PLANNING COMMISSION MEETING
Monday, November 9, 2026, 7:00 p.m.
Farmington City Hall
Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

1. **ROLL CALL**

2. **APPROVAL OF ITEMS ON CONSENT AGENDA**

   A. **Minutes of the September 14, 2026 Meeting**

3. **APPROVAL OF REGULAR AGENDA**

4. **UNFINISHED BUSINESS**

   A. **None**

5. **NEW BUSINESS**

   A. **Appointment to Capital Improvement Steering Committee**
   B. **2027 Schedule of Planning Commission Meetings**

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
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 leasable 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 leasable 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.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

_____
Secretary

Farmington Planning Commission Staff Report	**Planning Commission Date:** November 9, 2026	**Reference Number**

Submitted by: Kristen Hatfield, Consultant

Agenda Topic: Capital Improvement Plan

Proposed Motion:

Move to appoint _____ to the Capital Improvement Plan Steering Committee

Background:

Each year the Planning Commission updates the City's Capital Improvement Plan. To facilitate the update, a Capital Improvement Plan Steering Committee is formed with representatives from across the City, including the Planning Commission, City Council, Downtown Development Authority, Corridor Improvement Authority, and Administration.

The Planning Commission should discuss and appoint one of their members at this meeting to serve on this committee.

The Planning Commission should also review the current Capital Improvement Plan before their November 9th meeting and determine if there are any projects included in the plan that should be removed or reprioritized and determine if there are any projects that should be included in this plan that are missing. The current plan can be found here:

https://www.farmgov.com/media/sljemfgj/capital-improvement-program-2026-2031.pdf

This information can be emailed directly to Chris Weber at cweber@farmgov.com or discussed at the November 9th meeting and Kristen will relay that information to him.

Materials:
Capital Improvement Plan Calendar

Calendar for Fiscal Year 2028-33 Capital Improvement Program Process

Color Key	Planning Commission Department Heads	DDA City Manager	CIA Administration

September 29	Department Heads meet to discuss CIP Program at Department Head Meeting. Items must be submitted by November 3.
October 7	DDA Meeting to discuss CIP and appoint Jessica or a Board member to Steering Committee. DDA to formalize items for submission to CIP Steering Committee. Items must be submitted by November 4.
October 8	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. CIA to formalize items for submission to CIP Steering Committee. Items must be submitted by November 12.
October 12	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by November 9.
October 14	Pathways Committee meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by November 11.
October 19	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by November 16.
October 21	Parking Committee meets to discuss CIP Program. Items must be submitted by November 18.
November	Meeting with Beautification Committee
November	Meeting with South Farmington Baseball and Softball
November 3	Department Heads to formalize items for submission to CIP Steering Committee
November 4	DDA to formalize items for submission to CIP Steering Committee.
November 9	Planning Commission to formalize items for submission to CIP Steering Committee.

November 11	Pathways Committee to formalize items for submission to CIP Steering Committee.
November 12	CIA to formalize items for submission to CIP Steering Committee.
November 16	Council to formalize items for submission to CIP Steering Committee.
November 18	Parking Committee to formalize items for submission to CIP Steering Committee.
November 18	All Submittals in
December 1	City Manager's Office to schedule 3 meetings January 4– January 29 for CIP Steering Committee.
December 11	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 4 – Jan 29	CIP Steering Committee meets to create CIP.
Feb 1 – Feb 19	Draft CIP created.
Feb 8	Planning Commission schedules public hearing for March 8.
Feb 9	Planning and Building advertises Public Hearing for FY 2028-33 CIP on February 9 and posts plan on website on February 19.
March 8	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 12	Planning Commission meets to approve CIP if not already approved on March 8.
April 19	City Manager submits CIP along with proposed budget to City Council.
April 26	City Council Budget Review Session & Review of DDA Budget.
April 27 - May 17	City Council reviews and adjusts proposed budgets.
May 17	City Council schedules budget and millage public hearing for June 21.
June 1	City Clerk advertises Public Hearing for FY 2026-27 Budget.
June 21	City Council holds Public Hearing regarding FY 2026-27 Budget and Millage Rate and considers adoption.
June 22	City Clerk publishes summary of adopted budget.

Farmington Planning Commission Staff Report	**Planning Commission** **Date:** November 9, 2026	**Reference Number**
Submitted by: Kristen Hatfield, Consultant		
Agenda Topic: 2027 Planning Commission Meeting Schedule		
Proposed Motion: **Move to approve the 2027 Planning Commission Meeting Schedule as proposed.**		
Background: Attached please find the 2027 Planning Commission Meeting Schedule. As you have in the past, the schedule proposes meeting on the second Monday of each month at 7:00 p.m.		
Materials: 2027 Planning Commission Meeting Schedule		

2027 PLANNING COMMISSION
MEETING SCHEDULE
All meetings begin at 7:00 p.m.

Monday, January 11, 2027

Monday, February 8, 2027

Monday, March 8, 2027

Monday, April 12, 2027

Monday, May 10, 2027

Monday, June 14, 2027

Monday, July 12, 2027

Monday, August 9, 2027

Monday, September 13, 2027 .

Monday, October 11, 2027

Monday, November 8, 2027

Monday, December 13, 2027