

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
October 13, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, October 13, 2025.

ROLL CALL

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

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Beth Saarella, City Attorney Brian Belesky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. June 9, 2025 Minutes

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

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Kmetzo, seconded by Westendorf, to approve the items on the Regular Agenda.
MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. MASTER PLAN UPDATE

Chairperson Perrot introduced this item and turned it over to staff.

Chris Weber stated he has an update on the screen on the progress of the Master Plan. He thanked Commissioners Kmetzo, Crutcher and Westendorf for serving on the Steering Committee for the Master Plan and also thanked Commissioner Grey for serving on the committee to select the consulting engineering firm.

He stated the project in its entirety is known as Farmington Forward 2025 and it is a big project, it is covering quite a few things and the final document will be eight chapters long and covers large areas like community engagement, land use and housing, downtown plan, mobility plan, the Parks & Rec Master Plan and then implementation in getting all this done. Most of the components will be the same from prior Master Plans but there is a new chapter we are adding which is the Mobility Plan. We heard from the public and the Steering Committee that nonmotorized transit is very important to the community, whether it be walking, biking or other means of transportation, so it was important enough to have its own chapter in the Master Plan.

We've been meeting on this project since January, we've had six Steering Committee meetings so far, the last one being in September and there will be a public open house happening at the Farmer's Market this Saturday where information and displays that we've come up with so far will be displayed and they will be able to weigh in by reviewing boards, placing key notes where they have emphasis or comments or things that they approve of or disapprove of, whatever the case may be, and the material will be available online as well through early November so we're letting the community know, it's not quite set up but the link will be live this week. Once we get all that community feedback, the Steering Committee will meet again in November and then in December materials will be ready.

Some important dates for the Planning Commission, in December the Parks & Rec Plan will go to City Council for their review and the Downtown Plan will go to the DDA for their review. In January all of the documents will come before the Planning Commission. There will be a presentation by our consultants OHM and then ask them to open up the Public Comment period which is a 43-day period where people can look at the plan, and prepare their comments and bring them back to the Planning Commission in March. And in March we'll have the Public Hearing, you'll hear the comments from the public and then you can either decide to revise the plan based on the comments or approve the plan at that point.

In the meantime if you're interested in the materials prepared to date, they're all available on the website, and he presented www.farmgov.com as the opening page where there is "Master Plan" and you can click on that link it will take you to this page it will take you to this where it says "Resources" where it has every Steering Committee packet so far, it has information garnered from the first community engagement which occurred back in May, and it has the existing conditions, technical memos by the consultants as they reviewed the conditions in Farmington. So that's where all the information is at, if you want to take a peak at what's there, there's information about all of our parks and what they see there, there's information about our current land use and

proposed changes, there's not that many changes to the proposed land use, there's focus areas in the City and what the community has indicated and the Steering Committee, those areas of interest might be developed, different concepts, some are just layouts of buildings and parking lots and some are 3D renderings, so that's pretty interesting as well. There's also a Mobility Plan so you can look to see where we come up with improvements that might make sense to connect not only our city but other cities around us. So all will be out there, they are all pdf documents and I encourage you to take a look through that information. If there's any questions, I'll be happy to take them now.

Chairperson Perrot pointed out that there is a couple of spots in the OHM reports that still reference Kate Knight and he would like that amended to indicate that Jessica Westendorf is in that position and doing a fantastic job so he would like to make sure she gets the recognition and Weber assured him that would happen.

Weber encouraged the board to "put the word out" and let family and friends know about this opportunity.

Perrot indicated that they have utilized the Farmers Market as a resource in the past to collect analytics.

Crutcher asked what other means would be utilized to collect data and Weber replied it is kind of a shotgun approach, as many different ways we can get the information out there.

B. APPOINTMENT TO CAPITAL IMPROVEMENT STEERING COMMITTEE

Perrot stated that historically, Steve Majoros has represented the Planning Commission to the Capital Improvement Steering Committee and suggested he should continue.

MOTION by Crutcher, supported by Westendorf, to appoint Steve Majoros as the Planning Commission's representative on the Capital Improvement Steering Committee. Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Weber stated that 17 units are sold at Hillside Townes and Westendorf asked about contemplated occupancy and Weber replied summer of 2026.

Weber then stated Legion Square is waiting on one permit from the State.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Mantey inquired about the large cement wall at Los Tres Amigos and Crutcher stated it's a fire wall.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Weber stated there are no current updates.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Secretary