION by Crutcher, seconded by Mantey, to approve the Site Plan for 33224 Grand River Avenue and the parking waiver, conditioned upon the following:

1. Completion and approval of the items contained in the OHM Planning and Engineering review letters dated May 21, 2026.
2. Approval by the Zoning Board of Appeals of required height variances.
3. Final review and confirmation by the DDA Design Committee that all their design recommendations were adequately addressed.

ROLL CALL

Ayes: Crutcher, Gray, Kmetzo, Majoros, Mantey

Nays: Westendorf

MOTION carried.

UPDATE - CURRENT DEVELOPMENT PROJECTS

Vice Chairperson Kmetzo asked for an update on current development projects. Weber noted there was no update at this time.

PLANNING COMMISSION COMMENTS

None heard.

ADJOURNMENT

MOTION by Crutcher, seconded by Gray, to adjourn the meeting.
MOTION carried, all ayes.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
July 13, 2026

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, July 13, 2026.

ROLL CALL

Present: Crutcher, Kmetzo, Perrot and Westendorf
Absent: Gray, Majoros, Mantey

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Beth Saarella, City Attorney; Brian Belesky, Director of Media; Brian Golden, Director of Media; Kristen Hatfield, OHM Advisors; Julia Upfal, OHM Advisors.

APPROVAL OF ITEMS ON CONSENT AGENDA

Chairperson Perrot stated that the minutes from the May 28, 2026 special meeting will be available at the next meeting. No action was taken.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Kmetzo, seconded by Westendorf, to approve the Regular Agenda as presented.

MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

- A. **A. Public Hearing to Amend the Following Sections of the Zoning Ordinance:**
 - 1. **Article 7, Section 35-105, “Central Business District— Residential Design Standards,” Subsection D, “Parking,” to modify certain parking requirements.**
 - 2. **Article 14, Section 36-172, “Off-Street Parking Requirements by Use,” to modify parking requirements in the CBD District to include gross usable area and requirements for multiple-family dwellings.**

3. Article 21, Sec. 35-252, "Definitions," to revise the definition of gross leaseable area and add a definition of gross usable area.

Chairperson Perrot introduced the agenda item and requested that the planner provide a summary of the proposed ordinance amendments. Kristen Hatfield from OHM Advisors reviewed the ordinance amendments as proposed, explaining that the following was proposed:

1. For general office, decrease the requirement from 1 per 250 square feet to 1 space per 300 square feet.
2. For multi-family residential, decrease the requirement from 2 spaces per dwelling unit (1.5 per dwelling unit where on-street parking is provided for) to 1 space for efficiency and 1 bedroom (becomes .5 space per dwelling unit for efficiency and 1 bedroom where public parking is available), and 1.5 spaces for 2 or more bedrooms (becomes 1 space per dwelling unit for 2 or more bedrooms where public parking is available).
3. Change Gross Floor Area to Gross Leasable Area

Hatfield noted that these amendments have been reviewed and recommended for approval by both the Parking Committee and the Downtown Development Authority. Julia Upfal from OHM Advisors noted a small typo between the wording in the ordinance and the definition of "gross leaseable area" stating that language regarding sanitary facilities should be added to the ordinance to make it match the proposed definition.

MOTION by Crutcher, supported by Westendorf to open the Public Hearing at 7:27 p.m. to consider amendments to Article 7, Section 35-105, "Central Business District—Residential Design Standards," Subsection D, "Parking," to modify certain parking requirements, Article 14, Section 36-172, "Off-Street Parking Requirements by Use," to modify parking requirements in the CBD District to include gross usable area and requirements for multiple-family dwellings and Article 21, Sec. 35-252, "Definitions," to revise the definition of gross leaseable area and add a definition of gross usable area.

MOTION carried, all ayes.

Doug Peterson
33209 Oakland Avenue

Peterson noted that for point of reference, when he looks out his back door, he sees Los Tres Amigos and noted that in the decades he's lived in Farmington there has not been a lot of conflict around parking between residential and commercial uses in the downtown area. He noted that as downtown is being developed with more residential,

he is worried about more conflict. Overall, he does not have an issue with small changes being made to the ordinance regarding parking, but he is concerned about reducing parking requirements based on the availability of on-street parking because that would include spaces that current residents use along places like Oakland Avenue. Any parking problem that comes from these developments will require a solution. There are practical concerns that probably don't come up in the assessments made by the city. Peterson addressed parking for visitors and the desire for residents to park close to their homes. He noted that full sized vehicles do not fit in the garages in some of the new developments. He ended by stating that his comments really have to do with future parking issues.

Donald Munter
33309 Oakland Avenue

Munter stated that when he looked out his backdoor, he sees the patisserie. He stated that he agrees with the comments made by Peterson. He stated that he does not support reducing parking requirements when on street parking is available. He said that there will be a lot of people with one-bedroom apartments who will have two cars and where will the extra cars go? He stated that there is no more room on Oakland Avenue for those cars to go. He stated that cars park right at the corner of Farmington and Oakland and go all the way down the street. He stated that employees of downtown businesses are using a lot of the on-street parking now.

MOTION by Crutcher, supported by Westendorf to close the Public Hearing at 7:33 p.m.

MOTION carried, all ayes.

B. Discussion of Proposed Ordinance Amendments

Chairperson Perrot asked if Planning Commissioners had any questions regarding the proposed ordinance amendments.

Commissioner Kmetzo asked for clarification on the difference between gross leasable and gross useable area. Hatfield stated that the intent of gross usable area is clarify that certain parts of a building are not generally useable and therefore should not be included in numerical parking requirements resulting in parking calculations that are more accurate and in line with the actual parking demand of a building or a use. Hatfield noted that this change is primarily for commercial use.

Commissioner Westendorf questioned if these changes are tied to any other sections of the ordinance. Hatfield stated that she had gone through the ordinance and believed

she found all relevant sections that relate to the amendment before them tonight. Commissioner Westendorf asked about the definition of floor-to-area ratio. Hatfield stated that these changes should not affect that definition, but she will double check to be sure.

Commissioner Kmetzo confirmed that single family and two-family dwelling units, the requirements wouldn't change. Hatfield confirmed that they were proposing to change but only in the CBD district.

There was a discussion about the parking study developed by OHM and which communities were used as a comparison. Hatfield confirmed that Berkley, Clawson, Fenton, Ferndale, Northville and Wyandotte were referenced in the parking study.

MOTION by Crutcher, supported by Kmetzo to recommend amendments to Article 7, Section 35-105, "Central Business District— Residential Design Standards," Subsection D, "Parking," to modify certain parking requirements, Article 14, Section 36-172, "Off-Street Parking Requirements by Use," to modify parking requirements in the CBD District to include gross usable area and requirements for multiple-family dwellings and Article 21, Sec. 35-252, "Definitions," to revise the definition of gross leasable area and add a definition of gross usable area as presented to City Council.

MOTION carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

City Manager Murphy provided updates on projects including the Art Park Promenade. He also noted that the development that will be built on the Village Shoe Inn site returned to the Design Committee, and the committee was happy with the outcome of the meeting.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Kmetzo to adjourn the meeting.

Motion carried, all ayes.

City of Farmington Planning Commission
July 13, 2026
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The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Secretary



August 3, 2026

Planning Commission
City of Farmington
23600 Liberty Street
Farmington, MI 48335

Subject: Zap Zone (Architectural Plan Review)
Location: 31506 Grand River Avenue (parcel ID: 23-27-428-033)
Zoning: C3, General Commercial District
Plan Date: July 30, 2026
Applicant: Ghazwan Ismail

Dear Planning Commissioners:

At the City of Farmington's request, OHM Advisors has performed an architectural plan review for an addition to the above-referenced property and offers the following comments and findings for your consideration. This review is based on the revised site plan dated July 30, 2026.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to City site plan and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation. Key review items in this letter are underlined for the benefit of the applicant.

SITE DESCRIPTION

The site consists of one (1) parcel and is located on the north side of Grand River Avenue, between Mooney Street and Orchard Lake Road. Online assessing states that the parcel is approximately 2.31 acres with frontage on Grand River Avenue of 291'. The parcel also has frontage on Mooney Street and to a lesser extent, on Orchard Lake Road in the northeast corner. The site is home to Zap Zone, an indoor recreation facility. Online assessing records state that the property is owned by Hind Properties, LLC.



EXHIBIT A: AERIAL VIEW OF SITE



Aerial from Oakland County Gateway.

EXHIBIT B: STREET VIEW (EXISTING)



Streetview from Grand River Avenue (Google Maps Streetview 2024)



Streetview from Mooney Street (Google Maps Streetview 2024)



Location of proposed addition, taken during a site visit on August 3, 2026.

REVIEW COMMENTS

1. **Zoning and Use (§35-102).** The site is in the C3, General Commercial District where “indoor entertainment and amusement establishments” are a use permitted by right.
2. **Uses Subject to Site Plan Review (§35-162).** Building renovations, modifications to building façade or other architectural features that do not result in additions to floor are subject to architectural plan review by the Planning Commission. Architectural plans require less detailed



information than a full site plan review. Material samples should be presented to the Planning Commission for their review and approval.

3. **Building Design (§35-53).** The building design must relate to the surrounding environment as it pertains to texture, scale, mass, proportion and color and quality materials should be incorporated into the new development in accordance with the requirements of *Sec. 35-53, Nonresidential Design Requirements*.
 - a. **Building Location and Orientation.** Not applicable as the building is existing.
 - b. **Exterior Building Design.** The applicant proposes to construct a one hundred sixty (160) square foot addition to the west side of the existing structure. The addition will serve as a vestibule and will be twenty (20) feet tall at the top of the roof with an additional six (6) feet of parapet. The proposed addition is within the maximum height allowed in the C3, General Commercial District. While a detailed breakdown of proposed building materials was not provided, the applicant appears to show an addition that is comprised of at least twenty (20) percent windows facing the principal street from which access is gained.
 - c. **Architectural Features.** We note that the applicant is working within the constraints of the existing site design while incorporating architectural enhancements to improve the overall appearance of the building from Mooney Street. The design incorporates a metal awning to help define the entrance as well as decorative bollards in front of the entryway.
 - d. **Building Materials.** Proposed façade materials are detailed on Sheet SD-03 and include metal framing, EIFS and (clear) glazing. Per the ordinance, the predominant building materials should be materials that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone and tinted/textured concrete masonry units and/or glass products. The Planning Commission should determine that the building materials as presented meet the intent of the ordinance.
 - e. **Signs.** The applicant noted on the architectural plans that the existing wall sign will be relocated when the addition is constructed. The applicant must apply to the Building Department for any new or relocated signs. During the site visit, we also noted several signs that do not conform with the Zoning Ordinance, including window signs that cover more than twenty-five (25) percent of the surface of the window. We recommend that the Planning Commission make it a condition of approval that the applicant work with the Building Official to bring signs on the site more into conformity with the sign ordinance.
 - f. **Building and Sign Colors.** Per the ordinance, exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as neon, metallic or fluorescent for the façade and/or roof of the building are prohibited except as approved by the Planning Commission for building trim. The architectural plan indicates that a portion of the building will be painted grey, with the addition being royal blue EIFS. The Planning Commission should determine if the building colors as proposed meet the intent of the ordinance.
4. **Corridor Improvement Authority Review. (§35-147(A)).** This parcel is located within the Grand River Corridor Improvement Authority (GRCIA). As such, this application and architectural plan should also be sent to the GRCIA board for its review and recommendation.
5. **Landscaping (§35-184).** We recommend that the Planning Commission make it a condition of approval that the applicant work with the Building Official to bring the landscaping on the site more into conformity with the ordinance.



RECOMMENDATION

Planning recommends approval of the site plan subject to the following conditions:

1. Material samples should be presented to the Planning Commission for their review and approval.
2. The applicant works with the Building Official to bring the landscaping and signs on the site, more into conformity with the sign ordinance.
3. The Planning Commission determination that the building materials as presented meet the intent of the ordinance.
4. The Planning Commission should determine if the building colors as proposed meet the intent of the ordinance.
5. Review and recommendation of the Grand River Corridor Improvement Authority board.

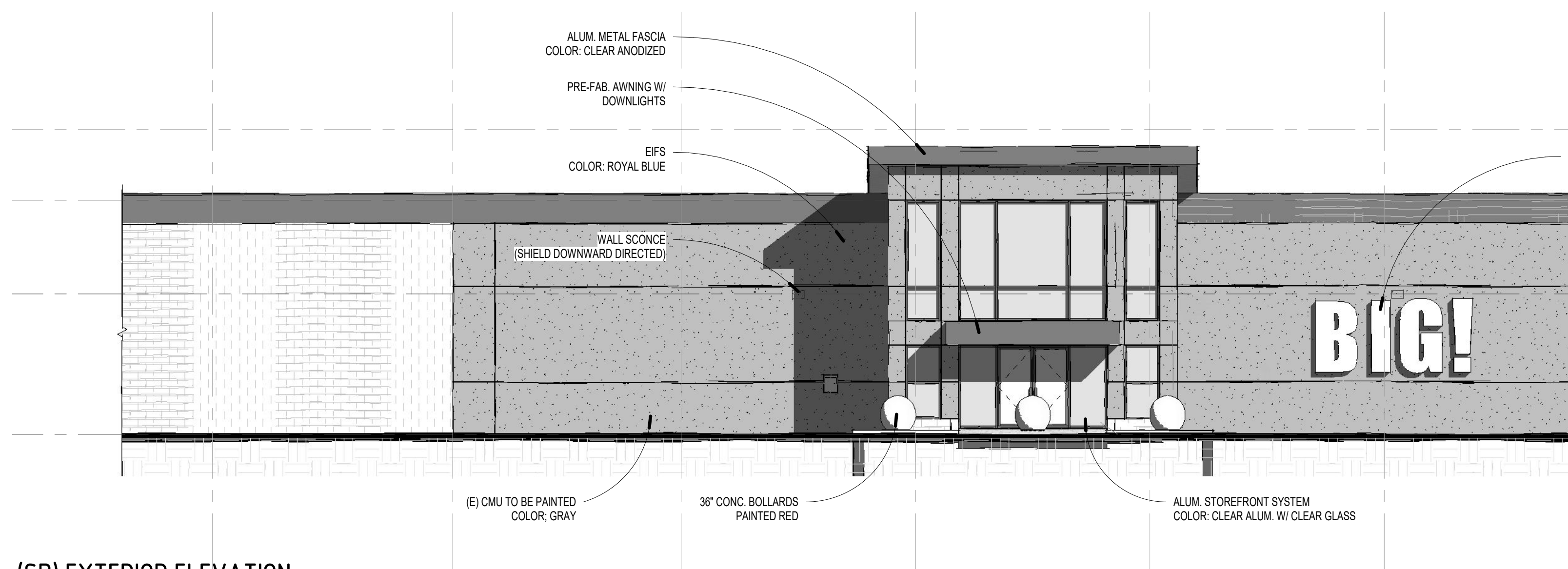
If you have any questions, please don't hesitate to contact me at (810) 215-0993.

Sincerely,
OHM Advisors

A handwritten signature in black ink that reads "Kristen Hatfield".

Kristen Hatfield AICP
Senior Planner

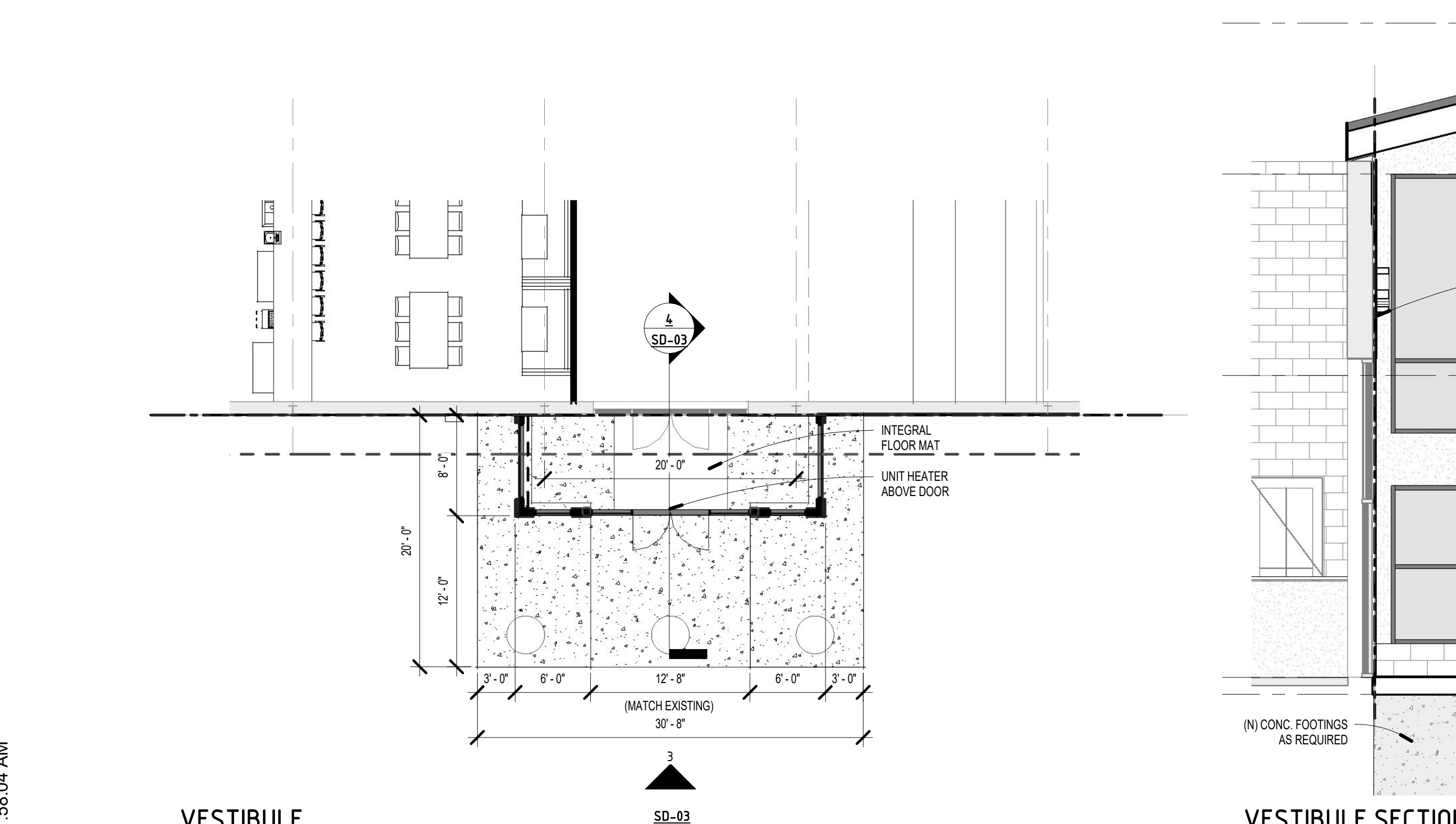
3 (DEMO) EXTERIOR ELEVATION
1/8" = 1'-0"



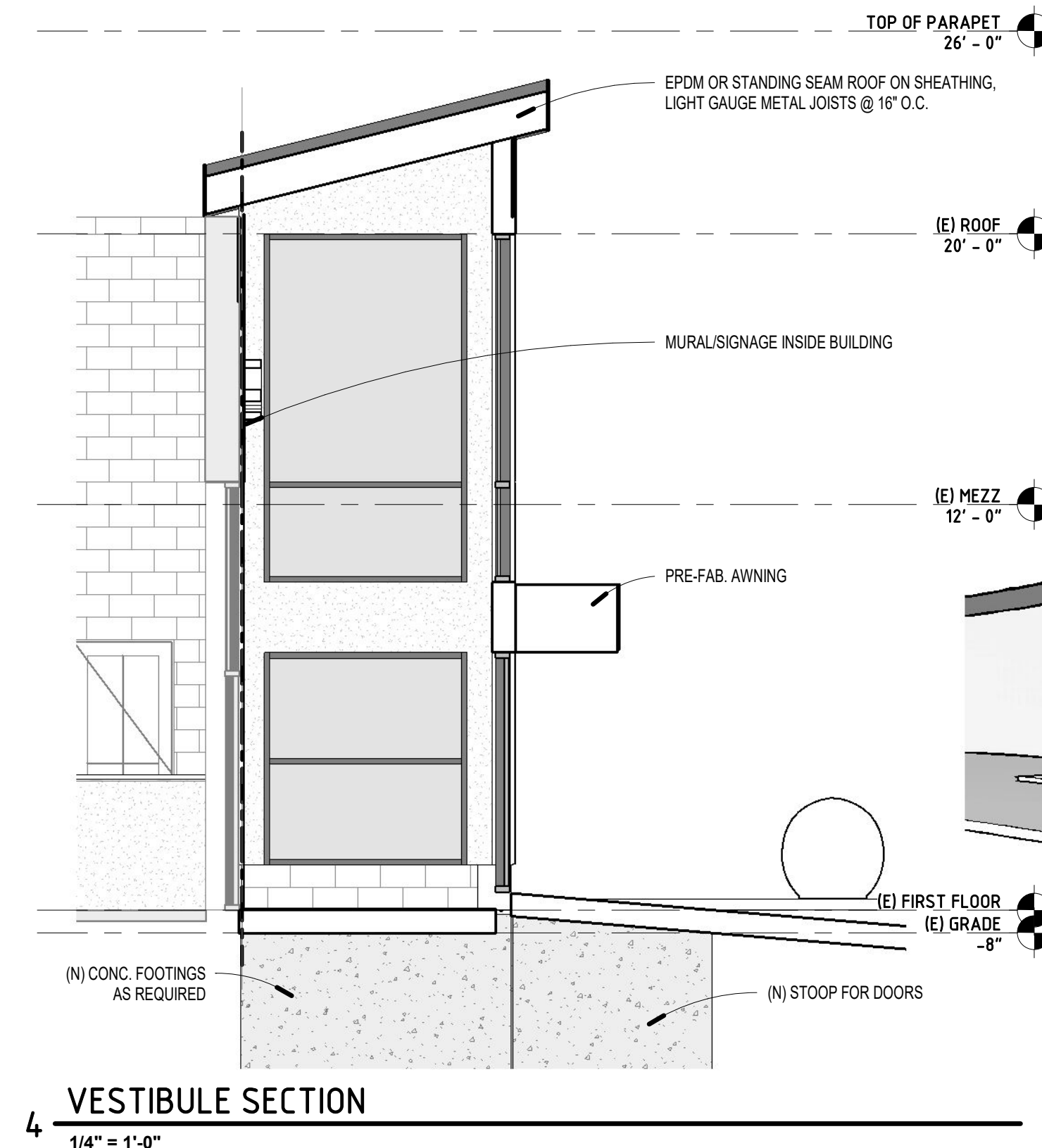
6 VESTIBULE RENDER
12" = 1'-0"



1 (SD) EXTERIOR ELEVATION
1/8" = 1'-0"



2 VESTIBULE
1/8" = 1'-0"



4 VESTIBULE SECTION
1/4" = 1'-0"

SCOPE OF WORK:
(N) VESTIBULE AS REQUIRED BY BUILDING CODE FOR LARGE ASSEMBLY BUILDINGS. INCLUDES NEW LIGHT GAUGE METAL STUD FARMING WITH SHEATHING, GYP. BOARD, INSULATION COVERED IN EIFS AND ALUM WITH METAL STOREFRONT SYSTEM. GLAZING WILL BE CLEAR FOR SECURITY INSIDE.
EXISTING SIGNAGE WILL BE RE-USED/RELOCATED. ANY CHANGE TO SIGNAGE REQUIRES SIGN PERMIT.
NEW LIGHTING WILL COMPLETE WITH ORDINANCE.



5 EXTERIOR PERSPECTIVE

PROJECT

26114
ZAP ZONE

31506 GRAND RIVER AVE,
FARMINGTON, MI 48336

SITE PLAN APPROVAL
SD EXTERIOR ELEVATIONS
07.30.2026

REV

REV NOTE DATE

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
PETER H. VENTURA
WAFI DINARO
PATRICK DROZE



MAUREEN MILLER BROSINAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC
DEVELOPMENT DIRECTOR

JACOB UHAZIE
ASSISTANT PLANNING DIRECTOR

KRISTOFFER CANTY
PLANNER IV

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

NOTICE OF PUBLIC HEARING FOR THE CITY OF LIVONIA VISION 21 COMPREHENSIVE MASTER PLAN

NOTICE IS HEARBY GIVEN, pursuant to the Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act), as amended, the City of Livonia Planning Commission will hold a public hearing on **Tuesday, August 11, 2026 at 7:00 p.m.**, in the Livonia City Hall, Auditorium, 33000 Civic Center Drive, Livonia Michigan 48154.

The City of Livonia is currently updating its Comprehensive Master Plan as part of the required five-year review. The proposed changes are intended to bring the plan into compliance with the requirements of the Michigan Planning Enabling Act. In addition, the amendments ensure the goals and vision presented in the Plan are consistent with the current vision of the City.

A 45-day public review period has been conducted and Planning Commission will consider comments received and any additional comment provided at the public hearing. The Planning Commission will hear comments on the proposed Livonia Vision 21 Master Plan, including the addition of Book 5, Housing sustainability and will consider adoption of the Plan.

The City of Livonia will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing, to individuals with disabilities upon written notice being received at least five (5) business days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Livonia at (734) 466-2290.

The draft Livonia Vision 21 Master Plan, including the addition of Book 5, Housing sustainability is available for review online at livonia.gov/237/Planning.

Ian Wilshaw, Planning Commission Chair