

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
December 8, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, December 8, 2025.

ROLL CALL

Present: Crutcher, Gray, Mantey, Perrot and Westendorf
Absent: Kmetzo, 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, Audrianna Jordan, OHM Advisors, Jennifer Morris, OHM Advisors Austin Downe, OHM Advisors, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. November 10, 2025 minutes

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

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

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

MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. 33431 Grand River Parking Waiver Request

Chairperson Perrot introduced this item and turned it over to staff, Assistant City Weber stated that the developer entered into a purchasing agreement with the current owner of 33431 Grand River Avenue and is considering converting the upper part of the building to four to five apartments. . The structure is built lot line to lot line and there's no parking available on site. The Applicant is seeking a parking waiver from the Planning

Commission for the proposed new apartments under Section 35-104.b(3). Because the regulations of this section of the are intended to encourage pedestrian/traffic friendly design and compact mixed used development that requires less reliance on automobiles. On site parking required under Article 14 may be waived under the following conditions: A.. The site is located within 500 feet of other parking facilities intended for public use such as a municipal parking lot, parking structure or on street parking that provides adequate parking spaces to serve the proposed use, and B: failure to provide onsite parking shall be deemed to constitute an acknowledgment and acceptance of the benefits of onsite parking standards such that if the City establishes a Special Assessment District to fund the construction, operation and maintenance of public parking, the property owner agrees to become part of such district and further agrees payment of assessment in lieu of the provided onsite parking .The City may require written acknowledgement of the site benefits provided. I would invite the developer to come up and if you have any questions the Planning Commission may have with regard to this project.

Steve Toth, 810 Pinehurst, Northville, MI came to the podium and stated they are excited for this project, taking the old Focal Point photo studio, making the downstairs a retail/commercial and then transferring the upper which is about 4,500 square feet and putting in some custom apartments. I think it will be a good project for the City and obviously for the heart of the downtown area. But again, one of the biggest issues we have is parking so I guess per City code if we have apartments, we need ten spots, is that correct and that is what we're asking for. I don't need ten dedicated spots but we need ten spots where our tenants can park in the evening and in the day go about their business, I need ten spots and that is what we're asking from you guys tonight.

Weber asked if you have any questions about the development itself, you can ask the developer, otherwise I would ask Audrianna to talk about the letter we put in the packet and talks about considerations for the Planning Commission in terms of granting that waiver.

Audrianna Jordan, OHM Advisors, stated that the property requires about 25 spaces. What the applicant is proposing is using the first floor for either commercial or office development and then put up to five apartments on the second floor. And if that is the case we would be looking at, the Applicant mentioned ten spaces on the second floor under the current provisions of the Zoning Ordinance. She stated that that is the summary.

Further discussion was held concerning parking.

MOTION by Crutcher, supported by Mantey that the parking waiver request for 33431 Grand River Avenue subject to the first floor being used for commercial retail and/or service office business because the proposed use can be adequately supported.
Motion carried, all ayes

B. Presentation of Farmington Parks and Recreation Master Plan

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

Jennifer Morris, OHM Advisors , stated it has been a busy year working on three Master Plans simultaneously.to be presented at the Public Hearing scheduled for the 1-12-26 meeting.

She said they kicked this off Farmington Forward, there were many opportunities for data collection, feedback from the Steering Committee, and the first plan has a 43-day waiting period and then if it's adopted by Planning Commission and then turned over to City Council for approval.

Rachel Bush, OHM Advisors, gave an overview of the project. She stated that they started with feedback from the Steering Committee and finalized the draft plan and started the adoption process.

She stated they started by reviewing prior versions and built on that through demographics. Facilities have been added and new parks. Sixty percent of residents live within a ten minute walk to park. Level of service analysis which is used to form the foundation for recommendation through demographics, who lives in Farmington now and in the future. There are shifts in population but Farmington is stable.

She defined the two open houses that were held: OPEN HOUSE 1 – gathered info – provided list of parks, what's missing, feedback further affirmed connectivity - shade picnic areas – walkability.
Initial comments used to form preliminary recommendations.

OPEN HOUSE 2 – made recommendations for 5 parks and presented to community in October and asked them to tell us what they're most excited about. Ultimately what we heard was activate parks programing, events, fitness amenities, prioritizing greenspaces, and making parks and civic areas more inviting where you are adding equipment making sure it is inclusive and

accessible for all ages and just to make parks more functional and practical and improve and enhance underused public spaces with landscape and public art.

So that is the structure of the Parks and Recs Plan and what we've talked about so far focused on Chapters 1 through 5 and we'll next go into Chapter 6.

We developed the goal statement for the Parks and Recreation Plan and that came from what we heard from community engagement.

From the community engagement and the Steering Committee we developed these five objective statements which support the accomplishments of our goal statements and that is broken down as active items to implement each of these objectives.

The most exciting part is the park specific plans, we developed a series of recommendations for a handful of the parks and all of the parks are in the packet in alphabetical order so I'm going to move through them. We understand that the Civic Theater is beloved by the community and ultimately our recommendation is to start doing some community engagement on facility improvements and concept design.

Drake Park – accessibility improvements, potentially converting a ball field into a cricket pitch, they're exploring that.

Flanders Park – there's an opportunity to increase shade throughout the park, install lighting that is not intrusive to surrounding neighborhood but helps create more safety and more inviting and also although the equipment is relatively new, it could be replaced with shredded rubber in the play area.

Gazebo Park – this one is really important because as we were talking with the Steering Committee, a new vision for this area has been re-imagined. So you'll get a sneak peek of this in the Downtown Master Plan.

Riley Park – we're looking for electrical upgrades, exploring the addition of restrooms to Riley Park, winterizing it through the addition of those rolling black garage doors on the shed. We also heard about some accessibility and safety concerns and could we improve design and circulation be considered there as well as covered parking area that could function as a more permanent shed during events. So, parking wouldn't change, it would be a covered parking area that is accessible to vendors during events.

Promenade Park – the main action here is to determine a calendar of events.

Shiawassee Park is truly the gem of Farmington and recommendations are to connect the park to downtown which is an ongoing effort as well as through community engagement and developing a Master Plan for Shiawassee Park.

For the Warner Mansion, their main objective here is to explore the feasibility of this concept plan which includes parking lot improvements, interior and exterior improvements, and in addition to the existing house the DDA expects gazebo improvements and courtyard improvements.

Jennifer Morris stated after this process we will start the implementation and adoption, and the thirty day review period. The Notice will be published Wednesday, citizens are encouraged to provide comments on website and informed of opportunity on boards. The Public Hearing will be held at the January 12, 2025 Planning Commission and the Master Plan will be ready to go to Council and submitted to DNR by February 1st.

Perrot asked about accessibility, how is City of Farmington doing versus like communities and Morris replied Farmington is unique, it has a historic mansion, owned and operated theater visit downtown park and Shiawassee Park.

C. Consideration of Resolution to Schedule Public Hearing for 2025
Parks and Recreation Master Plan

MOTION by Westendorf supported Crutcher to approve to schedule the Public Hearing for the 2025 Parks and Recreation Master Plan for the January 12, 2026 Planning Commission meeting.

Motion carried, all ayes.

D. 2026 Schedule of Planning Commission Meeting

Weber stated that the Planning Commission meetings are held on the 2nd Monday of month at 7:00 p.m. .

MOTION by Westendorf, supported by Crutcher to approve the 2026 Schedule of Planning Commission Meetings.

Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Weber stated at the prior meeting we were going to set a Public Hearing for the Parking Ordinance but it will be back in February.

Legion Square preconstruction meeting today ,Work will start mid January

Hillside Townes – twelve units have been sold and some residents have moved in.

Drakeshire new meat store featuring Halal Meat.

Sips new sports bar – next to Mama Eats

Rose Best opened on Orchard Lake

Back Nine opened which is a golf simulator and open 24/7.

PUBLIC COMMENT

None heard.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Secretary