

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

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

ROLL CALL

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

A quorum of the Commission was present.

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 9, 2026 Minutes

MOTION by Crutcher, seconded by Gray, to approve the items on the Consent Agenda.
MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Kmetzo, seconded by Crutcher, to approve the Regular Agenda.
MOTION carried, all ayes.

UNFINISHED BUSINESS

A. CONSIDERATION OF APPROVAL OF THE 2025 MASTER PLAN UPDATE

Chairperson Perrot introduced this item and turned it over to Mantey. Mantey stated that at the Planning Commission's March 9, 2026 meeting, a public hearing was held on the 2025 Master Plan Update. Based on feedback from the public, several changes were made to the Plan, as described in the attached Amendment Summary, prepared by the City's Consultant. Administration is recommending approval of the Master Plan Update with the incorporated amendments. Perrot asked OHM to summarize changes made. OHM referenced their amendment summary and stated that the items were in response to the comments from the public hearing about future land use and the Oakland County Coordinating Zoning Committee. Perrot then asked for further comments. Hearing none, a motion was called for.

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MOTION by Kmetzo, seconded by Perrot, to adopt a Resolution approving the 2025 Master Plan Update with the incorporated amendments.

MOTION carried, all ayes.

NEW BUSINESS

A. SPECIAL LAND USE PUBLIC HEARING – FARMINGTON HEATING AND COOLING, LLC, 23105 POWER ROAD

Chairperson Perrot introduced this item and turned it over to Mantey. Mantey stated that Jon Petrusa has applied for a special land use for 23105 Power Road (formerly Just Jewelers) for Farmington Heating and Cooling. Jon is the current owner of Farmington Heating and Cooling and would like to open up a 1-2 person office.

This property is zoned Office Service. Business office and service establishments 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.

Planned changes to the site include painting of the building and updated landscaping.

Perrot then asked for the applicant to present a brief summary of the plans. Jon Petrusa, Farmington Heating and Cooling, 23105 Power, stated that he purchased this property four or five months ago and worked with the City to make sure everything is done right. It is a small office storefront with room for storage. It is brick and mortar, on Main Street, which is part of the plan for the company. Crutcher then asked if there was any plan to store materials outside or in the building. Petrusa stated no, that they still have a storage unit over on Nine Mile, and outdoor parking on Nine Mile at a storage facility.

Hatfield then provided a summary of the planning consultants review letter dated February 27, 2026, which stated that this is a pretty straightforward special land use. It was reviewed against the criteria in the city's zoning ordinance and was found to meet all the standards. There was a small note made about the parking which was discussed with the property owner. He was aware that a portion of the parking lot may be on the neighboring property. It's unclear looking at the GIS, but it was brought to his attention. It's really a civil issue at this point. His neighbor received a special land use public hearing notice. If they had any issues they could have made them here. The one note made in the review letter is the potential to do some landscaping along the street front to bring that into compliance, but other than that, there were no substantial comments or concerns.

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

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MOTION by Crutcher, seconded by Mantey, to open the Public Hearing on Farmington Heating and Cooling, LLC, 23020 Power Road.

Motion carried, all ayes.

No public comment was heard.

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

MOTION by Kmetzo, seconded by Crutcher, to close the Public Hearing on Farmington Heating and Cooling, LLC, 23020 Power Road.

Motion carried, all ayes.

B. CONSIDERATION TO APPROVE SPECIAL LAND USE – FARMINGTON HEATING AND COOLING, LLC, 23105 POWER ROAD

Perrot introduced this item and called for a motion to approve or deny the special land use.

MOTION by Kmetzo, seconded by Crutcher, to approve the special land use for 23105 power, Farmington Heating and Cooling for use of a business office and service establishment, 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 the special land use request is compatible with objective increasing commercial opportunities and promoting economic growth in the City of Farmington.
2. The proposed use will also promote the intent of the zoning district in which the use is proposed 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 not to change the essential character of the area in which it is proposed, because improvements will make the site compatible with the intended character of the area.
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 will not involve uses, activities, materials, processes, and equipment, or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, and other such noises, because its property will be used solely for the administration of the business with one or two

Motion carried, all ayes.

**C. FAÇADE IMPROVEMEMNT FARMINGTON HEATING AND COOLING, LLC,
23105 POWER ROAD**

Perrot introduced this item and turned it over to Mantey. Mantey discussed that this item is a review of a proposed Building Façade Modification to the existing building located at 23105 Power Road. The proposed modifications include sealcoating and restriping of the parking lot, painting of the outside of the building (Iron Mtn. Grey) and trim (winter white), additional landscaping, and a new exterior sign.

Site Plan Review is required under Section 35-162 Building renovations, modifications to building facade or other architectural features that do not result in additions to floor area or increased building height.

Perrot then asked for an overview from Hatfield. Hatfield stated that a separate site plan review was not performed for the site but the materials that the property owner submitted were reviewed and it looks like the intent is to paint it neutral in tone and color and to do the seal coating of the parking lot and updating the landscaping.

Kmetzo then asked if the building size was going to change. Petrusha stated it would not.

Crutcher asked about paint color and the building becoming less visible. Petrusha said there was no retail and it matched company colors.

Kmetzo asked about timing. Petrusha stated that painting and seal coating will start a couple of weeks from now. Kmetzo asked about landscaping. Petrusha said that as well. Bowdell stated that Petrusha would submit a landscape plan to him before landscaping was installed.

MOTION by Mantey, seconded by Gray, to approve the proposed façade modifications for 23105 Power Road, Farmington Heating and Cooling because they meet the

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requirements of Section 35-104 of the Zoning Ordinance, subject to administrative approval of a landscape plan to bring the landscaping into conformity along Power Road. Motion carried, all ayes.

D. SPECIAL LAND USE PUBLIC HEARING – COMFORT KEEPERS IN-HOME CARE BUSINESS OFFICE, 23020 POWER ROAD

Perrot introduced this item and turned it over to Mantey. Mantey stated that Erin R. White on behalf of Tula Grace Holdings, LLC has applied for a special land use for 23020 Power Road for Comfort Keepers In-Home Care Business Office, an in-home senior caregiving service, to occupy the main floor. The nature of the business is provision of services to support clients' health and well-being, often providing support for clients with medical conditions and complex health needs. The existing dental practice on the lower level will be maintained.

This property is zoned Office Service. Business office and service establishments 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.

There are no planned changes to the exterior of the site.

Perrot asked for the applicant to present their project.

Erin R. White approached the podium and introduced herself as the petitioner. She stated her business has been in business for about 10 years. It has been in Farmington for six years and has outgrown its current location with the lease coming up. She has decided to purchase this building and intends to operate her administrative offices out of the main floor of the building. This will be strictly administrative. They will not be serving any clients in this location, but they will be doing management oversight remotely as well as employee training.

Perrot then asked for Hatfield to present the review letter dated March 25, 2026. Hatfield stated that the petitioner is requesting to locate a professional office on the main floor of the existing structure and that the lower level is occupied by dental clinic. She reviewed all the criteria for the special land use and found that they met all of the criteria. Her only comment about the site is that the landscaping could be brought up to conformance but that, because of the way the utilities are situated in the front yard, there's really not much of an area to install a green belt. She then stated her recommendation was to approve pending approval of all applicable city departments and consultants.

Crutcher then asked what was previously in the space. Blugerman, the broker for the property approached the podium and stated that the previous use was a closed door pharmacy.

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

MOTION by Crutcher, seconded by Kmetzo, to open the public hearing.
Motion carried, all ayes.

No public comment was made.

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

MOTION by Crutcher, seconded by Gray, to close the public hearing.
Motion carried, all ayes.

**E. CONSIDERATION TO APPROVE SPECIAL LAND USE – COMFORT KEEPERS
IN-HOME CARE BUSINESS OFFICE, 23020 POWER ROAD**

Perrot called for a motion to approve or deny the special land use.

MOTION by Kmetzo, seconded by Crutcher, to approve the Special Land Use for Comfort Keepers In-Home Care Business Office, 23020 Power Road for the use of a business office and service establishment because it meets the Standards for Approval for a Special Land Use, Sec. 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 improve quality of life for older residents.
2. The proposed use will promote the intent of the zoning district in which the use is proposed, 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 not to change the essential character of the area in which it is proposed, because development of the site has been limited to the building located along the frontage on Power Road and

a parking lot along the southern property line. The northern and eastern portions of the parcel have been left undeveloped with a substantial number of trees and brush, which provides a buffer for the residential properties to the north.

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 will not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance, because we find no evidence that the proposed professional office for Comfort Keepers will involve any uses, activities, processes, materials and equipment or conditions of operation that would be detrimental to the surrounding area or generate excessive production of traffic, noise or other nuisances.

Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Bowdell provided an update of current development projects.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

None heard.

ADJOURNMENT

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

The meeting was adjourned at 7:35 p.m.

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Respectfully submitted,

Secretary