



Regular City Council Meeting
7:00 p.m., Monday, May 16, 2022
Farmington City Hall
23600 Liberty Street
Farmington, MI 48335

REGULAR MEETING AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. **Accept City of Farmington Board and Commission Minutes**
 - B. **City of Farmington Minutes**
 - C. **Farmington Monthly Payments Report**
 - D. **Farmington Public Safety Monthly Report**
 - E. **Third Quarter Building Report**
 - F. **Proclamation: National Gun Violence Awareness Day, Friday June 3, 2022**
 - G. **Grand River Corridor Improvement Authority Vision Plan Update 2022**
4. **APPROVAL OF REGULAR AGENDA**
5. **PUBLIC COMMENT**
6. **PRESENTATIONS AND PUBLIC HEARINGS**
 - A. **47th District Court Annual Report**
7. **NEW BUSINESS**
 - A. **Consideration to certify 2022 delinquent false alarm fees, water and sewer bills, and invoices**
 - B. **Park Restroom Improvements**
 - C. **Consideration to approve Public Hearing Notice for Proposed Fiscal Year 2022-2023 Budget and Property Tax Rates and schedule public hearing**
 - D. **Introduction of proposed zoning ordinance text amendment: Online Retail Delivery Storage & Pickup Facilities**
8. **PUBLIC COMMENT**
9. **CITY COUNCIL COMMENTS**
10. **CLOSED SESSION – Land Acquisition**
11. **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.

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| Farmington City Council Staff Report | Council Meeting Date: May 16, 2022 | Item Number 3A |
| Submitted by: Melissa Andrade, Assistant to the City Manager | | |
| <u>Agenda Topic:</u> Accept Minutes from City's Boards and Commissions | | |
| <p> CIA: April 2022 DDA: April 2022 Historical: April meeting canceled Parking: January Minutes Pathways: April 2022 Planning: April 2022 ZBA: April meeting canceled Library: April minutes not yet posted Commission on Aging: March 2022 Farmington/Farmington Hills Arts Commission: April meeting canceled Commission on Children, Youth and Families: April 2022 Emergency Preparedness Committee: Minutes not yet posted for special meeting in April </p> | | |
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**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
April 7, 2022**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:09 a.m. by Chairman King.

Members Present: Acceturra, Bowman, Carron, Graham, King, O'Dell, Thomas
Members Absent: None
Staff: Christiansen, Steve Schneemann (S3 Architecture), Joe Takla (Bellacino's)

APPROVAL OF AGENDA

Motion by Bowman, supported by O'Dell to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by Thomas, supported by Acceturra to approve the February 10, 2022 minutes. Motion approved unanimously.

SITE PLAN AMENDMENT/FACADE MODIFICATION – BELLANCINO', 22424 ORCHARD LAKE ROAD

Director Christiansen introduced the proposed Site Plan Amendment/Façade Modification for Bellacino's and the applicant/petitioner Steve Schneemann with S3 Architecture and the property/business owner Joe Takla. Steve Schneemann presented the site plan and answered questions from the CIA Board. Motion by Carron, supported by Acceturra to recommend approval of the Site Plan Amendment/Façade Modification for Bellacino's in accordance with the submitted plans as presented and to forward to the Planning Commission for their review and consideration. Motion approved unanimously.

DISCUSSION – PROPOSED SITE PLAN AMENDMENT, FARMINGTON PLAZA, GRAND RIVER AVENUE AND MOONEY STREET

Director Christiansen reviewed a proposed site plan amendment for Farmington Plaza with the CIA Board. The Board discussed the proposed site plan amendment and made comments and asked questions. No action was taken.

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNMENT AT 8:58 am



8:00AM Wednesday, April 6, 2022
City Hall Conference Room
23600 Liberty Street
Farmington, MI 48335

MINUTES

The meeting was called to order by Todd Craft at 8:03am.

1. Roll Call

Present: Todd Craft, Tom Buck, Sara Bowman, Miguel Williams, Linda Deskins, Don Singleton, Claire Perko (8:06), Tom Pascaris (8:16)

Absent: Chris Halas

Others Present: Kate Knight, Jess Westendorf, David Murphy, Justin Sprague (CIB)

2. Approval of Items on Consent Agenda

a. **Minutes: March 2, 2022 Regular Meeting**

b. **Minutes: February 23, 2022 Promotion Committee Meeting**

Motion by Bowman, seconded by Singleton, to approve the items on the consent agenda.

Discussion regarding Item 9 in the 3.2.2022 regular meeting minutes, resolution Pledging Tax Capture Revenues for Farmington Road Streetscape.

Motion passes unanimously.

2. Approval of Regular Agenda

Motion by Buck, seconded by Deskins, to approve the items on the regular agenda.

Motion passes unanimously.

3. Public Comment

Opened and closed by craft at 8:06am

5. TIF Incentive Training with Justin Sprague, CIB Planning

Overview by Justin Sprague from CIB Planning. TIF incentive training tool allows future capture to incentive development and serve as the match for community funding and to incentivize development. The DDA Board discussed priorities and goals to calibrate this future tool to serve the DDA mission. Justin Sprague provided insight and suggestions from other communities that have established similar tools with the goal to assign high priority to projects with TIF capturing opportunity.

Board discussed removing non-capturing public spaces from list of priorities, focus on opportunities where we will see real assessed value increase, job creation, new permanent residences, and/or a high total investment amount. High priorities include projects that are truly transformational, mixed-use, residential, and within the core blocks of Downtown Farmington along the north and south side of Grand River and Farmington Road at the site redevelopment ready site identified by MEDC.

Board discussed adding a priority for businesses that are development ready, feasible, and include integrated structural parking, plus adding a criteria or bonus to placemaking elements, and create a destination for more bodies downtown.

Sprague will take notes from discussion and create a draft of the scoring process for our next meeting and the DDA Board with refine it.

6. Executive Director Update

Update by Knight.

One Stop Shop has evolved into "Business Forward" with a nice featuring highlight Lekker Choco Treats in State of the Counties.

Main Street Summit had excellent representation from the DDA Board and we had a chance to highlight how we used CARES act funds to support our community and businesses. We asked for more to help support the social district.

Ladies Night Out is right around the corner.

We welcomed Starlyn to the team as a DDA intern, an OCC student studying graphic design. Moving in a new direction with Lunch Beats coming out of covid with new producer Alexander Steward.

Tom Birchler is returning as our concert producer for Rhythms in Riley Park.

Art on the Grand is in full planning mode.

Random Act of Kindness campaign by Farmington resident Steve facilitated using the Downtown Farmington eGift Card was a highlight.

Farmington Road Streetscape project is underway. We will be able to share more as the bids are selected this evening.

7. Draft Proposed Budget FY 2022-2023

Overview by Knight

Discussion regarding the allocated \$1.5M to streetscape project. Items that are expenses from 21/22 and in the draft budget for 22/23 are being tracked to the total of \$1.5M

Motion by Singleton, Seconded by Pascaris, to approve the DDA FY 2022/23 Proposed Budget, as shown the attached report. Motion passes unanimously via roll call.

Ayes: 7- Craft, Deskins, Singleton, Pascaris, Buck, Perko, Williams

Nays: 0

Absent: 2- Bowman, Halas

8. Draft Amended Budget FY 2022-2023

Motion by Buck, Seconded by Deskins, to amend the DDA 2021/22 Budget, as shown in the projected column of the attached report. Motion passes unanimously via roll call.

Ayes: 7- Craft, Deskins, Singleton, Pascaris, Buck, Perko, Williams

Nays: 0

Absent: 2- Bowman, Halas

9. Committee Updates:

Design Committee- Update by Perko: Have not met this month, will meet tomorrow morning to discuss masonic lodge corner and improvements to Jills new location.

Organization Committee- Update by Deskins: Committee has not met.

Public Art Committee- Update by Perko: Has not met, but DIA Inside Out is coming soon.

Promotions Committee- Update by Knight: Has not met, but Ladies Night Out planning is in full force and streetscape communication graphics are in progress

Business Development Committee- Update by Singleton: Met with Kate to identify space and opportunities within downtown. Looking forward to seeing the heat mapping tool from Oakland County, more coming in the not-so-distant future.

10. Other Business

No other business

11. Board Comment

Williams: The Williams family has recently closed on the purchase of the Page's property: The future location of The Heights Brewery!

Craft: Opportunities will continue to pop up for board training. Please participate as soon as possible. We are looking forward to the Streetscape project.

12. Adjournment

Motion to adjourn by Perko, second by Singleton. Motion passes unanimously.

Farmington Parking Advisory Committee meeting - Wednesday, January 19, 2022

📅 Farmington Parking Advisory Committee meeting

Date & Time: Wed, Jan 19, 2022, 7:00 PM - 8:30 PM

Action Items

☑ ~~Meeting notes~~

Attendance

- Crutcher,Kenneth (crutcherk@crutcherstudio.com)
- David Murphy • DMurphy@farmgov.com
- Joe Mantey (cheeseladyfarmington@gmail.com)
- Maria Taylor • mtaylor@farmgov.com
- Donovan Singleton (donovan@loftcigarlounge.com)
- Theodore Warthman • TWarthman@farmgov.com

Notes

- Agenda amended
 - <https://www.dropbox.com/s/xdmtm2oeao56iyc/1.19.2022%20parking%20meeting%20agenda.pdf?dl=0>
- meeting notes
 - item 10 c amended to 19 Jan 2022
- Public comment
 - no comments
- Public safety update
 - Mikes last day Feb 11
 - Still looking for a replacement
 - After 4 parking tickets the 5th ticket will be \$100.

- Letter re Firestone ticket
 - Firestone customer received a parking ticket while car was being serviced.
 - Firestone paid the ticket.
 - Suggestion to designate an un-timed area in south lot parking was discussed
 - Construction will have some parking challenges
 - Maria Taylor commented we should be concerned for customer experience in the downtown area.
- The Economic Value of Parking (reading by Taylor)
 - Chapter on Collecting the revenue
- North lot parking space next to grease enclosure
 - Complaint appears to be unfounded
- Committee Comments
 - Request from new coffee shop
 - 10 minute parking requested for Grand River street parking for order pick-up
- next meeting March 16 2022



FARMINGTON PATHWAYS COMMITTEE

7:00 p.m.

Meeting Minutes

April 13, 2022

1. CALL TO ORDER - 7:02PM by Susan Arlin
2. ROLL CALL
 - Present**
 - Susan Arlin
 - Sue Lover
 - Maria Taylor
 - Chris Weber
 - Tim Prince
 - Brent Bartman
 - Bill Gesaman
 - Absent**
 - Joe VanDerZanden
 - Kevin Christiansen
3. APPROVAL OF AGENDA
 - Bill Gesaman approved, Maria Taylor Supported. Approved unanimously.
4. APPROVAL OF MINUTES
 - Meeting Minutes, March 9, 2022
 - Sue Lover Approved, Brent Bartman Supported. Approved unanimously.
5. OLD BUSINESS
 - 2022 WORK PLAN - Heavy discussion with some prioritizing and categorizing of options for work. Details to be finalized at the May Pathways Committee meeting.
 - i. Set work for next Quarter
 - ii. Set Priority and Timeframe
 - iii. Committee will choose projects and set volunteer leaders for each effort.
 - UPDATE ON 9 MILE PATHWAY - Farmington Hills and Novi are both interested in participating and improving this connection to the trailways. Timeline is ~14months.
6. NEW BUSINESS
 - ANY NEW TARGET AREAS?
 - **Susan Arlin** suggested a field trip with the local Bike group. She offered to reach out to them and arrange.
 - Question was asked if DPS has info on walking/driving usage of Raphael in regards to adding a sidewalk. **Chris W.** will find out.

- Susan A. mentioned the possibility of getting Farmington ‘certified as Bikeable, walkable, ADA-friendly city’ Wondered if there was any state or national endorsed title
- The Safe Routes to Schools Action plan meeting is Monday May 2 at Longacre. At this time the goal is to engage with the principal and get more parents involved.
- We discussed Crosswalks at the intersection of Grand River and Orchard Lake. Currently they exist only on Orchard Lake and the West side of the intersection.
- Farmington Road streetscape work south of Grand River is planned to begin later this year. Start date not officially set.
- Sidewalks in the Bel-aire neighborhood are marked by DPW for replacement later this year.

7. PUBLIC COMMENT

- No public comment

8. COMMITTEE MEMBER COMMENT

- Tim Prince mentioned that some sidewalks in need of replacement were not marked. For example the flags in front of King’s Garage are not marked, but are only 4ft wide. This heavily trafficked area should be wider.

9. ADJOURNMENT

- Meeting was adjourned at 9:02PM with Bill Gesaman making the motion and Maria Taylor in support.

Next meeting: May 11, 2022

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 11, 2022

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, April 11, 2022.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Perrot, Westendorf
Absent: Mantey, Waun
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen; Recording Secretary Murphy; Beth Saarela, City Attorney; Brian Golden, Director of Media Services; Brian Belesky, Audiovisual Specialist.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Perrot, to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

- A. February 14, 2022 Minutes
- B. March 14, 2022 Minutes

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

SITE PLAN AMENDMENT/FAÇADE MODIFICATION – BELLACINO’S, 22424 ORCHARD LAKE ROAD

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

Director Christiansen stated the City has received a site plan application for proposed modifications and improvements to the existing Bellacino’s located at 22424 Orchard Lake Road, which I think you might know as the former Dan’s Subs within the Grand River Corridor. The property is currently zoned C-2, Community Commercial, and is within the mixed use zone in the Grand River Corridor Overlay District. The Grand River Corridor Improvement Authority recommended approval of the submitted site plan and the proposed modifications and improvements for Bellacino’s at their April 7, 2022 meeting. Attached for your review and consideration is a copy of the site plan application and a proposed site plan submitted by the Applicant. The proposed modifications and improvements to the existing building and site improvements include an outdoor seating

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area and building façade upgrade enhancements. This evening representing the owners of the property are the Applicant/Petitioner is Mr. Steve Schneemann, owner of S3 Architecture here in Farmington and they prepared the plans that you have this evening. So, with that, Mr. Chair, I do have materials here and I'll turn it back over to you and Mr. Schneemann can walk you through it.

Chairperson Majoros invited the Applicant to the podium.

Steve Schneemann, S3 Architects, came to the podium. He stated I am here tonight to talk about the outdoor seating and some minor façade improvements to the building that Bellacino's is currently in at Orchard Lake and Grand River. You can see on the screen and in your packet, I'll sort of point, the existing building here has got sort of a mansard roof. The owner actually owns another business in addition to Bellacino's, a hot dog place, so he would actually like to use a portion of the building using the same kitchen facilities for the hot dog business. There's an overhead door there right now so during the warmer months they would like to open up the door and then have the hot dog stand, if you will, back there, with outdoor dining. The outdoor dining would be available for use for anybody that's enjoying a hot dog or anybody that's enjoying Bellacino's product as well, pizza and subs. So this enclosed area takes up essentially two parking spaces, you can see that here and actually see the stripes of the two parking spaces it will take up. We're proposing a trellis at the southern portion of it which will provide a little shading and some delineation creating a nice hedge and actually a little bit of protection as well as some foundations and some wooden posts that would provide a little bit of protection for diners outside, proposing five tables, a total of 18 patrons outside. And we did the calculations and the bathroom counts with the additional patrons there. There's also some fencing that is being proposed to kind of delineate again, define that area with some flower boxes and then up on the building itself we're proposing to attach essentially a structure that carries the same language with what is being proposed with the fencing, the trellis on the building potentially with the Old English "D", with some signage and sort of tie it all together esthetically in kind of its own space. For right now we're not actually asking permission for the hot dog stand for the interior but it's really the outdoor seating and the small amount of improvements to the façade. I'll be happy to answer any questions.

Commissioner Perrot stated this seems to be pretty permanent, there's no plans to take this down in the winter to get the parking spaces or anything like that and Schneemann replied I believe that's the intent of the owner, I think the tables potentially and chairs will be brought in for the winter months but I think that is the intent of the owner.

Perrot stated in the staff packet it shows a parcel view of the neighborhood and to the immediate east or behind the building is a row of spaces that show as separate, is there any kind of access to that and Schneemann replied it's owned by the same owner, so we

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are actually counting that as part of the required parking and based on the use of that parking as well as the remaining parking, they still meeting the parking requirements.

Christiansen stated on the screen right now and included in your staff packet is the current Bellacino's and the access to the site, the existing building and the parking in front, you can see the two spaces that are going to be utilized for the outdoor seating area. A second piece but it's also owned by the same owner and part of this overall property is this piece here, 22434, and you can see the array of parking there. So, both of these two properties have parking that supports Bellacino's and is sufficient to continue to meet the requirements and meet the needs of the restaurant.

Commission Crutcher asked if they were compliant with the parking requirements and Schneemann replied they would be compliant when you count the extra parking. Schneemann added I think the parking calculations that we did include not only the additional outdoor seating but if you'll notice in the plan, it listed two, maybe four seats in addition in that hot dog space on the inside and I believe it also included them.

Commissioner Westendorf stated the structure appears to have a trellis over one end of it and the rest of it is open is there any intent to cover that or at the moment it's just open and Schneemann replied it's open. I think the owner talked about doing umbrellas at the tables but right now there's no permanent structure that will be covering that area.

Crutcher said there's no gate into the structure, it's just open, and Schneemann replied there is no gate, just a gap and Crutcher stated so you're handicap accessible and Schneemann replied yes.

Majoros said I was just wondering for both Bellacino's and the proposed hot dog, there's no wait staff, it's more you purchase the food inside and it's just a place to sit basically, so it's not like a sit-down service restaurant, it's more just a nice place to sit outside and enjoy your food and Schneemann replied that's correct. My understanding is patrons will come in and order and then they go sit down with a soft drink or whatever and staff will bring food out to where they're sitting, but there is no table staff, that's true.

Majoros said the owner is comfortable because what you're doing now is potentially pushing a lot of pedestrian traffic into the flow of people parking, has there been discussion with them on that. If it were fenced off, to Commissioner Crutcher's point, if it was closed off you would have to go in the entrance and go in and out through there but now you have people kind of walking in, I'm assuming they're okay with it. Schneemann replied currently the way it's used there really is no dedicated pedestrian walkway, it's really just an asphalt parking lot so all of the pedestrians sort of funnel through there to traverse the parking lot regardless of which section of parking they're in, they're all using the asphalt. There is a public sidewalk along Orchard Lake Road but that's all there is.

Majoros stated I have one question for staff, how does this fit with outdoor seating and all the discussions we've been having about more permanent facilities, is this kind of beholden to the traditional Farmington definitions of outdoor seating and is more spring, summer, fall, or is this something that could also become a 365 a year or what's the rules here.

Christiansen replied the protocol that we put in place utilizing outdoor seating year round due to the Covid pandemic have now expired and so now the outdoor seating requirements allow for seasonal outdoor seating in Farmington from April 15th to October 31st. Permanent outdoor seating areas that have wait staff service require a site plan and review and approval of the Planning Commission. This is kind of a middle ground because this isn't like tables and chairs just outside that bring out outdoor seating other than for convenience for customers are brought back in. This is the next step of that because it's not table service and it's not a place where wait staff comes and it's not also a place that has both food and beverage. A lot of our outdoor seating along Grand River has food and alcoholic beverages and it's enclosed with gate, etc., etc., that's really the traditional. This is kind of a step back from that but it is a defined area, it is improvements to the site, it is intended to be a permanent structure and used seasonally which necessitates a review and recommendation because it is in the Grand River Corridor and it's been to the CIA and then to you for site plan review.

Chairperson Majoros called for a motion from the Commissioners.

MOTION by Crutcher, supported by Perrot, to approve the site plan amendment and façade modification for Bellacino's 22424 Orchard Lake Road, as presented.
Motion carried, all ayes.

SITE PLAN AMENDMENT/FAÇADE MODIFICATION – JILL'S GENUINE CARE PHARMACY, 23603 FARMINGTON ROAD

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

Director Christiansen stated the City has been working with the new property owner, Jill's Genuine Care Pharmacy, the former Joe's Headquarters, regarding proposed changes, improvements and upgrades to the existing building. The proposed changes include exterior changes to the existing building façade. The building is located in the CBD, Central Business District, and requires review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The Downtown Development Authority Design Committee recommended approval of the submitted site plan and the proposed changes, improvements and upgrades to the existing building at their 4-7-22 meeting. Attached for your consideration is a copy of the

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site plan application and a proposed site plan submitted by the Applicant for the proposed building façade improvements. Mr. Steven Schneemann, representing the owner of the property, with S3 Architecture, is here this evening to present the site plan application and the site plan to you.

Chairperson Majoros invited the Applicant to the podium.

Steve Schneemann, S3 Architecture, came to the podium. He stated this is the existing building where Joe's Headquarters was. This is the existing east facing door on Farmington Road, this is also the existing west facing door likewise that faces the municipal parking lot. I believe there's another door in here that we're actually proposing is going to be closed off, inaccessible. One of the things you'll note is we're introducing two large areas of glazing at the corners that do not exist there today. Right now it's solid, you really can't see through, so we're going to completely change that and make it much more open and transparent to both pedestrian traffic and vehicular traffic as well, it's a really good prominent site on the corner. And if you're familiar with Jill's Genuine Care, her shop is right across the street currently, next to Mimosa or a door down from Mimosa, so she's purchased this building and will be moving in here once the improvements are complete. I invite you all to peek in the window if you're walking by because they've redone the interior and it is a really cool space inside all the way up to the roof and the way the rafters are all exposed and it's really beautiful inside there and they intend to keep that for the new design, keep that rustic feel to it and then brick on the inside and rafters above. You can see in the plan that most of the pharmacy operations will be here kind of centered in the space with an entrance here, an entrance here, she does offer vaccinations so she's got a room for vaccinations here as well and then this wall will be product and will allow her to expand her square footage significantly over what she has today for her retail offering. And then obviously we're intending to use these two windows up at the corner to be able to give the public opportunity to really see what's going on and what's potentially available at this new location for Jill's. We are proposing some signage, blade sign that's there, I understand that's a separate application that will have to be done for that but our hope is that will be part of the esthetics and also some signage on the side of the building facing south to capture a larger scale, this is really intended for pedestrians scale as it's relatively small, and this is a little bit larger for vehicles off of Farmington Road. The intent is to basically paint the brick. You may know the building, it's already painted brick, I think it's kind of a beige color so we're intending to paint the brick white, we want to have a real classic look for the building. We're going to introduce some martens into the window to give it a kind of classy feel. We're also proposing to paint the existing canopy awnings that are there, I think they're kind of a maroon color right now so we're proposing to paint those black. We are also and you may have noticed that the wood tie planter that was there that got taken out, we are actually proposing to replace that with a new planter and we'd like to use colored concrete to match the concrete that we've used and have established as the design esthetic for downtown so

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that's kind of the benchmark that we're targeting for that same colored concrete so there will be a nice curb about 20-inches high or so and then a row of some plantings and shrubs in there to kind of soften that edge up against the sidewalk. As I mentioned, there's a door here now that will be taken out, otherwise we're really intending to kind of leave it as it other than some color changes in these windows, if you've ever noticed there's kind of a decorative trim kind of colonial or classic looking trim around the front door, we're proposing to keep that in place and to keep that in place and just paint that to match the overall esthetic. I'll be happy to answer any questions.

Chairperson Majoros opened the floor for questions from the Commissioners.

Crutcher asked if the planters encroach on the sidewalk at all and Schneemann replied that the sidewalk on the eastern part of the building is actually concrete right up to the building but I believe that the property line is actually the edge of the planter so the planter is fully in the owner's property. Crutcher then asked what is the actual front door, is it the parking lot or the Farmington side and Schneemann replied well, basically there's two front doors. I think probably most people will access it from the parking lot side because I envision at least the majority of people will be driving there, but there will be some nuance reparking with Farmington Road and certainly pedestrian traffic off of Farmington Road, we think this will get a reasonable amount of traffic on that east side as well. It's sort of set up on the interior with the plans so that anybody that's here has visual control of both these entrances at any given time.

Christiansen said to add to Mr. Schneemann's comments as well as Mr. Crutcher's comments, one of the things that I think might contribute to more use of the street front access which is the Farmington Road access, is the Streetscape Project which is going to be implemented and we can see that going on actually preliminarily and moving forward because the whole idea of a streetscape is to generate more pedestrian oriented environment with pedestrian elements, etc., so I'm going to believe that's going to contribute to potentially more use of that front door access area. But because the parking is to the rear, that's why we have the double access situation and that exists throughout the downtown.

Commissioner Perrot confirmed that the parking lot is a common parking lot and Christiansen replied City lot, yes.

MOTION by Kmetzo, supported by Perrot, to approve the proposed exterior changes to the existing building façade changes to Jill's Genuine Pharmacy, located at 23603 Farmington Road, Farmington, Michigan.

Motion carried, all ayes.

PROPOSED ZONING ORDINANCE TEXT AMENDMENT – ONLINE RETAIL DELIVERY STORAGE & PICKUP FACILITIES

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

Director Christiansen stated this item is continued discussion and scheduling of a public hearing for a proposed zoning ordinance text amendment regarding online retail delivery storage and pickup facilities. The proposed amendment would allow online retail delivery storage and pickup facility establishments within the City of Farmington in the C-2, Community Commercial, and the C-3, General Commercial, zoning districts as a Special Land Use. The Planning Commission discussed and reviewed an initial draft amendment at their March 14, 2022 meeting. The Commission tabled the proposed zoning ordinance text amendment at that meeting in order to allow staff and the City Attorney to review the comments made by the Commission regarding the proposed draft and to investigate this type of ordinance as to how it's being handled in other communities and also to prepare a definition for this proposed use. A copy of a proposed revised draft ordinance including the requested definition is attached with your staff packet. The materials that you have in your packet tonight then would be the draft amendment and you'll note as you've gone through it there are changes being proposed to the C-2 and C-3 zoning districts and it's really within the Commercial Zoning District section which is Chapter 35, Article 7, but specific to C-2 and C-3 as Special Land Use and you can see here in red online retail delivery storage and pickup facilities. And then as you go on through the proposed amendment you'll note that there are additional changes that have been added, there is specificity in Special Land Use already regarding the online retail delivery storage and pickup facilities and then as you move through you'll see some additional elements that relate to it regarding proximity. You had some concern last meeting and you made some comment regarding number of limitation or if there was going to be any restriction as to how many there might be within certain areas, and that's this provision here on the revised draft. Then you'll note here as requested in Chapter 35, Article 21, Definitions, the definition as requested that has been added for online retail delivery storage and pickup facilities. So, this is the revised draft. You also asked that staff and the City Attorney research what's being done in other communities and I can tell you this, there is no consistency and treated different in different communities depending upon what their circumstances are and how they handle this kind of use and their current retail environment so there is really no set standard. Some communities treat it as commercial use just straight up. Others treat it as a warehouse use and it just varies across the board. so, we've talked to other communities, there is no consistent methodology here, it's a matter of what you as a Commission would like to see if you move forward with this. Mr. Chairman you asked what the action potentially of the Planning Commission is requested to be. If you are comfortable with this draft as revised, the next step then is to schedule the required public hearing which our suggestion would be for your next

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meeting, that would be your May meeting. If there are some additional questions, concerns, if there are some additional changes, if you want some additional time, you can always table this item again for additional work to be done if you so choose. and the third thing is you can choose not to move forward with the proposed amendment as presented right now. So, those are your alternatives and that would be up to you, Mr. Chair. The City Attorney is here tonight, too, in case the Commission has any questions for her.

Majoros called on City Attorney Saarela for her input.

Saarela stated the changes from the last time are pretty much we're limited to Section 2, regarding the spacing limitation that was requested, I left it blank so that you can decide whether there's any property that exceeds a certain size, so there is a blank there and you can either take that provision out and have to come up with a proposed parcel size to insert in there or just take that out. In looking into whether this type limitation would be permissible under current law and I did find case law that supports this type of spacing limitation in Michigan, not specific to this type of use, but other uses have been allowing it if you can articulate the public health, safety and welfare needs for that type of spacing. But if you do want to include this spacing limitation, I would suggest you put the reasons why you think it's beneficial from a public health, safety and welfare aspect.

Commissioner Crutcher said I thought the percentage of use related to the percentage of sales within a proposed facility being a certain amount before it's considered online retail.

Saarela stated that is a separate issue that you're talking about, it's percentage of square footage, I did not add that to the definition. I did add a definition but I didn't have any consistency from anyone whether it was necessary or not. So, if the Commission does feel some type of space limitation like that is warranted, I can add that to the proposed definition.

Christiansen said to answer Commissioner Crutcher's question, we would consider and apply zoning ordinance provisions that any particular use that has more than 50% of a particular activity as the activity that they perform, their operation, that would be the primary, so that's the primary use. Anything then that would be less than that that would also be in association with would be considered ancillary to or associated with or wouldn't be the primary. And so there's flexibility; it could be zero, it could be ten, it could be 49% and still would be subordinate to or ancillary to a primary use.

Majoros said the issue on that one is different potential tenants could be different and we could be oh, well, it's 30. Well, you know, we're 38, but the Sterling Heights facility, we can talk ourselves into most anything, right. It feels like the primary use and look, we kind of realize there's a governor there that will take us up to a certain percent and as soon as it passes that threshold it becomes a primary permissible use in essence. So, I guess

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the issue is on the first item of do we need to articulate a certain percent that is a sliding scale between its primary use, let's call it warehousing for a simple term, and then retail, as soon as it's 51%, do we even need to come up with a number, I guess is the question.

Christiansen stated I think that's a good question, I may refer back to the City Attorney on that. but I would also say to you, the way this ordinance amendment is structured, is for any use like this being considered a Special Land Use has to come before you. So, all of the elements for Special Land Use including percentages of particular parts of the use and operation, all that fall in your purview as Commissioners when given a site plan with a Special Land Use.

Majoros asked Crutcher if he was satisfied with that and Crutcher replied are we looking to be explicit, I see where there's an overlap with what this is doing and retail and that this delivery service stuff is not going away and if we make it that it is what the primary use is going to dictate then we should probably say that in there. If the primary use is delivery driver pickup as opposed to retail pickup, then if primary is at 50% then that's what we need to be saying there.

Commissioner Kmetzo asked what's the point of having 50% when the definition clearly defines it as an order that you place online and you can have your order delivered or you can pick it up; so what's the relationship of having a percentage defined.

Christiansen replied what we're seeing in the industry, let's just take a typical grocery store, a grocery store that is primarily customer based through the front door where you come in and you buy your groceries and you check out and your groceries leave with you. They now are involved in, they have defined and designated spaces set apart for pickup and delivery services like a Door Dash or an Instacart or whoever it might be. That to date is accessory, it's not a primary, the primary still is walking through the front door. The issue here we're dealing with with this particular situation is the use that came before you before, its primary was the warehousing storage and pickup and delivery, it wasn't customers so it didn't meet the criteria and standards for and definition for retail commercial use. If in a proposed development we see that in this case that it was going to be that, the alternatives where it has come to date and now with the ordinance text amendment to facilitate an opportunity and acknowledge the Special Land Use as its being proposed right now. If it is where the delivery again is primary then we're looking at this particular ordinance amendment if it moves forward, as being then what we would follow. If it is the delivery portion accessory to, then we would have to look to see how much and how that is structured and how they function but then we wouldn't fall within this. The primary still may be right through the front door.

Majoros said I understand your point. If it's 51% primary approved use, it doesn't have to come before us in the first place and Christiansen replied that's correct. Majoros said

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just by nature of default, if it's going to come in, it's going to be 51% and Christiansen replied unless there's extenuating issues and we don't know that, yes, that's correct.

Crutcher stated my concern is what if something changed into this use. Let's say Fresh Thyme Market which has walk-in only and what happens when everyone does online delivery and now 80% of their business is delivery drivers picking things up.

Saarela said if the use is changing they would have to come back here for your approval and further discussion was held. Christiansen said we would have to look at the circumstance and see what the ordinances allow and assess what the impact is and then determine the course of direction. So, what's interesting as time goes on, people's needs and service needs change and businesses change, some are able to make adjustments and change within the ordinance requirements, others need special consideration and we look at that at a case by case basis.

Crutcher asked if we're making a distinction between that and any other service that uses a variety of services like the grocery shopping services and Christiansen replied it's not based upon who, it's what, and it's based upon operation and function, whether than who's performing. Crutcher said if a pizza place has a delivery person, they are delivering pizzas but if Door Dash is also delivering pizzas, that's something different or it's not. Westendorf stated a lot of delivery places are using Door Dash also and Christiansen stated which is fine, rather than hiring an employee who they pay and maybe they're on the payroll or not, they hire a service as a third party service provider, but it's the same thing, they're delivering pizzas. Crutcher said there's a distinction about the amount of sales that are being done by the delivery driver versus a regular customer, how are we supposed to know what that is. How do we know if these are delivery drivers or customers when the process of making the purchase is someone walks in and picks up an order.

Christiansen stated every business coming into Farmington is required to submit a zoning compliance application and they identify what their use is and how it's performed and what it intends to be and the certain elements of it, we can make a determination at that point as to whether they fit. And once we do that, we issue the zoning compliance certificate, they comply, and then they move forward to the next step, whether they need to do some modifications with plans and permits and/or business registration with the Clerk's Office, but if they need a Special Land Use they stop there and need to come here with a site plan.

Crutcher said my question is how do you tell when someone is shopping in the store and they're a delivery pickup person or if they're a customer if they preorder. Because the process is you order online and show up at the store to pickup your order.

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Kmetzo asked are we concerned about the percentage of delivery drivers picking up versus the customer actually picking up their order.

Saarela replied I don't think that's what we're concerned about, whoever is working at the Dash Mart or whatever, is collecting items for an online order and dropping them at the front and Crutcher said that's exactly my question, if this benchmark is off because they said their service is available to delivery drivers, but you can also order online and come in and pick your own order up.

Saarela said the function is the same and Crutcher asked if we're making a distinction on whether it's a delivery driver or someone picking up their own order and Saarela said no, we're not making that distinction. Crutcher said so any business that has preorder where you show up to pick up, that's what we're putting under this ordinance. Saarela said but I think we're talking about still is there an option like Fresh Thyme where people can also go in and shop the store or isn't there and that's when we were talking about meeting that 50% distinction for a primary use versus accessory, I think that's what I was still trying to decide in the event more than 50% of the business is going to be shopping, customers going in and shopping themselves, you're talking about a retail use there.

Majoros said I think we're talking about a 51% from what Kevin told us that the primary use is defined as 51% of the business is generated in this instance in a commercial zone and it's not let's call it traditional retail where you would walk in as a customer, have the ability to self select product and leave, if it's 51% more storage and pick and pack and pickup either by an individual, discreet retail customer ordering it themselves or through a delivery service, I think that's the usage that we're talking about and Saarela replied yes. Majoros said if the existing definitions note that 51% or primary usage is inherent in the definition of a business, then perhaps we're okay. but since this is such new, uncharted territory, if we want to put something in there that says it has to be 51%, the use case that we're talking about which is storage, etc., I'm fine putting it in there, it can't hurt to be clear. Because a lot of what we're talking about is uncharted territory and we may be better served to be clear in that regard. I'd agree with you, I don't think it matters if it's a Door Dash person or an individual customer.

Crutcher said so what we're doing is we're discriminating against folks who are going to preorder as opposed to ones that are going to go into the store and Saarela replied I don't think we do, we're looking at how the store operates. Crutcher said the discrimination is between people who are just ordering online as opposed to people who are coming into the store. Christiansen stated I don't think it's discrimination at all, I think that it is, if I might, I think that what you're doing here is you're defining what this particular use is that's presented here and is up on screen now and you're identifying that the majority of this particular use as defined is a delivery type use, 51%. And you're concerned about that because of the impacts of that and how it's all conducted. We are able to find that

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out when there's an application for zoning compliance certificate, that the petitioner says this is what our business is, this is what we're going to do. Now we know. And you either fit within this category or you fit within this category. And if your delivery is less than 51% then it's not your primary and it's through your front door and now we're going down that road. If it's more than 50% of the 51% and that's your primary, then we're going down this road, it's one or the other. So, it's not a discrimination, it's where do you fit here. and the whole purpose of this is because as you might recall with your proposal for DashMart at Farmington Crossroads, they were proposing a 90% delivery with a 10% customer base so they were looking to do it with delivery services out the back door in an area adjacent to residential development and they initially wanted to do it 24/7 and that's where all the concern came and we tried to look and see where they fit and then it ended up before you with a determination of use and it went through that process. Now you're looking to establish an opportunity for that but with conditions and with some control that the City has and you as Planning Commissioners and how it operates if it's to be the primary use; if not, then we wouldn't be talking about it.

Crutcher said discrimination is not the right word, I'm looking for a distinction between retail where you walk into a store and retail where you don't walk into the store and then there's the middle where you do both.

Christiansen said I think your point is well taken, too, but that could change. Let's say eventually there was the intent of delivery being the primary, maybe as time goes on it wanes a little bit, isn't as economically attractive to the business and they want to reduce that a little bit and have more customer traffic, then we certainly would work with them but we always have a willingness to work with all of our businesses to help them adjust.

Majoros stated I think what I'm hearing is if someone makes a motion if we go down that road and I'm not sure we need to clarify that because it's inherent in the definition of the business but I'll leave it up to if someone decides to make a motion. The second one was the 30% of the use which was one of my questions from last time. Again, in the world where ten years from now, twenty years from now, there may be completely different things being discussed. That was my question about as we crawl, walk, run, into this brave new world that we set guardrails up and the 30% I'm assuming that's maybe 30% of the total of available square footage of the – and I'll need to clarify that because is it 30% of the businesses or 30% of the total available retail square footage.

Saarela replied that is for you to decide. Majoros said the only reason I bring it up is because if you are by nature if you are a potential online retail delivery storage facility by the nature of that, you may have the need to consume more square footage, take the place we're talking about, right, a Subway doesn't require a lot of square footage, so Subway, there's a check cashing place, there's a Mediterranean place, whatever. So, let's say there are twelve businesses in that shopping plaza or whatever the number is,

you know, there's a big difference to me of 30% of square footage or 30% of available tenants because 30% of tenants is you could have, if you have twelve tenants, rough math, 30% so let's call it four tenants, and using this facility as an example, you could take Alexander's, Ollie's, the Dollar Tree and another one, that's four businesses, but it's 60% of the available square footage, if Commissioners want to put such a condition on and that was my point. Now, again, we may approve this and see how it goes and other people may come in and say, it's not so bad, we can lift that. I was concerned about too much density too quick until we figure this out. So, that was my only question. The other criteria that have been written up are fine by me, I just wanted to see if there is any question on the clarity of the 30% but I would vote for a percentage, 30, 25, again Special Land Use if it comes in at 28.4, okay, but I think it's more of the available footage than the raw number of businesses. And with that, I don't have any other comments on this, I think the teams did a nice job here and I think I'm comfortable where it's going.

Crutcher stated I still don't understand what this is supposed to do. Majoros replied my question was very simple, I was concerned because what could happen is Brixmore could say I'm going to take Ollie's, Alexander's, the Dollar Tree, Anytime Fitness and whatever, crash all that together, make one big warehouse. We all know where retail is going, right, like it or not with the Amazon and everyone else, you have a massive warehouse in Canton and whatever but it's micro delivery and it's all about speed to market. So, speed to market says if I can get a Canton massive warehouse but if I can get a facility with high moving goods within half a mile of my retail customer, we're going to do it, and this is in an industrial setting.

Crutcher stated but we're also going to prevent Ollies, ACO, the Dollar Tree, and whatever comes in here from now offering online delivery storage at the same time. Saarela replied if it's not their primary use they can do whatever they want, but if they are going to change over to that for the primary use, they would have to come in for a Special Land Use.

Crutcher said I'm seeing that that decision is not something they necessarily have control over in terms of where their business is coming from. If they decided to do a brick and mortar store, a walk-in business only, and they offer a little bit of online delivery and the world decides, the market decides that is the better way to go now we're just going to only order online, are we going to then penalize them because that's just the way the business has turned.

Saarela said that's not really penalizing them, any time the primary use of any business changes because of market trends or whatever, you're going to allow apartments to condos, you have to come back in and adjust for that. If there's a change in the primary use for people shopping in a store, people picking up at the store, how the business operates, it brings a different type of health safety and welfare concerns than it would have been a primarily customer oriented store. But you're just looking at one of the changes that change the concerns for health, safety and welfare, it's different needs,

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that's what we're looking at here. We wouldn't do that at a public hearing to decide that DashMart was a retail use, you decided that it wasn't and that's why we're here, where is that demarcation.

Majoros said we know retail is changing, for sure. What I'm trying to avoid is, I can't order a haircut online, okay, and I can't go get the ¾" No. 12 screw at Alexander's online because I have to take it in and say is it this one, is it this one, whatever. I'm looking to avoid those people being pushed out, that's why I recommend a square footage percentage. If that changes over time because retail changes, but it's very easy to take the small business which is about public welfare and punch them out and just turn stuff into something bigger, that's my concern. Ten years from now that may change but there are certain things that I think the community recognizes and respects with businesses that provide fundamental services that are not delivery or storage based.

Christiansen said that's a good point and everyone's dialogue here is important in terms of the perspectives. We as a community have always been very mindful and good stewards on behalf of our business community. And if there are needs or nuances that change, we are certainly very willing to consider what those needs might be for change and to make adjustments accordingly if they make sense and are in the best interest of the City and in this case of the businesses. I can tell you that we as a City and the Planning Commission in 2010, went through the entire zoning ordinance and did an extensive amendment at that time to the commercial districts in particular, to make adjustments, to address the circumstances of the time were, that was post recession, you might recall, economic downturn. Now here we are doing it again. We're doing a zoning audit again now in 2022, so twelve years later. There's always been a willingness here to do that, if we need to make an adjustment to accommodate change in market trend, to make sure that our business community stays strong and vibrant and thrives, then certainly we typically have always done that and I would expect we would do that again. One of the things we don't have that we don't have the crystal ball looking to see what it's going to be like in ten years or twenty years from now. Without that we can't necessarily plan for everything but we can certainly address the changes on an as needed basis that are going on now, where we are today. So, I think trying to be as prepared as possible, making changes in consideration to continue to provide opportunity for the businesses that are here now the way that they are and then maybe to make adjustments for new types of businesses as well is what we have always attempted to do and will continue to do so. with that in mind, it's always hard when we make some of these changes, you don't want to necessarily create nonconformities but you want to provide opportunities. And I think in all of your conversations here, my working with the City Attorney, taking your comments, talking to other communities and making the adjustments that you requested, it seems like we're pretty close at least with circumstances now and if we need to make changes in the future, we can make those adjustments just like we always have.

Majoros said to recap what Kevin said, we have three choices: Choice number one is we could approve the language and perhaps 's some modifications, I'm assuming, in the language to be made, to be approved with the intent to schedule the public hearing at our May meeting. Number two, we can continue to table this and have more dialogue; or number three, we could take no action or move on and I guess it would be the end of it. But it feels like number one is a suitable solution, I think the staff has done a nice job with responding to feedback, we have the flexibility to change things forward, we have the flexibility with what our residents want to say about it, too, because at that time we could approve this as is with some modifications and at public hearing people could say, hey, get more of these and maybe we lift the cap from 30% square footage or something, I don't know. So, it feels like it's moving in the right direction, again everyone has their point of view and their thoughts, but I think we can try to move forward with this one.

Kmetzo said I do have a question about the second sentence in Section 7 about the blank acreage. How is that acreage to be determined, what is the largest size like a plaza here in downtown Farmington, would that be the determination?

Saarela replied if you think there's an appropriate size to put in there, if not we can strike that language. I didn't have a thought in mind for that, maybe Kevin can give some input on it.

Christiansen replied if you want the easy way to determine based upon percentage of use per business, we have 435 registered businesses in the city, we can count those numbers. If it's on a square footage basis then we have to calculate on a per business. and then again, with your shopping centers, individual units within a building and some of them are 100,000 plus, 200,000 square feet, so we would just have to assess it and we have the information to do it.

Kmetzo stated I don't think the second sentence is necessary and Majoros said if there's a cap, if there's a governor on the percent of square feet, which again if all of my fellow commissioners agree or have a point of view or don't on, I think with the limit that Kevin has applied and told us about with the 51% majority use and we apply kind of again, could be 30%, could be 25%, could be whatever, a square footage kind of governor that allows us to crawl, walk, run, take some public comment, see how these businesses start to operate, this could open up a lot of greatness for us.

Crutcher asked why the percentage limitation imposed if you say you can't have another one within 1,000 feet or 500 feet or whatever, as opposed to 30%.

Majoros said my take is one, Amazon can be really big, so I'm still in the camp of square footage.

Saarela asked should it put within a shopping center and Majoros replied I really don't mind in a shopping center because I think consumers process things as a plaza, right.

Crutcher asked if we're trying to limit the total size of the business relative to the area of shopping and Majoros said yes, and I think what's important is if you look at that plaza, if you want to go to the worst case, very few people do online pickup and retail of hardware, no one gets their workout at the gym delivered to them, etc. Crutcher said I appreciate you making the distinction, you've said it a couple times now, but obviously personal services you're not going to get delivered, a haircut is never going to be delivered. Majoros said understood, I'm making a point to make a point, which is if large businesses which are fundamentally changing retail with deep pockets and aggressive retail moves, look at Farmington or certain plazas, as an ability to say, someone could go to Brixmore and say I want the whole plaza and I'll sign a ten year lease, what do you think Brixmore is going to do? They're going to kick out Anytime Fitness and Subway and Alexander's and everyone else, that's exactly what's going to happen which is why I think you want a square footage limit there. Now, x number of years from now we may revisit that, I'm not comfortable having an open door.

Crutcher said so we want to limit it with a certain percentage and within the space available to be dedicated for this particular use and Majoros replied that's what I would do.

Westendorf stated if we didn't limit the square footage, why not say not another one within 500 or 1,000 feet or something. that would potentially spread them all out and still leave you with space. Crutcher said that's what I was thinking but then a big business could take up the entire mall and it doesn't matter how far apart, they just rented the whole space, the concern is not have it be the primary tenant in any space. What other tenant do we limit like that and Christiansen replied there are some special uses that have separation distances but they are very unique. I will tell you for lack of another one, adult businesses have a separation distance. It was one methodology and so they aren't able to be located within proximity to churches, schools, and also separation from each other and that was court tested years ago and every community has to provide for them, they can't be exclusionary, so we have some of that to a certain extent. Sometimes you might have very impactful uses that impact that, so you don't have a proliferation of them or a concentration of them and you space them so you don't get overwhelmed based on whatever the elements might be. In this case you know I think what's being discussed here if I'm correct, these uses and their characteristics, and not wanting to have a proliferation or an overwhelming amount within a certain area which is why you have this provision. Again, you could do it in different ways. if you do it by percent of uses is one way, if you do it based upon square footage, it does tend to address what the Chairman is concerned about regarding a bigger space, a bigger amount of floor space area being

used. you could certainly relate it to a shopping center, you can have it within a shopping center, and you can also have the separation of distance, too, or within a certain dimension because not all locations are shopping centers, so you can give consideration to both if you're so inclined. But you start somewhere, you let it be implemented and you see if it's effective and usable and if not, you can always make adjustments.

Crutcher stated I can see the shopping mall owner saying I don't want to have more than 30 percent of my malls be restaurant business for some reason, I can see that. I can see him saying I don't want to have more than 30 percent of my space being hair salons, I can see that as a thing. What businesses and what ordinance and what communities would say you can't put your business in this space more than so many square feet of business.

Saarela stated the case law is not based on how many square foot, there's cases out there now on short term rentals not being within a certain distance from other short term rentals, so the courts are looking at that. But I think what the court is going to look at is what are your reasons for saying you need that. So, it doesn't really matter as long as you have public health, safety and welfare reasons, they would say it is needed. I think in this case we are within your rights to say there are public health, safety and welfare needs for it, and if there's a challenge, you made a record here of why that is and it would be up to the court to find that out, whether they could justify the use based on the arguments of the property owner, the arguments of the city. In Michigan there is no other case law on this specific issue. What are the public health, safety and welfare concerns rather than what's already out there. So, we're trying to specify why you have the concern and we'll draft the language as closely as we can to reflect that public health, safety and welfare. I don't think it necessarily means anything that there's nothing else out there that says this because we're getting close to the concerns at hand.

Kmetzo asked if it would be helpful or necessary to say before we specify the no greater than 30 percent, what the density is.

Saarela stated I think what happened is the owner of the center said this is the taking of my property, you're trying to limit my use, so the court is going to look at why did you put this regulation in place and why did the city put this regulation in place because of this concern. So, does it need to be in there? No. Would it be helpful, sure, we feel this is a new use, we have concerns, you can put a preamble so you don't have to figure out what the concerns are.

Crutcher said that 30 percent is kind of an arbitrary number set for that and Saarela replied that you can make that determination based on your experience as people who live in the City and use these facilities, what you think would be your concerns for the public health, safety and welfare. I don't think it's arbitrary, I think it's based on your experience with

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the City as you consider the size of the shopping centers, I wouldn't call it arbitrary, I would call it based on your experiences, that's why you're here as residents of the City, that's why Planning Commissioners are residents of the City because you know how the City operates, what the concerns are, how we should operate, so I wouldn't say arbitrary. But if you feel it should be a different number, say I think it should be 40% or 25%, we can adjust that number and you can articulate a different number.

Crutcher replied the only reason I challenged it is 30% based on what size, 30% of a big space is one thing, as opposed to 30% of a smaller space may be a different situation; is there a way to adjust for that?

Saarela said if you have a large business that's operating, they're not going to be looking at a small shopping center and further discussion was held.

Christiansen stated not all existing facility is the same, the same size, the same configuration, same square footage, in the shopping center, out of the shopping center, all the spatial conditions are different, right, and so I think it comes down to economics, it comes down to market, it comes down to availability, it comes down to real estate. And all of those elements place factors into it, there's no one size fits all for everybody and that's circumstantial. But you try to put together an ordinance like this that's flexible enough and within the existing environment and conditions. I'll tell you right now the only interest that we've had like this to date has been the DashMart interest at the level that we're at. I can't see the crystal ball what that might be in the future but I think this particular draft is allowing for what we see of interest right now with DashMart and are anticipating coming on more and it seems like we'll be together here and talking to other communities, the City Attorney, working together with your comments, would satisfy today's needs and for the future for a period of time as we go on. And I think it's a great opportunity putting something like this as it seems to be drafted here with the language being proposed, to provide for what's shown interest to date, but that's it, we haven't had any others that have been knocking yet and not knowing when if that's going to be. But that would be what we're having right now to date.

Crutcher said looking at the delivery store's pickup facilities under Section 2.b.b., Item 3, I guess I don't understand what's the distinction for having a dedicated parking for delivery personnel, is that talking about delivery trucks delivering to the space or for people picking up from the space and Saarela replied people picking up because there would be a loading requirement, too, if there was.

Crutcher said I question why because the delivery services, they typically just park in the parking spaces and walk in, so they don't load from a nonloading zone.

Christiansen said that's what you're talking about, you've had comments where you don't want them to do that and in fact, the DashMart representative, they didn't want to have that in their shopping center main field, they wanted to have it behind where they didn't have customer parking, it had dedicated parking for their delivery drivers, you'd want to see that on a plan. One of the concerns that we have from an administrative perspective on something like this that's going to be primarily delivery is the intensity of use, the amount of delivery, how often that's going to be and most of our commercial facilities are directly adjacent to residential, so that's the dynamic of our development in Farmington, our shopping centers are all right next to residential behind them, we want to see how that works. And if you might recall, DashMart was proposing to do it behind the building, they had area, that was one of their existing conditions, but you might recall a lot of the discussion was and they even proposed and Brixmore indicated this, too, in that center, not to have the delivery drivers parking out in the general customer traffic. So, you see that on plan, then you know, it's dedicated. And every shopping center is a little different, they really are, if you know them to a level of detail. Some have no area behind and they're going to have to figure out how that might be handled out in other areas. So many are single loaded access for loading and unloading, which is limited, this one was a little different. But again, it comes down to the existing conditions, the built structure and real estate and if it's suitable, does it meet their needs. but I think you're just asking for that to be shown here on the site plan if I'm correct.

Saarela said you can modify it under Item 5, if you don't see loading, you can modify this to say loading shall be identified on the plan. So, this is just draft language, if you want something different, that's what we're here for today, to discuss this.

Crutcher stated my concern with that is if you have a designated certain area of spaces for parking for just the delivery drivers, when that number is exceeded what are they going to do, are they going to end up double parking, stacking, doing crazy stuff.

Christiansen replied that's where there may exceed their ability to operate under the existing conditions and now they are maybe beyond what their original Special Land Use was approved to be and there's an adjustment that has to be made or they need an amendment to the site plan or the owner of the shopping center would have to work with them as a tenant to identify how that would be adjusted and they might have to come back here to get that adjustment approved by the Planning Commission. But those are the kind of circumstances as time goes on you would have to deal with with a Special Land Use that's approved with certain conditions and certain required elements to be met and if they deviate from them or there's a need to adjust, then they'd have to go through that process to do that, not saying they couldn't, there's just a process they'd have to go through.

City of Farmington Planning Commission

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Crutcher said similar to how we do a restaurant use as opposed to a retail use, it's a different level and Christiansen replied you're right. Crutcher said having the space limited in size is a way to limit the size of it and also based on the number of parking spaces available.

Christiansen stated what's interesting, what you have done as a Commission and other municipal bodies that were involved, you have provided for this in the zoning ordinance, made adjustments at shopping centers to new uses where there have been changes in the parking field because of the new building that's come in to reduce the parking. Or there's a new use in a new building in the parking lot and there's a drive-thru and based on existing conditions they couldn't meet the stacking requirements and there's been adjustments made. It's on a case by case basis through the Special Land Use and that's really how typically it's done where there's a unique circumstance. You can put a limitation in there but there's always circumstances and when you have a little bit more of a general overview, you always can ask as a Commission under Special Land Use and I'll defer back to the City Attorney, for conditions and requirements meeting whatever your concerns are and considering the Special Land Use. So it might be something that might even not be specified right here but based upon existing conditions or circumstances, you might go ahead and account for in a Special Land Use. So, it's hard to capture everything, you know you could put some limitation of percentage of parking lot, I don't think you want to do that because you might want to have the flexibility to consider something that might be a little bit larger. you know maybe the owner of the shopping center is really looking to have something more like delivery so you want to provide that opportunity so you don't want to limit them with a spatial requirement or a limitation but that's certainly up to you.

Crutcher said to speak to Steve's point, to try to limit the size of the space and not have it squeeze out other businesses and tying it to that parking requirement so there's only so many parking spaces available for customers, if your delivery service is going to be this big, you've got to have that many spaces available for it to be that big.

Christiansen said that's a good point and I would tell you this: if you're going to come in with a use that would take up customer parking, that is approved for and dedicated to customers of those businesses because you have to comply with the ordinance requirement for the minimum required parking as a shopping center and if in citing a use like delivery and reducing the number of parking spaces, you got below that, you couldn't do that without modification, without variance, or changing it. So, let's just say for example there's 150 spaces required for the retail center based upon the current zoning ordinance standard, and you came in and you had a delivery use and you could only go into the customer parking field and you took a number of spaces and reduced that number of spaces that were there or required, you couldn't do it without a variance or other consideration and Crutcher said or limiting the size and Christiansen replied or limiting the size. Crutcher said that seems like a fair way than just having a square foot number.

Saarela said if having a Special Land Use by its own nature is more impactful than the current use, that's why we have the Special Land Use, you want to give the Planning Commission the ability to look at the circumstances relating to this proposal and the impact and what it might be on a particular area. So, you have the Planning Commission with its discretion to look at what is the parking like in this particular shopping center and what do we need to do here in this specific plan.

Kmetzo asked for clarification on number 3, at first when you said delivery personnel, this is really when people pick up and Saarela replied yes, that's the loading. Kmetzo stated this says delivery personnel, this is a storage facility, we need the parking spaces for people to pick up and Crutcher replied that's a different type of customer and Saarela said we can call them delivery driver and Crutcher said they're basically customers because they're working as contractors. Saarela said we need to distinguish from delivery drivers dropping off or retail customers and further discussion was held. Crutcher said I think we're making a distinction between things we don't know, if it's a delivery driver or somebody going to the store.

Westendorf stated that's why they call it a pick-up driver or pick-up space and Kmetzo stated there are restaurant pick-up spaces as well and Crutcher stated the typical pick-up driver will just park in the parking lot.

Saarela stated for a Special Land Use you can look at that on a case by case basis, whether they require one space, two spaces, so I think that leaves that open right there and I think that will vary. I think with having to come up with a percentage, it's not going to help in this instance because I think this is really a case by case basis now for these new types of businesses and it's a Special Land Use which is a different kind of land use than a retail business but I think that these standards are just to give the Planning Commission an opportunity to add these in and what are the needs of that parking lot.

Major opened the floor for a motion from the Commissioners.

MOTION by Westendorf, supported by Kmetzo, to move to approve the draft amendment as proposed, and recommend the changes that have been discussed this evening to include the changing of the delivery personnel to pick-up personnel, omitting the line "greater than ____ acres", and changing the 30% of uses to 30% of square footage, and to formally schedule the public hearing for the May 9, 2022 Planning Commission meeting.

Motion carried, all ayes.

PROPOSED ZONING ORDINANCE TEXT AMENDMENT – ONLINE RETAIL DELIVERY STORAGE & PICKUP FACILITIES

REVIEW AND DISCUSSION – ZONING ORDINANCE AUDIT

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

Director Christiansen stated this is an overview of Article 14 and 15 of the Farmington Code of Ordinances, the ongoing audit over the past year, subsequent to the adoption of the updated Master Plan that the Planning Commission has been going through and yes, you're getting close to the finish line. All the articles in Chapter 35 and there are 21 articles in Chapter 35. We've gone through and we're now on Articles 14 and 15 and they are really the last two articles before the administrative articles which are after this short of the last article, Article 21, Definitions. I think these two articles Off Street Parking and Loading Standards and Access Design and Landscape Standards. The City Attorney has put together a memorandum for your consideration.

City Attorney Saarela gave a brief overview and stated if anyone has encountered any issues with these two topics, they should be brought up now so that a modification of the regulation can be made.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Director Christiansen gave an update on the current development projects in the City, the Farmington and Nine Mile Gas Station, and the Maxfield Training Center, and the redevelopment of the TCF Bank/Savvy Sliders progress.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Perrot, to adjourn the meeting.
The meeting was adjourned at 8:52 p.m.

City of Farmington Planning Commission
April 11, 2022
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Respectfully submitted,

Secretary

**MEETING MINUTES
FARMINGTON AREA COMMISSION ON AGING
TUESDAY, MARCH 22, 2022
COSTICK CENTER
28600 ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48336**

Meeting was called to order by chair Marian Schulte at 5:40.

Members present:

Mary Buchan, Farmington Hills, Michigan
Nancy Cook, Farmington, Michigan
Dan Fantore, Farmington Hills, Michigan
Colleen Irvin, Farmington Hills, Michigan
Julie McCowan, Farmington Hills, Michigan
Marian Schulte, Farmington, Michigan
Karina Weglarz, Farmington Hills, Michigan

Others present:

Marsha Koet, Senior Division Liaison

Members absent:

Carl Christoph, Farmington Hills, Michigan
Jane Frost, Farmington, Michigan
Linda Lee, Farmington Hills, Michigan
Katherine Marshall, Farmington Hills, Michigan

Approval of Meeting Agenda:

Motion by Cook, support by Irvin, to approve agenda as published.

Yeas: Buchan, Cook, Irvin, McCowan, Schulte, Weglarz

Nays: none

Abstentions: Christoph, Fantore, Frost, Lee, Marshall

Motion carried: 6-0

Approval of February 22 minutes:

Motion by Irvin, support by Weglarz, to approve the minutes as corrected.

Mis spellings of Irvin and Schulte were corrected;

Yeas: Buchan, Cook, Irvin, McCowan, Schulte, Weglarz

Nays: none

Abstentions: Christoph, Fantore, Frost, Lee, Marshall

Motion carried: 6-0

Committee Reports:

Communications, Promotions and Website:

- Schulte has been unable to reach web master for information on number of hits on the website.

Education:

- Weglarz reported that members of this sub-committee: Weglarz, Fantore and McCowan received a proclamation from the Farmington Hills City Council for work in the area of financial exploitation of the elderly. This was presented at the council meeting on February 28.
- Schulte is writing a press release about the work of this committee.
- Fantore will present a power point presentation at the June 28th COA meeting. This is a pilot program. The first section will be for the public, the last part for professionals.

City Council Report:

- Frost is working on a graphic presentation for the council.

Senior Division Report:

- Koet discussed the Volunteer Breakfast scheduled for April 7 at 9am. Mayors of Farmington Hills and Farmington will attend. Awards will be presented by Schulte, Cook and Koet. Acoustic Café will provide entertainment.
- The name Senex will no longer be used to describe the Adult Day Care program at the Costick Center. It will now be called Farmington Hills Adult Day Care and will open April 4. During April sessions will be held on Mondays, Tuesdays and Wednesdays. More days will be added as needed. Costs will be \$70 for full day and \$55 for half a day.
- Masks must be worn on city transportation vehicles.
- Meals are being served but there is no full program yet.
- May 3 will be Law Day.
- Beattles lunch was attended by 95 people.
- Acoustic Café operates on the 2nd Monday of the month from 11am until 2pm. It is well attended.
- Shredding will be held on June 14 from 10am til 12pm.
- June meeting will be held at the Costick Center. A meal will be provided for COA members.

Old Business:

- Buchan reported that the Adult Resource Directory has been undated and is currently being fine tuned for publication by the Senior Division Staff. Special thanks to Marshall who provided additional information about Housing in the Farmington area. McCowan was also thanked for her contributions to the legal section.

Farmington Area Commission on Aging
March 22, 2022
Page 3

New Business:

- McCowan has requested a letter of recommendation from the COA to accompany her application for membership on Department of Health and Human Services Administration for Community Living, Family Caregiving Advisory Council. Koet and Buchan will compose the letter. All papers must be submitted by April 11.
- Schulte has- moved from Farmington to Farmington Hills and would like to transfer her COA membership to the Hills.

Ambassador Report

Public comment:

Adjournment:

Meeting adjourned at 6:15
Next meeting is April 26, 2022
Minutes prepared by Mary Buchan, Secretary

MINUTES
FARMINGTON/FARMINGTON HILLS
COMMISSION ON CHILDREN, YOUTH and FAMILIES
April 7, 2022
Community Room, Farmington Hills City Hall,
31555 W. Eleven Mile Rd., Farmington Hills, MI. 48336

- 1) Call to Order 6:00 pm.

Meeting was called to order by Bette Rose at 6:03 p.m.

Members Present: Tammy Luty, Bette Rose, Ed Cherkinsky, Jordan Scrimger, Adam Whitfield, Rob Wallace, Sharon Snodgrass

Liaisons Present: Marla Parker, Douglas Edwards, Lauren Janowicz, Patrick Spellman, Steven Schneemann, Jim Nash, Nyasha Boyd

- 2) Approval of Agenda

Ed Cherkinsky approved the agenda, seconded by Jordon Scrimger and all approved.

- 3) Approval of March 3, 2022 Minutes

Ed Cherkinsky approved the minutes, seconded by Jordon Scrimger and all approved.

- 4) Youth Division Update

Lauren mentioned again the importance of bussing next school year for the after-school program to run and give access to more students, they are working with FPS on this. The city will have a table at the tech-career night for some of their job openings. She also discussed what prizes we have as options for the event and the issues committee will decide on the prizes at the May issues meeting.

- 5) Issues Committee Update

Tammy gave an update on the Career/Trade/Tech night. The members have secured enough vendors for the event, and it will be held on May 19th between 7 – 8:30 p.m. Our next issues meeting we will finalize the vendors list. One committee member will send the details of the event to all the vendors after this issues meeting. A small group will get together in May to prepare the folders for participants to review. We have also started the publicity and had extra flyers available for members and liaisons to take and share to help with advertising.

- 6) Call to Action Update

Ed Cherkinsky gave an update that in order to get the money to CARES, two members of the call-to-action committee must sign off on the paperwork. A date is being setup for the signatures to happen with the city attorney.

7) Spotlight Show Update

Sharon has been working on getting the commission website reviewed and updated making sure all the information is current. The old CYF videos were deleted off the site except for a few that are still relevant. Sharon and Tammy had both found items that needed to be updated on the website. Sharon is working with Erin Carlson the city webmaster to get the website updated. The website included a lot of information on grandparents because this was a program done in the past. Sharon asked if we should add a volunteer that represents this group to the committee, and we discussed that we could bring in others if needed for special projects without having them attend all meetings. This also would be true if we had a program where we specifically want the youth voice in planning as well.

7) Volunteer Recognition Program

Marla mentioned that we have not locked in a specific date, but we are planning this for October.

8) New Business and Announcements

Marla Parker – The court is still split Zoom and in person. They are just finishing the first group of sobriety participants where the program has been all remote. This information will be used to see if it had an impact on the program.

Doug Edwards – Doug introduced himself as the new director of the YMCA, he will rotate attending the meetings with Tanya Murphy. The YMCA just did an ALICE training program for the youth learning center with Jeff King. Membership has been picking up at the YMCA. The Y is hosting a Ybreakfast on April 29th at 7:30 a.m. this is a fundraiser event to support Camp Riley and Live Strong. The Live Strong program is a 12-week program for cancer survivors where they work with a trainer.

Adam Whitfield – Adam gave an update on the new fiber opt network program that the city was selected for, this is something that will benefit our community families.

Steve Schneemann – Steve mentioned that trees were recently cut down on Farmington Road in order to prepare for the Farmington Road streetscape project which is starting soon.

Patrick Spelman – Public safety will be at the Farmers Market opening on May 7th. They have hired a new resource officer for FHS in the fall. Pat wanted to remind members to lock their cars as the weather is getting nicer, they have seen more car break ins.

Robert Wallace – Gave an update on the Upward Bound college program that he works with high school students to help them get admitted to college. The program is primarily working with students that are struggling to get into college.

Jim Nash – Workforce Development started a job shadowing program. This allows perspective employees to learn different tracks of what the water resource commission does. They are also working on hiring summer apprenticeships for this summer. Infrastructure money is coming for water that will help with making improvements. Some of this money will be to help with climate change in infrastructure spending. Jim also serves on the park board and wanted to let members know that grants are being released to help develop local community parks.

Nyasha Boyd – FPS Career Technical Education program is looking forward to being part of our upcoming Career/Trade event.

10) Public Comments

None

11) Adjournment

8:00 pm.

Ed Cherkinsky motioned to adjourn, and Jordan Scrimger seconded, all in favor.

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All future meetings will start at 6 p.m. in the Community Room, Farmington Hills City Hall,

May 5, 2022

June 2, 2022

September 1, 2022

October 6, 2022

November 3, 2022



Special Council Meeting
6:00 p.m., Monday, April 18, 2022
Council Chambers
23600 Liberty Street
Farmington, MI 48335

DRAFT

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on April 18, 2022 in Farmington City Hall, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:00 p.m. by Mayor Sara Bowman.

1. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|------------------|---------------|---------|---------|
| Johnna Balk | Councilmember | Present | |
| Sara Bowman | Mayor | Present | |
| Joe LaRussa | Mayor Pro Tem | Present | |
| Steve Schneemann | Councilmember | Present | |
| Maria Taylor | Councilmember | Present | |

City Administration Present

City Clerk Mullison
City Manager Murphy
Director Weber (arrived 6:45 pm)

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Taylor, Councilmember |

3. PUBLIC COMMENT

No public comment was heard.

4. BOARD AND COMMISSION INTERVIEWS

A. Commission on Children, Youth and Families

Jordan Scrimger was interviewed for an appointment to the Farmington/Farmington Hills Commission on Children, Youth and Families. There is currently one opening for a regular member and one for an alternate member, with terms ending December 31, 2024.

B. Historical Commission

Council interviewed Kevin Parkins for one of two seats open on the Farmington Historical Commission. The vacancy is for a three-year term that would end March 31, 2025.

C. Board and Commission Interview

Mic Fahey was interviewed for his interest in several boards and commissions.

5. CONVERSION OF 457 AND 401(A) PLANS FROM MISSIONSQUARE TO MERS

City Manager Murphy and Director Weber described current 457 and 401a plan offerings by MissionSquare and compared them with plans administered by MERS. They recommended changing carriers for this voluntary benefit plan citing lower fees, higher performance, and ease of use by participants from the MERS plans.

Move to adopt the MERS Uniform 457 Supplemental Retirement Program Resolution and MERS 457 Participation Agreement and authorize City Administration to execute the conversion of the City's 457 and 401(a) plans from Mission Square to MERS.**

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Taylor, Councilmember |
| AYES: | Taylor, Balk, Bowman, LaRussa, Schneemann |

6. OTHER BUSINESS

No other business was heard.

7. PUBLIC COMMENT

No public comment was heard.

8. COUNCIL COMMENT

Schneemann commented that he would not be able to be at the following regular meeting, but that he would like to make a few comments. He said that he was supportive of making changes on the Masonic corner, and that it was important to retain the boulders in the current planter, and to maintain ADA access to the area and crosswalks. He requested that a plan be in place before the demolition of the planter occurs. He also spoke about favoring an assessment of City Hall and thinks that the cost was reasonable. He said that if there was any other information needed after the study, he felt comfortable with asking OHM to go back and take another look at specific items.

Balk mentioned representing Council at a spring networking event.

9. ADJOURNMENT

Move to adjourn the meeting.

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | Taylor, Councilmember |

The meeting adjourned at 6:58 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date:



Regular City Council Meeting
7:00 p.m., Monday, April 18, 2022
Council Chambers
23600 Liberty Street
Farmington, MI 48335

DRAFT

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on April 18, 2022 at Farmington City Hall, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 p.m. by Mayor Bowman.

1. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|------------------|---------------|---------|---------|
| Johnna Balk | Councilmember | Present | |
| Sara Bowman | Mayor | Present | |
| Joe LaRussa | Mayor Pro Tem | Present | |
| Steve Schneemann | Councilmember | Absent | |
| Maria Taylor | Councilmember | Present | |

City Administration Present

Superintendent Eudy
DDA Executive Director Knight
City Clerk Mullison
City Manager Murphy
City Attorney Schultz
Director Warthman
Director Weber

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF ITEMS ON CONSENT AGENDA

- A. Accept City of Farmington Board and Commission Minutes
- B. City of Farmington Minutes
 - a. January 29, 2022 Study Session
 - b. March 21, 2022 Regular
 - c. April 4, 2022 Regular
 - d. April 6, 2022 Joint DDA Special
 - e. April 6, 2022 Study Session
- C. Farmington Monthly Payments Report
- D. Farmington Public Safety Monthly Report
- E. Power Middle School Band and Orchestra Concerts
- F. Proclamation: Mental Health Awareness Month, May 2022
- G. Board and Commission Reappointments
- H. Special Event Application: Festival on Mason Lawn
- I. Oakland County West Nile Grant Resolution
- J. Department of Public Works Quarterly Report

Move to approve the consent agenda as presented.**

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Balk, Councilmember |

4. APPROVAL OF REGULAR AGENDA

Move to amend the regular agenda, moving item 7F to 7A and adjusting all other items accordingly.**

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | LaRussa, Councilmember |
| SECONDER: | Taylor, Councilmember |

5. PUBLIC COMMENT

No public comment was heard.

6. PRESENTATIONS AND PUBLIC HEARINGS

A. Public Safety Annual Report

Director Warthman presented the 2021 Farmington Public Safety Department Annual Report. Highlights included excellent response times, superior public safety services, personnel training, and new community policing initiatives. Warthman spoke about what programs are on the

horizon and mentioned difficulties in hiring in this employment environment. Personnel, departmental accomplishments, and awards, and 2021 statistics were also presented.

LaRussa thanked Warthman and said he always looks forward to hearing the Public Safety report every year.

**B. DDA Presentation: Activate Mason Corner –
Northwest corner of Grand River Avenue and Farmington Road**

Executive Director Knight presented plans for activating the corner in front of the Masonic building. She presented a comprehensive vision, some schematic designs, and talked about communicating that vision. The Farmington Downtown Development Authority's intent is to remove the static planter that is a visual barrier to the building and add use to the space as a gathering plaza, public space, and possible cultural event venue. Knight went over a timeline from demolition to activation, spanning several years.

LaRussa thanked Knight for her great ideas and Grissom Metz for design support and asked for context about retaining some of the hardscape. Knight gave some possible uses and suggested that all that could be reused would be. In response to a further question from LaRussa, Knight said that it remains to be seen whether the space could be programmed. She noted that if so, it would be in partnership with the Masons.

Taylor asked whether the fence would be retained and whether existing landscaping will be kept. When informed that the fence and light posts would remain, Taylor said that this would be a good use of the space.

Bowman noted that she has had an opportunity to see this idea from DDA Board side and said that the ideas presented were great including using the area as a vantage point for streetscape. She appreciated the fine use of resources and said that Farmington is fortunate to have so many design professionals on design committees. Knight said that the project might be a good opportunity for crowd funding as the space is improved.

Taylor asked how the community will be notified that these are improvements are going on and not just another demolition. Knight listed all of the communications and ideas for sharing the vision for the plaza, including that this is just a first phase.

7. NEW BUSINESS

A. Consideration of Bond Authorization Resolution for 2022 Capital Improvement Bonds

Director Weber requested that Council adopt a Bond Authorization Resolution for the 2022 Capital Improvement Bonds in an amount not to exceed \$3,000,000. The resolution was prepared by the City's bond counsel: Miller, Canfield, Paddock and Stone. He stated that the bonds would be utilized to fund the Farmington Road Streetscape Project, as well as bond issuance costs, and the sources for repayment of the bonds will be the Capital Improvement Millage Fund and DDA TIF Capture. Weber specified that bonds will be awarded to the bidder

whose bid produces the lowest interest cost to the city. He observed that this resolution is the only remaining approval from Council needed to issue the bonds and that City Administration intends for the bonds to be issued on May 11, 2022.

LaRussa asked how the numbers presented in the recent Joint meeting with the DDA Board compared to the totals that will be bonded. Weber explained that bonds would encumber the Capital Improvement fund, and that those funds might not be available for other projects. He said he was committed to the Streetscape project, but would like to ask his colleagues if they were interested in encumbering less, yet still leaving the contingency in.

Discussion ensued about risks and benefits of bonding less than is asked, about other uses for any extra monies that were bonded and must be used on Farmington Road, and options on funding. Taylor indicated that she would like to budget for what the actual numbers are, agreeing with LaRussa. Bowman said that full bonding would help prioritize the whole Farmington Road area.

After further discussion about future potential projects, flexibility issues, possible additional grant monies, and input from Jeff Aronoff of Miller, Canfield, Paddock and Stone about the bonding timeline, Council moved toward a resolution.

Bowman stated her reasoning for asking for the full bond offering. She noted that this project has been a long time coming, it languished because of lack of funding, and she didn't want to be hit with that again. She indicated that she wanted Council to take full advantage of the bond opportunity and didn't want to piecemeal associated projects for the next ten years.

A motion for an amount not to exceed \$2,800,000 was made by Taylor and seconded by LaRussa. More discussion followed the motion. Aronoff suggested making the previously proposed motion to bond \$3,000,000 which would match the resolution in hand now, and then a separate action could be made later to direct the authorized officers to conduct the bond sale at \$2,800,000 if that was what Council determined was best. Bowman requested that Council wait for a determination on the exact amount of the bond until a full Council was available. LaRussa withdrew his support and Taylor withdrew the motion.

Bowman requested that the separate action be brought back to Council on their next meeting scheduled for April 25, 2022.

Move to adopt resolution authorizing the issuance of 2022 Capital Improvement Bonds in an amount not to exceed \$3,000,000.**

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Taylor, Councilmember |
| AYES: | Balk, Bowman, LaRussa, Taylor |
| ABSENT: | Schneemann |

B. Beautification Committee Appointment

Council previously interviewed Colleen Coogan, Christina Clark, and Lynne Mullins to fill one vacancy on the Beautification Committee Board. Colleen Coogan subsequently withdrew her application in favor of joining another board. This is a new Board position and would expire on June 30, 2025.

Move to appoint Christina Clark to the Beautification Committee Board for a term ending June 30, 2025.**

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | Taylor, Councilmember |

C. Consideration to approve replacing outdated IT Cables throughout City Hall in preparation for the new phone system

City Manager Murphy explained that when the carpet was replaced in the Clerk/Treasurer's office area the cables for the phone and computers were found to be frayed, old and in poor condition. Farmington Hills IT helped facilitate a quote to replace the old cables throughout city hall. He noted that there is money in the budget to replace the cables; and the replacement of the cables will help prepare for new phones which are in the 2022/2023 budget and planned for installation in the new fiscal year.

Move to approve the proposed agreement with Hi-Tech, with oversight by Farmington Hills IT, to install new cat 6 cables, additional ports and wall mounts in preparation for the new phone system in the amount of \$22,125.79 plus a 10 percent contingency for a total amount of \$25,000.**

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Taylor, Councilmember |
| SECONDER: | Balk, Councilmember |
| AYES: | Bowman, LaRussa, Taylor, Balk |
| ABSENT: | Schneemann |

D. Request to approve the purchase of surveillance cameras for the Sundquist Pavilion at Riley Park

Director Warthman announced that a grant was received to pay 50% of the purchase and installation of surveillance cameras in downtown Farmington. Two would be outdoor rated and of higher resolution than the present cameras, making identification of individuals and actions easier. The grant will also include the installation of two new high definition (HD) surveillance cameras that will be mounted on the north and south side of the pavilion, providing 180-degree video coverage.

Move to approve FY 2021/2022 budget request to purchase two replacement surveillance cameras for the interior of the Sundquist Pavilion and two new surveillance cameras for the north and south side of the Sundquist Pavilion in the amount of \$12,014.40 with 50% of that cost (\$6,007.20) coming from a MMRMA Risk Avoidance Program Grant.**

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | Taylor, Councilmember |
| AYES: | LaRussa, Taylor, Balk, Bowman |
| ABSENT: | Schneemann |

E. Second Reading and Adoption: Special Ordinance to Consolidate Election Precincts and revise the precincts previously established in Special Ordinance C-628-96 pursuant to State law and City Charter

Clerk Mullison presented the second reading of a Special Ordinance to consolidate six election precincts into five, with corresponding boundary revisions. She requested adoption of the ordinance.

Move to adopt a Special Ordinance to Consolidate Election Precincts and revise the precincts previously established in Special Ordinance C-628-96 pursuant to State law and City Charter.**

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Taylor, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |
| AYES: | Taylor, Balk, Bowman, LaRussa |
| ABSENT: | Schneemann |

F. Consideration to approve OHM proposal for City Hall infrastructure assessment

Murphy requested approval of a thorough study of the condition of City Hall. He stated that having this type of report would help City Administration make more informed decisions about the repairs and maintenance to the building with fewer surprises.

LaRussa asked about the option of having a 360-degree camera tour of the building and was told that it was not included in this agreement in order to keep costs down. Bowman thanked administration for engaging OHM to help get ahead of some of the findings.

Move to approve the proposed agreement from OHM to conduct a condition assessment study for city hall for a not to exceed amount of \$19,000.**

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Balk, Councilmember |
| AYES: | Balk, Bowman, LaRussa, Taylor |
| ABSENT: | Schneemann |

G. Consideration to award annual Crack Sealing/Over Band Contract to Wolverine Sealcoating

City Administration and Orchard Hiltz & McCliment (OHM) has developed a 4-year rotating pavement crack sealing/over band schedule for major and local streets within the community. This is the second year the City of Farmington has participated with several other like sized communities to solicit the RFP for those services. The City of Wixom established and coordinated the RFP and has recommended to award the RFP to Wolverine Sealcoating. Superintendent Eudy requested allocation of \$50,000 in the Fiscal Year 2023 budget to conduct the crack sealing/over banding.

Bowman thanked Eudy for participating with other municipalities so that Farmington can get a better rate for the size of our municipality.

Move to award Fiscal Year 2023 Annual Crack Sealing/Over Band contract to Wolverine Sealcoating per the RFP pending City Council approval the Fiscal Year 2023 budget and allow City Administration to execute the contract in the amount of \$45,000, subject to any minor amendments to the final form of the City Manager’s office and the City Attorney’s office.**

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |
| AYES: | Bowman, LaRussa, Taylor, Balk |
| ABSENT: | Schneemann |

8. PUBLIC COMMENT

No public comment was heard.

9. CITY COUNCIL COMMENT

LaRussa commented on his SEMCOG General Assembly participation and handed out a presentation to focus on details about what he learned. Topics in the handout primarily focused

on electric vehicles, the adoption of the SEMCOG budget, and mapping tools. LaRussa touched on TAP grant funding changes and EV infrastructure.

In response to LaRussa's further comment about appreciating his council colleagues' indulgence in the desire for deliberation he might have in meetings, Bowman stated that discussions and diverse viewpoints are what Council was elected for and that she appreciated the opportunity to talk things through.

10. ADJOURNMENT

Move to adjourn the meeting.

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | Taylor, Councilmember |

Meeting adjourned 8:38 p.m.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date:

**To view approved documents, please see the Agenda Packet link that is relevant to this meeting at <http://farmgov.com/City-Services/Government/Agendas-and-Minutes/City-Council.aspx> or contact the City Clerk.



Special Council Meeting
6:00 p.m., Monday, May 2, 2022
Council Chambers
23600 Liberty Street
Farmington, MI 48335

DRAFT

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on May 2, 2022 in Farmington City Hall, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:00 p.m. by Mayor Sara Bowman.

1. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|------------------|---------------|---------|---------|
| Johnna Balk | Councilmember | Present | |
| Sara Bowman | Mayor | Present | |
| Joe LaRussa | Mayor Pro Tem | Present | |
| Steve Schneemann | Councilmember | Present | |
| Maria Taylor | Councilmember | Present | |

City Administration Present

City Clerk Mullison
City Manager Murphy
City Attorney Saarela

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | Taylor, Councilmember |

3. PUBLIC COMMENT

No public comment was heard.

4. FARMINGTON FARMERS MARKET MANAGER CONTRACT

Council discussed details about the current contract with Walt Gajewski to operate the Farmington Farmers and Artisans Market and discussed renewing it until October 2025 with the following changes: a three year duration and an additional incentive split for any net profit over \$10,000.

LaRussa asked that the language of the contract be cleaned up, and Schneemann asked what the usual profit of the market would be in a year.

Mayor Bowman called a recess at 6:11 pm, and the meeting resumed at 6:13 pm.

Director Weber was consulted via phone about Schneemann's question, explaining how bonuses are calculated over two fiscal years as they are paid over a calendar year, and that the manager's profits average out.

Move to approve the contract of the Market Manager as discussed.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Taylor, Councilmember |
| SECONDER: | Balk, Councilmember |
| AYES: | Balk, Bowman, LaRussa, Schneemann, Taylor |

5. FARMINGTON CIVIC THEATER MANAGER CONTRACT

Scott Freeman's contract as General Manager of the Civic Theater was discussed. Changes in the new contract include a three-year duration, a retroactive salary adjustment to April 1, 2022, a \$3000 signing bonus, and would exclude any incentive split that was in the last agreement.

Council thanked Freeman for all of the good work he has done and for his leadership at the Theater.

Move to approve Civic Theater General Manager Agreement as presented.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Schneemann, Councilmember |
| AYES: | Bowman, LaRussa, Schneemann, Taylor, Balk |

6. OTHER BUSINESS

The City Manager asked for a meeting later this week to discuss possible property acquisition. It was decided to add an extra closed session on this evening's Regular Meeting.

7. PUBLIC COMMENT

No public comment was heard.

8. COUNCIL COMMENT

No Council comment was heard.

9. ADJOURNMENT

Move to adjourn the meeting.

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Schneemann, Councilmember |
| SECONDER: | Taylor, Councilmember |

The meeting adjourned at 6:36 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date:



Regular City Council Meeting
7:00 p.m., Monday, May 2, 2022
Council Chambers
23600 Liberty Street
Farmington, MI 48335

DRAFT

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on May 2, 2022 at Farmington City Hall, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 p.m. by Mayor Bowman.

1. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|------------------|---------------|---------|---------|
| Johnna Balk | Councilmember | Present | |
| Sara Bowman | Mayor | Present | |
| Joe LaRussa | Mayor Pro Tem | Present | |
| Steve Schneemann | Councilmember | Present | |
| Maria Taylor | Councilmember | Present | |

City Administration Present

Superintendent Eudy
DDA Executive Director Knight
City Clerk Mullison
City Manager Murphy
City Attorney Schultz

2. APPROVAL OF AGENDA

Move to amend the regular agenda with the following amendments: removing Item 4 – Presentation by the Commission on Aging, and adding an item after Item 13 – a Closed Session for the purposes of property acquisition, moving all other Items 14, 15, 16, and 17, incrementing them by one agenda point.**

| | |
|------------------|--|
| RESULT: | APPROVED AS AMENDED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Balk, Councilmember |

3. PUBLIC COMMENT

No public comment was heard.

4. APPOINTMENT TO COMMISSION ON AGING

Move to appoint Mic Fahey as an alternate to the Commission on Aging for a term ending June 30, 2025.**

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |

5. PRESENTATION: DDA BUDGET

Executive Director Knight presented the proposed Downtown Development Authority budget for FY 2022-2023.

6. CONSIDERATION TO ADOPT RESOLUTION TO APPROVE TEMPORARY RELOCATION OF PRECINCTS 3, 4, AND 5 FOR THE AUGUST 2, 2022 ELECTION

Clerk Mullison explained that her office was notified by Farmington Public Schools in early March that extensive renovations were planned for this summer at both Farmington High School and Longacre Elementary. This impacts three of the City's five polling places for the August 2, 2022 Primary Election. Sandra Rivett, Farmington Public Schools Facilities Scheduler and Coordinator, was instrumental in finding rooms that were ADA compliant and within election law, and she was very invested in finding temporary polling places within Farmington Public School buildings. All voters affected will be notified via postal mail and through news briefs and social media. All normal polling places will have signage on Election Day directing voters to the correct temporary location.

Move to adopt a resolution to temporarily relocate Election Precincts 3 and 4 from Farmington High School to the Maxfield Education Center and Precinct 5 from Longacre Elementary School to the FPS Administration Building for the August 2, 2022 election.**

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Taylor, Councilmember |
| AYES: | LaRussa, Schneemann, Taylor, Balk, Bowman |

7. CONSIDERATION TO APPROVE THE DTE WORK ORDER TO REMOVE 10 COBRA HEAD STREETLIGHTS AND INSTALL THE REQUIRED STREET LIGHT CONTROLLER IN PREPARATION FOR THE FARMINGTON ROAD STREETScape

Superintendent Eudy explained that in the course of completing the Farmington Road Streetscape, ten DTE cobra head streetlights would be replaced with decorative DDA lampposts. He asked for approval for the work and for designation of a contingency fund to be included.

Move to approve the DTE work order and contingency funds in the amount of \$30,270 to remove 10 cobra head streetlights and foundations, abandon the underground cable, and install the required streetlight controller in preparation for the Farmington Road Streetscape; and allow City Administration to execute the contract subject to any minor amendments to the final form of the City Manager’s office and the City Attorney’s office.**

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | Taylor, Councilmember |
| AYES: | Schneemann, Taylor, Balk, Bowman, LaRussa |

8. CONSIDERATION TO ACCEPT BID FOR 2022 ROAD REHABILITATION PROGRAM

Eudy requested approval to accept a bid to complete work on local streets selected based on their PASER Score and infrastructure condition.

Schneemann requested inclusion of a map showing work to be proposed in future packets. In response to a question by Balk, Eudy said that one and a half miles of road would be included in this project.

Move to accept bids and award the 2022 Road Rehabilitation Program to Best Asphalt, Inc. in the amount of \$999,000.00, and allow City Administration to execute the contract documents.**

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Schneemann, Councilmember |
| AYES: | Taylor, Balk, Bowman, LaRussa, Schneemann |

9. CONSIDERATION TO APPROVE A TEMPORARY EASEMENT FOR YODER DRIVE

City Manager Murphy requested a temporary construction easement to authorize paving repairs since the existing public access easement does not contain any authorizations to use the property for more than ingress and egress.

Move to approve the Sunny Day Care Temporary Construction Easement authorizing Paving Repairs within the existing public access easement area.**

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Schneemann, Councilmember |
| SECONDER: | Taylor, Councilmember |
| AYES: | Balk, Bowman, LaRussa, Schneemann, Taylor |

10. APPOINTMENTS TO THE COMMISSION FOR CHILDREN YOUTH AND FAMILIES

Council discussed candidates that had been interviewed at earlier meetings.

Move to appoint Jordan Scrimger to a regular seat on the Commission for Children Youth and Families, and Colleen Coogan as an alternate on the same commission. Both terms are through December 31, 2024.**

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Schneemann, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |

11. APPOINTMENT TO HISTORICAL COMMISSION

Move to appoint Kevin Parkins to the Farmington Historical Commission for 3-year term through March 31, 2025.**

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |

12. CLOSED SESSION – NEGOTIATION OF A COLLECTIVE BARGAINING AGREEMENT

Move to enter closed session for purposes of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement and for property acquisition.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Taylor, Councilmember |
| SECONDER: | Balk, Councilmember |
| AYES: | Bowman, LaRussa, Schneemann, Taylor, Balk |

Mayor Bowman called for a recess at 7:55 p.m.
Council entered closed session at 8:01 p.m.

Council changed topics at 8:17 p.m.

13. CLOSED SESSION – PROPERTY ACQUISITION

Move to exit closed session.

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Taylor, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |

Council exited closed session at 8:39 p.m.

Move to approve collective bargaining agreement with TPOAM as discussed.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | LaRussa, Mayor Pro Tem |
| SECONDER: | Balk, Councilmember |
| AYES: | Balk, Bowman, LaRussa, Schneemann, Taylor |

14. OTHER BUSINESS

No other business was heard.

15. PUBLIC COMMENT

No public comment was heard.

16. CITY COUNCIL COMMENT

No Council comment was heard.

17. ADJOURNMENT

Move to adjourn the meeting.

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | Schneemann, Councilmember |
| SECONDER: | Taylor, Councilmember |

Meeting adjourned 8:40 p.m.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date:

**To view approved documents, please see the Agenda Packet link that is relevant to this meeting at <http://farmgov.com/City-Services/Government/Agendas-and-Minutes/City-Council.aspx> or contact the City Clerk.



Budget Meeting
6:00 p.m., Monday, April 25, 2022
Farmington City Hall
23600 Liberty Street
Farmington, MI 48335

DRAFT

BUDGET MEETING MINUTES

A special budget meeting of the Farmington City Council was held on April 25, 2022, in Farmington City Hall, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:00 p.m. by Mayor Sara Bowman.

1. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|------------------|---------------|---------|---------|
| Johnna Balk | Councilmember | Present | |
| Sara Bowman | Mayor | Present | |
| Joe LaRussa | Mayor Pro Tem | Present | |
| Steve Schneemann | Councilmember | Present | |
| Maria Taylor | Councilmember | Present | |

City Administration Present

City Clerk Mullison
City Manager Murphy
City Controller Norgard

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

| | |
|------------------|--|
| RESULT: | APPROVED AS PRESENTED [UNANIMOUS] |
| MOVER: | Balk, Councilmember |
| SECONDER: | LaRussa, Mayor Pro Tem |

3. PUBLIC COMMENT

No public comment was heard.

4. FARMINGTON ROAD STREETScape BOND ISSUE DISCUSSION

Council discussed what should be set as the amount of the upcoming bond and advised administration to bond for up to \$3,000,000.

5. CITY MANAGER'S PROPOSED BUDGET

City Manager Murphy presented the proposed FY2022/23 budget, including budget overview objectives, specific fund expenditures and revenues, capital outlays and projects, personnel organization and costs, and the Capital Improvement Program FY 2023-2028.

Council asked questions about staffing issues, potential street projects, inflationary risks on pension and retiree health care obligations, potential grant availability, American Rescue Plan Act fund use, water rate comparisons, unrestricted fund balance, future scheduling for discussion on fund balance policy goals, the financing of the Governor Warner Mansion, and specific lines in the proposed budget.

Council was appreciative of the work done to bring this budget together by Murphy, Department Heads, Director Weber, and Controller Norgard.

6. OTHER BUSINESS

No other business was heard.

7. PUBLIC COMMENT

No public comment was heard.

8. COUNCIL COMMENT

No Council comment was heard.

9. ADJOURNMENT

Move to adjourn the meeting.

| | |
|------------------|-----------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Schneemann, Councilmember |
| SECONDER: | Taylor, Councilmember |

The meeting adjourned at 8:06 p.m.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date:

| | | | |
|--|---|----------------------------|---------------------|
| Farmington City Council Agenda Item | Council Meeting Date: May 16, 2022 | Item Number 3Ca | |
| Submitted by: Amy Norgard, Controller | | | |
| <u>Agenda Topic</u> Farmington Monthly Payments Report – April 2022 | | | |
| <u>Proposed Motion</u> Approve Farmington Monthly Payments Report – April 2022 | | | |
| <u>Background</u> See attachment | | | |
| <u>Materials Attached</u> AP Monthly Payments Report 043022 Pg1 AP Monthly Payments Report 043022 Pg2 | | | |
| Agenda Review | | | |
| Department Head | Finance/Treasurer | City Attorney | City Manager |

CITY OF FARMINGTON - MONTHLY PAYMENTS REPORT

| |
|---------------------|
| MONTH OF APRIL 2022 |
|---------------------|

| FUND # | FUND NAME | AMOUNT: |
|--------|--|----------------------|
| 101 | GENERAL FUND | \$ 370,438.55 |
| 202 | MAJOR STREET FUND | \$ 2,912.66 |
| 203 | LOCAL STREET FUND | \$ 23,684.31 |
| 401 | CAPITAL IMPROVEMENT MILLAGE | \$ 2,665.50 |
| 592 | WATER & SEWER FUND | \$ 261,609.12 |
| 595 | FARMINGTON COMMUNITY THEATER FUND | \$ 21,150.02 |
| 640 | DPW EQUIPMENT REVOLVING FUND | \$ 4,566.10 |
| 701 | AGENCY FUND | \$ 4,906.00 |
| 736 | PUBLIC EMPLOYEE HEALTH CARE FUND | \$ 24,499.39 |
| | TOTAL CITY PAYMENTS ISSUED: | \$ 716,431.65 |
| 136 | 47TH DISTRICT COURT FUND | \$ 46,279.99 |
| 244 | CORRIDOR IMPROVEMENT AUTHORITY | \$ 0.00 |
| 248 | DOWNTOWN DEVELOPMENT AUTHORITY FUND | \$ 12,867.36 |
| | TOTAL OTHER ENTITIES PAYMENTS ISSUED: | \$ 59,147.35 |
| | TOTAL PAYMENTS ISSUED | \$ 775,579.00 |

A detailed Monthly Payments Report is on file in the Treasurer's Office.

CITY OF FARMINGTON - ACH PAYMENTS REPORT

| |
|---------------------|
| MONTH OF APRIL 2022 |
|---------------------|

| TRANSFER FROM: | TRANSFER TO: | DESCRIPTION: | AMOUNT: |
|---|-------------------------------------|-------------------------------|-------------------|
| General Fund | Chase (Disbursing Acct) | Direct Deposit Payroll | 231,333.04 |
| General Fund | Federal Gov't | W/H & FICA Payroll | 76,934.96 |
| General Fund | MERS | March Transfer | 97,877.01 |
| General Fund | MERS HCSP | March Transfer | 5,455.99 |
| General Fund | ICMA | ICMA Plans - City & Dept. Hea | 30,579.89 |
| General Fund | Total Administrative Services Corp. | Flexible Spending Accounts | 2,985.90 |
| TOTAL CITY ACH TRANSFERS | | | 445,166.79 |
| | | | |
| Court Fund | Chase (Disbursing Acct) | Direct Deposit Payroll | 87,181.64 |
| Court Fund | Federal Gov't | W/H & FICA Payroll | 28,914.09 |
| Court Fund | Total Administrative Services Corp. | Flexible Spending Accounts | 2,218.77 |
| Court Fund | ICMA | Health Savings/401 Accounts | 17,724.40 |
| Court Fund | The HSA Authority | Health Savings Account | 796.14 |
| TOTAL OTHER ENTITIES ACH TRANSFERS | | | 136,835.04 |



FARMINGTON PUBLIC SAFETY DEPARTMENT

23600 Liberty Street
Farmington, MI 48335
248-474-4700

Ted Warthman, Public Safety Director



MONTHLY PUBLIC SAFETY REPORT April 2022

Flee and Elude

On April 6th at approximately 1:00 am an officer on patrol observed a black, Ford F150 travelling at 78 mph on Eight Mile Road (45 MPH speed limit) near Farmington Road. The officer attempted to stop the vehicle, but the driver tried to elude the officer by driving into an office complex. The officer pursued the vehicle into the adjoining subdivision before the driver finally surrendered at Rhonswood and Cass Street. The driver was taken into custody without further incident. The driver was intoxicated and has a criminal history of drunk driving and fleeing police. The driver was charged with fleeing police and felony operating while intoxicated.

Malicious Destruction of Property

On April 8th a Marblehead resident reported that her vehicle had been "keyed" while parked overnight. The victim believes that the ex-wife of her current boyfriend committed the crime. The incident was forwarded to the detective bureau for further investigation.

Larceny from Auto

On April 10th a Brookdale Condos resident reported that sometime overnight his vehicle was "egged" and his license plate stolen from off of his vehicle while it was parked in the parking lot. The victim believes that his ex-girlfriend committed the crime because she had already scratched his vehicle 6 days earlier when he ended the relationship. The incident was forwarded to the detective bureau for further investigation.

Credit Card Fraud

On April 18th a Kalamazoo resident reported to an officer that she had been a victim of credit card fraud at the Basement Burger Bar in downtown Farmington. The complainant advised that she had received notification that her card had been used to charge over \$100 worth of food through an online order. Officers checked with the business owner and were able to retrieve video surveillance of the individual who picked up the order. A check of the name of the person who picked up the order revealed that he was the suspect of a fraud investigation in other cities as well. The incident was forwarded to the detective bureau for further investigation.

Identity Theft

On April 21st a Gill Road resident reported at the police front desk that he was the victim of an identity theft. The victim advised the officer that he had received a collections notice stating that the victim owed over \$2,000 to T-Mobile services. The victim had never opened the T-Mobile account and does

MONTHLY PUBLIC SAFETY REPORT

April 2022

not know who fraudulently opened the account in the victim's name. The incident was forwarded to the detective bureau for further investigation.

Possession of Methamphetamines / Crack Cocaine

On April 25th an officer on patrol stopped a vehicle for crossing the double yellow line on Nine Mile Road. Further investigation revealed that the driver had a suspended license and warrants for his arrest. An inventory search of the driver's vehicle revealed methamphetamine, crack cocaine, and powder cocaine inside the vehicle. The driver was arrested and housed at the Farmington Jail.

Fraud

On April 26th an officer responded to the 23000 block of Orchard Lake Road for a report of a contractor scam. Upon arrival the officer learned the victim had paid a contractor from K&I fence \$1,200 in cash to erect a fence at the victim's home. The contractor never showed up to do the work, so when the victim went to the company's Facebook page to leave a bad review he discovered that the company was recently featured on Fox 2 News Hall of Shame for a similar scam in Fraser. The incident was turned over to the detective bureau for further investigation.

Assist Other Police Agency / Flee and Elude

On April 27th at 4:00 am an officer on patrol overheard on the police radio that car thieves had just stolen a car from a dealership at Grand River Avenue and Ten Mile Road in the City of Farmington Hills. The officer went to that area to assist in the search for the suspects. As the officer was checking a nearby dealership, he came upon an individual dressed all in black attempting to steal tires from a Porsche. The individual entered a black Ford and fled the dealership with the officer giving chase. The suspect fled onto east bound I-696 and accelerated past 130 mph. The pursuit was terminated due to safety concerns for nearby vehicles. The incident was turned over to the detective bureau for further investigation.

Obstruct Police / Carrying a Pistol While Intoxicated

On April 30th officers responded to Vicary Street for a report of a motorcycle accident. Upon arrival officers located a man attempting to remove the involved motorcycle from the accident scene. Officers told the man to stop, to which he complied. Officers learned that the driver of the motorcycle had borrowed the cycle from the man and had crashed the motorcycle. The driver was badly injured, so a friend quickly drove the driver to the hospital. Officers noticed blood and skin on the pavement, so they began conducting an accident investigation. During this time, officers noticed that the man who owned the motorcycle was heavily intoxicated and kept on trying to remove the motorcycle from the accident scene despite being told several times to stop. The motorcycle owner made a final attempt to remove the motorcycle so officers arrested him for interfering with a police investigation. Upon his arrest, officers learned that the man has a permit to carry a concealed pistol and had his pistol concealed on his person. Officers noticed that he was intoxicated, which is a violation of the law. The man was arrested and housed at the Farmington Jail.

MONTHLY PUBLIC SAFETY REPORT
April 2022

APRIL 2022 – ABBREVIATED CRIME REPORT

| Crime Part | Crime Category | Apr-2022 | Mar-2022 | Percent Change | YTD 2022 | YTD 2021 | Percent Change |
|------------|-----------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| A | ASSAULT - AGGRAVATED | 0 | 1 | -100.0% | 2 | 3 | -33.3% |
| A | ASSAULT - SIMPLE | 0 | 6 | -100.0% | 13 | 5 | 160.0% |
| A | BURGLARY - RESIDENTIAL | 0 | 1 | -100.0% | 1 | 0 | - |
| A | DAMAGE TO PROPERTY | 1 | 4 | -75.0% | 10 | 3 | 233.3% |
| A | DRUG OFFENSES | 4 | 4 | 0.0% | 10 | 3 | 233.3% |
| A | EMBEZZLEMENT | 0 | 0 | - | 2 | 1 | 100.0% |
| A | EXTORTION - BLACKMAIL | 0 | 0 | - | 0 | 1 | -100.0% |
| A | FORGERY / COUNTERFEITING | 0 | 1 | -100.0% | 1 | 0 | - |
| A | FRAUD | 6 | 4 | 50.0% | 16 | 10 | 60.0% |
| A | INTIMIDATION / STALKING | 0 | 0 | - | 2 | 0 | - |
| A | LARCENY - ALL OTHER | 2 | 0 | - | 5 | 6 | -16.7% |
| A | LARCENY - FROM AUTO (LFA) | 2 | 5 | -60.0% | 14 | 8 | 75.0% |
| A | LARCENY - RETAIL FRAUD | 0 | 0 | - | 1 | 1 | 0.0% |
| A | MOTOR VEHICLE THEFT / FRAUD | 0 | 0 | - | 0 | 1 | -100.0% |
| A | ROBBERY | 0 | 0 | - | 0 | 1 | -100.0% |
| A | SEX CRIME | 1 | 0 | - | 2 | 1 | 100.0% |
| A | WEAPONS OFFENSE | 2 | 2 | 0.0% | 6 | 3 | 100.0% |
| A | Total | 18 | 28 | -35.7% | 85 | 47 | 80.9% |
| B | ACCIDENT - HIT & RUN | 0 | 0 | - | 0 | 3 | -100.0% |
| B | FAMILY OFFENSE | 0 | 1 | -100.0% | 1 | 0 | - |
| B | HEALTH AND SAFETY | 0 | 0 | - | 1 | 1 | 0.0% |
| B | LIQUOR LAW VIOLATION | 2 | 4 | -50.0% | 7 | 4 | 75.0% |
| B | OBSTRUCTING JUSTICE | 2 | 0 | - | 6 | 2 | 200.0% |
| B | OBSTRUCTING POLICE | 4 | 0 | - | 6 | 2 | 200.0% |
| B | OUI OF LIQUOR / DRUGS | 17 | 15 | 13.3% | 42 | 20 | 110.0% |
| B | PUBLIC PEACE | 0 | 0 | - | 0 | 6 | -100.0% |
| B | Total | 29 | 20 | 45.0% | 67 | 40 | 67.5% |
| C | ACCIDENT | 13 | 15 | -13.3% | 71 | 49 | 44.9% |
| C | ALL OTHER OFFENSES | 786 | 930 | -15.5% | 3,167 | 1,525 | 107.7% |
| C | CITATION | 31 | 44 | -29.5% | 132 | 52 | 153.8% |
| C | FAMILY OFFENSE | 6 | 7 | -14.3% | 24 | 22 | 9.1% |
| C | MISSING PERSON / RUNAWAY | 0 | 0 | - | 2 | 2 | 0.0% |
| C | SUSPICIOUS | 63 | 62 | 1.6% | 224 | 180 | 24.4% |
| C | WARRANT | 16 | 19 | -15.8% | 64 | 32 | 100.0% |

CITY OF FARMINGTON
BUILDING DEPARTMENT

3rd Quarter Report

January 1, 2022
through
March 31, 2022

Jeffrey Bowdell
Building Official
Building Inspector

FY 2021 - 22

| MONTH | NEW HOMES | | HOME REMODEL | | SHEDS/GARAGES | | COMMERCIAL REMODEL | | COMMERCIAL BUILDING | | INDUSTRIAL REMODEL | |
|--------------|----------------|--------------------|----------------|---------------------|----------------|-----------------|--------------------|--------------------|---------------------|---------------|--------------------|------------|
| | No. of Permits | Value | No. of Permits | Value | No. of Permits | Value | No. of Permits | Value | No. of Permits | Value | No. of Permits | Value |
| JULY | 0 | \$0 | 3 | \$177,397 | 0 | \$0 | 3 | \$2,575,000 | 0 | \$0 | 0 | \$0 |
| AUGUST | 2 | \$662,399 | 1 | \$26,921.25 | 2 | \$7,550 | 3 | \$1,052,000 | 0 | \$0.00 | 0 | \$0 |
| SEPTEMBER | 0 | \$0 | 2 | \$307,040 | 2 | \$27,500 | 1 | \$64,950 | 0 | \$0 | 0 | \$0 |
| OCTOBER | 0 | \$0 | 3 | \$63,300 | 0 | \$0 | 3 | \$272,439 | 0 | \$0 | 0 | \$0 |
| NOVEMBER | 0 | \$0 | 4 | \$167,221.00 | 1 | \$1,300 | 3 | \$86,000 | 0 | \$0 | 0 | \$0 |
| DECEMBER | 0 | \$0 | 0 | \$0 | 0 | \$0 | 2 | \$90,305 | 0 | \$0 | 0 | \$0 |
| JANUARY | 3 | \$993,597 | 0 | \$0 | 0 | \$0 | 0 | \$0 | 0 | \$0 | 0 | \$0 |
| FEBRUARY | 0 | \$0 | 1 | \$23,175 | 0 | \$0 | 2 | \$67,800 | 0 | \$0 | 0 | \$0 |
| MARCH | 4 | \$1,515,934 | 2 | \$194,075 | 0 | \$0 | 5 | \$465,935 | 0 | \$0 | 0 | \$0 |
| APRIL | 0 | | | | | | | | | | | |
| MAY | 0 | | | | | | | | | | | |
| JUNE | 0 | | | | | | | | | | | |
| TOTAL | 9 | \$3,171,930 | 16 | \$959,129.25 | 5 | \$36,350 | 22 | \$4,674,429 | 0 | \$0.00 | 0 | \$0 |

2021 - 22 CASH SHEET SUMMARY

| | July | Aug. | Sept. | Oct. | Nov. | Dec. | Jan. | Feb. | March | April | May | June |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|---------------|---------------|
| Building | \$33,050 | \$27,890 | \$15,085 | \$21,145 | \$16,465 | \$5,300 | \$18,990 | \$6,070 | \$31,905 | | | |
| Building Registration | \$420 | \$360 | \$420 | \$510 | \$420 | \$210 | \$510 | \$360 | \$360 | | | |
| Building Bond | \$2,000 | \$1,350 | \$700 | \$1,750 | \$300 | \$200 | \$671 | \$100 | \$850 | | | |
| Performance Bond | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Water Tap/Meter | \$4,000 | \$7,700 | \$0 | \$0 | \$0 | \$0 | \$6,750 | \$0 | \$9,000 | | | |
| Sewer Tap | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,800 | \$0 | \$6,400 | | | |
| Construction Water | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Water/Sewer Debt | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Sign | \$0 | \$568 | \$411 | \$426 | \$60 | \$80 | \$156 | \$253 | \$110 | | | |
| Sign Registration | \$0 | \$120 | \$60 | \$0 | \$30 | \$0 | \$90 | \$30 | \$60 | | | |
| Fence | \$50 | \$205 | \$95 | \$320 | \$410 | \$95 | \$215 | \$0 | \$580 | | | |
| Fence Registration | \$30 | \$60 | \$0 | \$30 | \$30 | \$0 | \$0 | \$0 | \$90 | | | |
| Pool | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Approach/Sidewalk | \$0 | \$0 | \$0 | \$125 | \$125 | \$0 | \$0 | \$0 | \$0 | | | |
| Mechanical | \$2,760 | \$3,565 | \$2,307 | \$2,710 | \$5,425 | \$3,845 | \$4,020 | \$2,815 | \$6,695 | | | |
| Mechanical Registration | \$60 | \$105 | \$75 | \$120 | \$90 | \$75 | \$90 | \$60 | \$105 | | | |
| Electrical | \$1,057 | \$4,123 | \$4,218 | \$3,468 | \$4,245 | \$3,145 | \$3,201.00 | \$2,207 | \$4,304 | | | |
| Electrical Registration | \$30 | \$271 | \$240 | \$270 | \$180 | \$240 | \$480 | \$120 | \$180 | | | |
| Plumbing | \$1,465 | \$2,475 | \$1,155 | \$1,325 | \$2,080 | \$905 | \$855 | \$3,595 | \$2,830 | | | |
| Plumbing Registration | \$120 | \$210 | \$60 | \$120 | \$240 | \$60 | \$180 | \$240 | \$360 | | | |
| Zoning Board of Appeals | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Engineering Fees | \$25,500 | \$0.00 | \$0 | \$0 | \$3,500 | \$0 | \$1,500 | \$0 | \$0.00 | | | |
| Planner Fees | \$0 | \$225.00 | \$0 | \$225 | \$5,325 | \$0 | \$0 | \$0 | \$0 | | | |
| Plan Review | \$4,490 | \$746.00 | \$0 | \$0 | \$0 | \$0 | \$300 | \$0 | \$900 | | | |
| Foreclosures | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| False Alarm | \$295 | \$845 | \$315 | \$75 | \$745 | \$295 | \$600 | \$860 | \$115 | | | |
| Other | \$200 | \$250 | \$0 | \$350 | \$100 | \$50 | \$100 | \$50 | \$200 | | | |
| Total | \$75,527.00 | \$51,068.00 | \$25,141.00 | \$32,969.00 | \$39,770.00 | \$14,500.00 | \$43,508.00 | \$16,760.00 | \$65,044.00 | \$0.00 | \$0.00 | \$0.00 |

NUMBER OF PERMITS ISSUED BY MONTH

FY 2021 - 22

| | July | Aug. | Sept. | Oct. | Nov. | Dec. | Jan. | Feb. | March | April | May | June | Total |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|----------|------------|
| Single Family Home | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 0 | 4 | | | | |
| Residential Alteration | 3 | 1 | 2 | 3 | 3 | 0 | 0 | 2 | 2 | | | | |
| Garage/Shed | 0 | 2 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | | | | |
| Commercial Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Commercial Alteration | 2 | 3 | 1 | 3 | 2 | 2 | 0 | 2 | 5 | | | | |
| Industrial Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Industrial Alteration | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | | | | |
| Church, School | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Church, School Alteration | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Office, Bank, Professional Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Office, Bank, etc Alteration | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Swimming Pool | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | | | |
| Fence | 1 | 3 | 1 | 4 | 4 | 1 | 1 | 0 | 5 | | | | |
| Sign | 0 | 5 | 5 | 4 | 1 | 1 | 2 | 6 | 3 | | | | |
| Bldg w/sign (value) | 0 | 4 | 5 | 4 | 1 | 1 | 2 | 2 | 2 | | | | |
| Fire Repair | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | | | | |
| Observable Inspection | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Roof, Siding, Windows | 17 | 23 | 18 | 25 | 19 | 7 | 13 | 7 | 15 | | | | |
| Sidewalk/Approach | 1 | 0 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | | | | |
| Demolition | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | | | | |
| Temporary Signs | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Other | 6 | 11 | 9 | 17 | 7 | 3 | 6 | 6 | 9 | | | | |
| Total | 32 | 55 | 45 | 61 | 41 | 16 | 30 | 25 | 45 | 0 | 0 | 0 | 350 |

BUILDING PERMITS

| | 2021 - 2022 | | 2020 - 2021 | | 2019 - 20 | |
|--------------|-------------------|------------------|-------------------|------------------|-------------------|-----------------|
| MONTH | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES |
| JULY | 32 | \$ 33,050.00 | 26 | \$ 5,665.00 | 38 | \$7,216 |
| AUGUST | 55 | \$27,890 | 42 | \$8,175 | 21 | \$13,974 |
| SEPTEMBER | 45 | \$15,085 | 44 | \$19,770 | 35 | \$6,933 |
| OCTOBER | 61 | \$21,145 | 38 | \$15,630 | 55 | \$10,405 |
| NOVEMBER | 41 | \$16,465 | 20 | \$3,935 | 16 | \$7,440 |
| DECEMBER | 16 | \$5,300 | 13 | \$4,905 | 15 | \$8,925 |
| JANUARY | 30 | \$18,990 | 25 | \$7,925 | 18 | \$3,931 |
| FEBRUARY | 25 | \$6,070 | 20 | \$3,060 | 15 | \$4,815 |
| MARCH | | \$31,905 | 36 | \$8,055 | 10 | \$ 3,805 |
| APRIL | | | 47 | \$15,870 | 4 | \$ 420 |
| MAY | | | 45 | \$10,060 | 25 | \$ 7,810 |
| JUNE | | | 30 | 6560 | 42 | \$ 11,175 |
| TOTAL | 305 | \$175,900 | 386 | \$109,610 | 294 | \$86,849 |

ELECTRIC PERMITS

| | 2021 - 2022 | | 2020 - 2021 | | 2019 - 2020 | |
|--------------|-------------------------|-----------------|-------------------------|-----------------|-------------------------|-----------------|
| MONTH | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES |
| JULY | 16 | \$1,057 | 19 | \$2,070 | 17 | \$1,964 |
| AUGUST | 28 | \$4,123 | 9 | \$1,388 | 10 | \$951 |
| SEPTEMBER | 23 | \$4,218 | 23 | \$3,115 | 17 | \$2,153 |
| OCTOBER | 24 | \$3,468 | 24 | \$2,368 | 11 | \$2,162 |
| NOVEMBER | 32 | \$4,245 | 19 | \$2,009 | 10 | \$2,161 |
| DECEMBER | 21 | \$3,145 | 10 | \$1,670 | 4 | \$1,351 |
| JANUARY | 32 | \$3,201 | 16 | \$2,114 | 8 | \$1,356 |
| FEBRUARY | 16 | \$2,207 | 15 | \$1,753 | 10 | \$1,180 |
| MARCH | 21 | \$4,304 | 20 | \$3,728 | 7 | \$1,310 |
| APRIL | | | 19 | \$3,015 | 3 | \$263 |
| MAY | | | 27 | \$3,837 | 10 | \$925.00 |
| JUNE | | | 19 | \$4,393 | 19 | \$2,218.00 |
| TOTAL | 213 | \$29,968 | 220 | \$31,460 | 126 | \$17,994 |

MECHANICAL PERMITS

| | 2021 - 2022 | | 2020 - 2021 | | 2019 - 2020 | |
|--------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|
| MONTH | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES |
| JULY | 17 | \$2,760 | 16 | \$2,850 | 24 | \$2,945 |
| AUGUST | 19 | \$3,565 | 7 | \$1,290 | 14 | \$1,805 |
| SEPTEMBER | 12 | \$2,307 | 11 | \$1,870 | 13 | \$1,630 |
| OCTOBER | 19 | \$2,710 | 25 | \$4,570 | 14 | \$2,240 |
| NOVEMBER | 27 | \$5,425 | 15 | \$2,320 | 10 | \$1,410 |
| DECEMBER | 18 | \$3,845 | 11 | \$2,060 | 12 | \$2,065 |
| JANUARY | 26 | \$4,020 | 18 | \$2,400 | 10 | \$1,395 |
| FEBRUARY | 12 | \$2,815 | 10 | \$1,810 | 10 | \$1,525 |
| MARCH | 33 | \$6,695 | 8 | \$1,450 | 3 | \$815 |
| APRIL | | | 14 | \$2,460 | 1 | \$50.00 |
| MAY | | | 25 | \$4,500 | 9 | \$1,325.00 |
| JUNE | | | 25 | \$3,966 | 19 | \$2,700.00 |
| TOTAL | 183 | \$34,142 | 185 | \$31,546 | 139 | \$19,905 |

PLUMBING PERMITS

| | 2021 - 2022 | | 2020 - 2021 | | 2019 -2020 | |
|--------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|
| MONTH | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES | NUMBER OF PERMITS | FEES |
| JULY | 6 | \$1,465 | 8 | \$1,555 | 4 | \$631 |
| AUGUST | 11 | \$2,475 | 6 | \$855 | 9 | \$1,061 |
| SEPTEMBER | 6 | \$1,155 | 13 | \$2,220 | 8 | \$778 |
| OCTOBER | 6 | \$1,325 | 7 | \$1,320 | 13 | \$2,101 |
| NOVEMBER | 11 | \$2,080 | 6 | \$810 | 9 | \$1,100 |
| DECEMBER | 6 | \$905 | 7 | \$760 | 10 | \$1,665 |
| JANUARY | 7 | \$855 | 8 | \$1,195 | 4 | \$635 |
| FEBRUARY | 16 | \$3,595 | 3 | \$550 | 8 | \$1,430 |
| MARCH | 16 | \$2,830 | 9 | \$1,740 | 5 | \$950 |
| APRIL | | | 8 | \$2,305 | 1 | \$100 |
| MAY | | | 11 | \$2,645 | 6 | \$760 |
| JUNE | | | 8 | \$1,865 | 11 | \$1,825 |
| TOTAL | 85 | \$16,685 | 94 | \$17,820 | 88 | \$13,036 |

| VIOLATIONS | METHOD OF CONTACT | | | | TOTAL |
|--|-------------------|--------|--------|----------------|-------|
| | PHONE | VERBAL | LETTER | WARNING TICKET | |
| Automobiles | | | | | |
| Recreational Vehicles | 3 | | | | |
| Trash/Leaves/debris | 2 | | | | |
| Streets / Sidewalks | | | | | |
| Commercial Property Maint./Dumpster | | | | | |
| Signs | | | | | |
| Housing Code | | | | | |
| Fences | | | | | |
| Nuisances | | | | | |
| Zoning: | | | | | |
| Grass over 8" | | | | | |
| Work w/o permit | | | | | |
| Blight vehicle | | | | | |
| Failure to remove snow | 1 | | | | |
| improper disposal grease | | | | | |
| unauthorized use of bldg | | | | | |
| Business: improper storage | | 1 | | | |
| Barrier-free parking not enough spaces | | 1 | | | |
| Lights | 1 | | | | |
| Total | | | | | |

| RESULTS | | | | | | |
|------------|----------------|-------|---------|--------------|--------------|-------|
| COMPLIANCE | NON-COMPLIANCE | COURT | PENDING | CITY COUNCIL | ZONING BOARD | TOTAL |
| | | | | | | |
| 1 | 2 | | | | | 3 |
| 2 | | | | | | 2 |
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| 4 | 4 | | 1 | | | 9 |

| INSPECTIONS | |
|---------------------------|----|
| Gas Pressure Tests | 4 |
| Rough Building | 4 |
| Final Building | 17 |
| Foundation | 0 |
| Initial Compliance | 2 |
| Roof | 14 |
| Heating/Cooling | 15 |
| Fire Test Hood Supression | 0 |
| Fireplace | 0 |
| Foreclosure | 0 |
| | |
| | |
| Total | 56 |

| PLAN REVIEW | |
|-------------------|---|
| Signs | 0 |
| Buildings | 3 |
| Fences | 0 |
| Decks | 0 |
| Hood Suppression | 0 |
| Demolition | 0 |
| Zoning Compliance | 2 |
| | |
| | |
| | |
| Total | 5 |

CODE ENFORCEMENT LOG

MONTH: February 2022

| VIOLATIONS | METHOD OF CONTACT | | | | TOTAL |
|-----------------------|-------------------|------------|--------|----------------|-------|
| | PHONE | Inspection | LETTER | WARNING TICKET | |
| Automobiles | | | | | |
| Recreational Vehicles | | | | | |
| Trash | | | | | |
| Streets / Sidewalks | | | | | |
| Comm. Property Maint. | | | | | |
| Signs | | | | | |
| Housing Code | | | | | |
| Fences | | | | | |
| Nuisances | | | | | |
| Shed/acc bldg | | | | | |
| Property Blight | | | | | |
| Grass (over 8") | | | | | |
| Brush/haz tree | | | | | |
| Blight Vehicles | | | | | |
| Rodent Activity | | | | | |
| Signs in ROW | 1 | | | | 1 |
| Snow | 4 | | | | 4 |
| Work w/o permit | | | | | |
| Total | 5 | | | | 5 |

| RESULTS | | | | | | |
|------------|----------------|-------|---------|--------------|--------------|-------|
| COMPLIANCE | NON-COMPLIANCE | COURT | PENDING | CITY COUNCIL | ZONING BOARD | TOTAL |
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| 1 | 1 | | 2 | | | 4 |
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| 2 | 1 | | 2 | | | 5 |

| INSPECTIONS | |
|----------------------|----|
| Gas Pressure Tests | 1 |
| Rough Building | 4 |
| Final Building | 7 |
| Foundation | 0 |
| Observable Component | 0 |
| Roof | 1 |
| Heating/Cooling | 17 |
| Fireplace | 0 |
| Foreclosures | 0 |
| | |
| | |
| | |
| Total | 30 |

| PLAN REVIEW | |
|------------------|---|
| Signs | 0 |
| Buildings | 0 |
| Fences | 0 |
| Decks | 0 |
| Hood Suppression | 0 |
| Demolition | 0 |
| Fire Repair | 0 |
| Pool | 0 |
| | |
| | |
| Total | 0 |

CODE ENFORCEMENT LOG

MONTH: March 2022

| VIOLATIONS | METHOD OF CONTACT | | | | TOTAL |
|---|-------------------|----------|--------|----------------|-------|
| | PHONE | Drive by | LETTER | WARNING TICKET | |
| Automobiles | 1 | | | | |
| Recreational Vehicles | | | | | |
| Trash/litter/debris | 2 | | | | |
| Streets / Sidewalks | | | | | |
| Comm. Property Maint. Parking lot lights | | | | | |
| Signs | | | | | |
| Nuisances | 1 | | | | |
| Fences | | | | | |
| Exterior house lights | | | | | |
| Zoning: | | | | | |
| Work (no permit) | | | | | |
| Grass (over 8") | | | | | |
| Comm. Vehicle | 1 | | | | |
| Yard Waste @ Curb | | | | | |
| Unlicensed Vehicle | | | | | |
| Conditions/rodent/vermin | 1 | | | | |
| Blight/cars/outside junk | | | | | |
| Trash/recycle storage | | | | | |
| Total | 6 | | | | |

| RESULTS | | | | | | |
|------------|----------------|-------|---------|--------------|--------------|-------|
| COMPLIANCE | NON-COMPLIANCE | COURT | PENDING | CITY COUNCIL | ZONING BOARD | TOTAL |
| | | | 1 | | | 2 |
| | | | | | | |
| | | | 2 | | | 4 |
| | | | | | | |
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| | | | 6 | | | |

| INSPECTIONS | |
|------------------------|-----------|
| Gas Pressure Tests | 3 |
| Rough Building | 16 |
| Final Building | 14 |
| Foundation | 0 |
| Observable Component | 0 |
| Roof | 8 |
| Heating/Cooling | 23 |
| Fireplace | 0 |
| Foreclosures | 0 |
| Post Hole | 0 |
| Footing/sidewalk forms | 3 |
| | |
| | |
| Total | 67 |

| PLAN REVIEW | |
|------------------|----------|
| Signs | 0 |
| Buildings | 5 |
| Fences | 0 |
| Decks | 0 |
| Hood Suppression | 0 |
| Demolition | 0 |
| Fire Repairs | 0 |
| Pool | 0 |
| Shed | 0 |
| Swim Club | 0 |
| | |
| | |
| Total | 5 |

| | | |
|---|---|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: May 16, 2022 | Item Number 3F |
| Submitted by: Melissa Andrade and Sue Alvey | | |
| Agenda Topic: Proclamation: National Gun Violence Awareness Day, Friday June 4, 2021. (Wear Orange Day) | | |
| Proposed Motion: NA – consent agenda | | |
| <p>Background: This request is being made to honor the people killed daily by guns in our country; it's meant to raise awareness; and is nonpolitical in nature. Sadly, for every person killed, an average of two more are wounded. Gun deaths take many forms including suicides, domestic violence, unintentional shootings, and homicides. Gun violence is now the <u>leading cause of death for American children and teens.</u></p> <p>By proclaiming June 3, 2022, as Gun Violence Awareness Day, our city of Farmington will join hundreds of others across our nation in bringing attention to these tragedies. The color orange has a long and proud history in the gun safety movement. Orange is the color that Hadiya Pendleton's friends wore in her honor after she was shot and killed in Chicago at the age of 15 – just one week after performing at President Obama's second inaugural parade in 2013. Whether it's worn by hunters in the woods of Pennsylvania, activists in New York City, or Hadiya's loved ones in Chicago, orange honors the lives cut short and the hundreds more wounded by gun violence every day and demands action.</p> <p>Since the first National Gun Violence Awareness Day in 2015, hundreds of communities and organizations continue to commemorate that event by wearing orange, holding community events, lighting skylines orange, and issuing city and state proclamations to raise awareness.</p> | | |
| Materials: Proclamation | | |

2022 PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the City of Farmington to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence.

WHEREAS, every day, more than 110 Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and on average there are nearly 16,000 gun homicides every year; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, Michigan has 1,270 gun deaths every year, with a rate of 12.7 deaths per 100,000 people. Michigan has the 29th highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and

WHEREAS, cities across the nation, including in Farmington, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as the COVID-19 pandemic continues to exacerbate gun violence after more than two years of increased gun sales, increased calls to suicide and domestic violence hotlines, and an increase in city gun violence;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 3, 2022 to recognize the 25th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to -

- (1) Hadiya Pendleton and other victims of gun violence; and
- (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya’s friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 3rd, the first Friday in June in 2022, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 3, 2022 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.

NOW, THEREFORE BE IT RESOLVED, that Mayor Sara Bowman of the city of Farmington declares the first Friday in June, June 3, 2022, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities’ efforts to prevent the tragic effects of gun violence and to honor and value human lives.

Date: *May 16, 2022*

Signature:

**Farmington City Council
Staff Report**

**Council Meeting
Date: May 2, 2022**

**Reference
Number
6**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Consideration to accept Grand River Corridor Improvement Authority Vision Plan Update 2022

Requested Action Move to accept the Grand River Corridor Improvement Authority Vision Plan Update 2022

Background At their joint meeting on February 24, 2022, the Farmington and Farmington Hills Grand River Corridor Improvement Authority Joint Boards formally approved the Grand River Corridor Improvement Authority Vision Plan Update 2022. The updated CIA Vision Plan was facilitated by OHM Advisors. This item is being provided to you for your information and acceptance. Next steps for the City is implementation of recommendations contained in the plan.

Materials: Grand River Corridor Improvement Authority Vision Plan Update 2022

GRAND RIVER CORRIDOR VISION PLAN UPDATE



February 24, 2022

ACKNOWLEDGEMENTS

MANY THANKS TO THE MEMBERS OF THE GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY WHO INVESTED THEIR TIME INTO THIS PLAN UPDATE.

GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY

CITY OF FARMINGTON

Mark Accettura
Dr. David Carron
Richard Graham
Paul King
Steven Schneemann
Patrick Thomas
Randy O'Dell
Sara Bowman, Council Liaison/Mayor

CITY OF FARMINGTON HILLS

Bill Smith
Jasdeep Mann
Kimberly Guesman
Teresa Brazzle
Ken Massey, Council Liaison

CITY OF FARMINGTON HILLS

Cristia Brockway, Economic Development Director
Joseph Valentine, Assistant City Manager

CITY OF FARMINGTON

Kevin Christiansen, AICP, PCP, Economic and Community Development Director

PREPARED FOR:



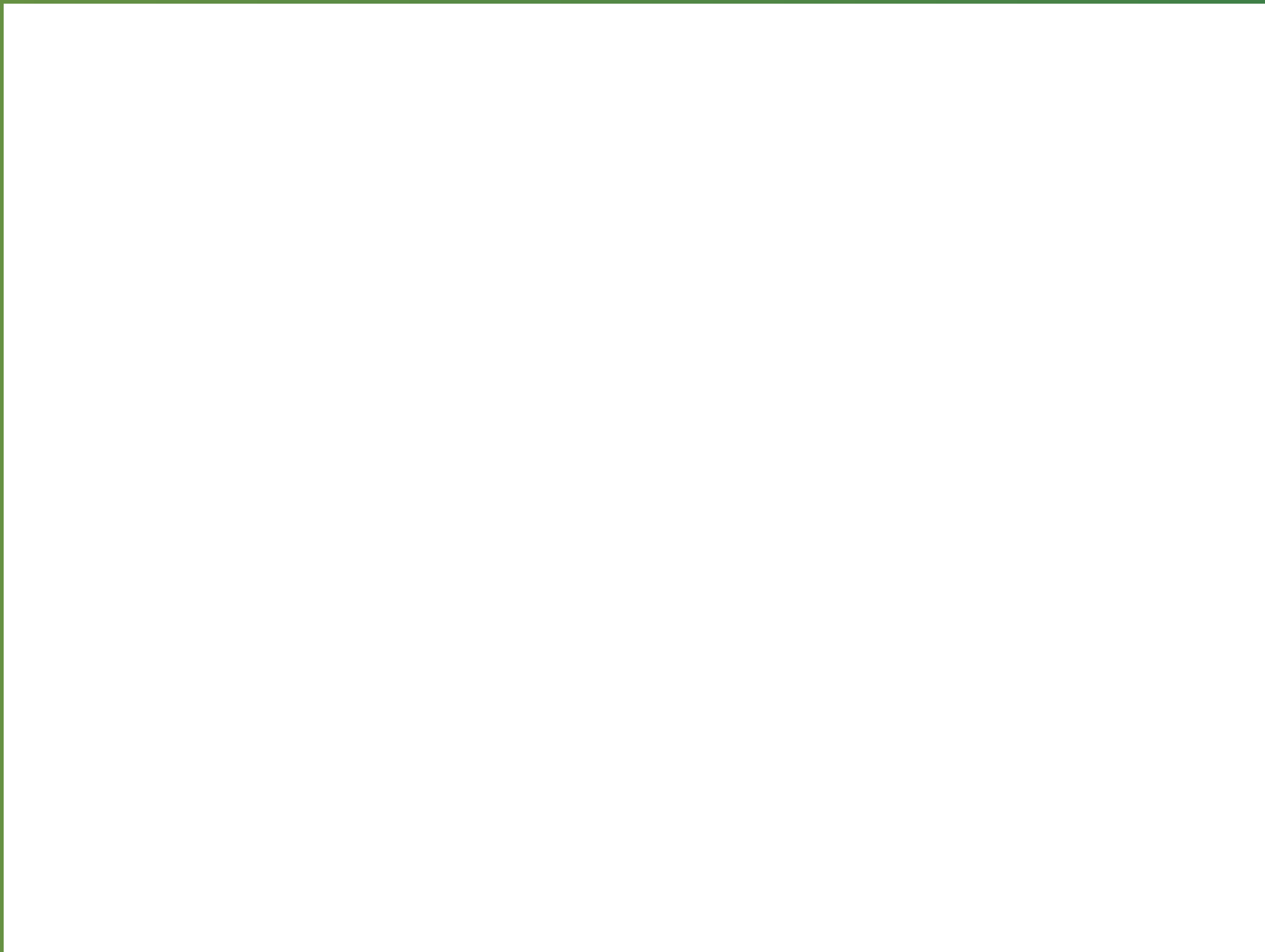
PREPARED BY:

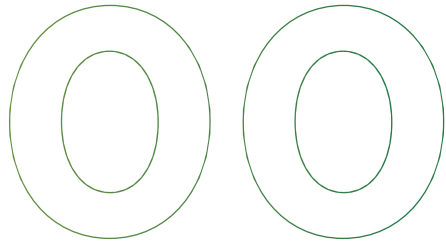


ADOPTED FEBRUARY 24, 2022

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| 01 | Orchard Lake Focus Area |
| 02 | Grand River South Focus Area |
| 03 | Botsford Focus Area |
| 04 | Grand River North Focus Area |
| R | Reference |





INTRODUCTION

00

INTRODUCTION

OVERVIEW

The Grand River Corridor Vision Plan sets forth a collective vision for the future of redevelopment along the Grand River Corridor. The Plan is an essential tool for both the Farmington and Farmington Hills communities and the joint CIA Board. While the majority of the plan and recommendations are still viable, certain elements of the plan required a re-visitation, based on new existing conditions and shifts in community needs and desires.

This plan update works to ensure it remains relevant and addresses current issues and opportunities in the corridor, and rapidly changing market conditions. The update primarily concentrates on the feasibility of the individual focus area concepts; Orchard Lake



Focus Area, Grand River North Focus Area, Botsford Focus Area, and Grand River South Focus Area.



Launching in early 2021, the plan update process included an initial plan audit (see Reference chapter) and four workshops with the Grand River Corridor Improvement Authority (CIA) Joint Board. During the workshops, the CIA reviewed the original plan, discussed changes in the focus areas, and determined key steps for implementation. This document outlines the updated focus area concept plans, but paints a broader picture for each by defining the desired land use, character, and form.

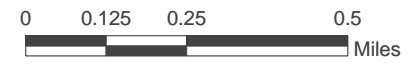


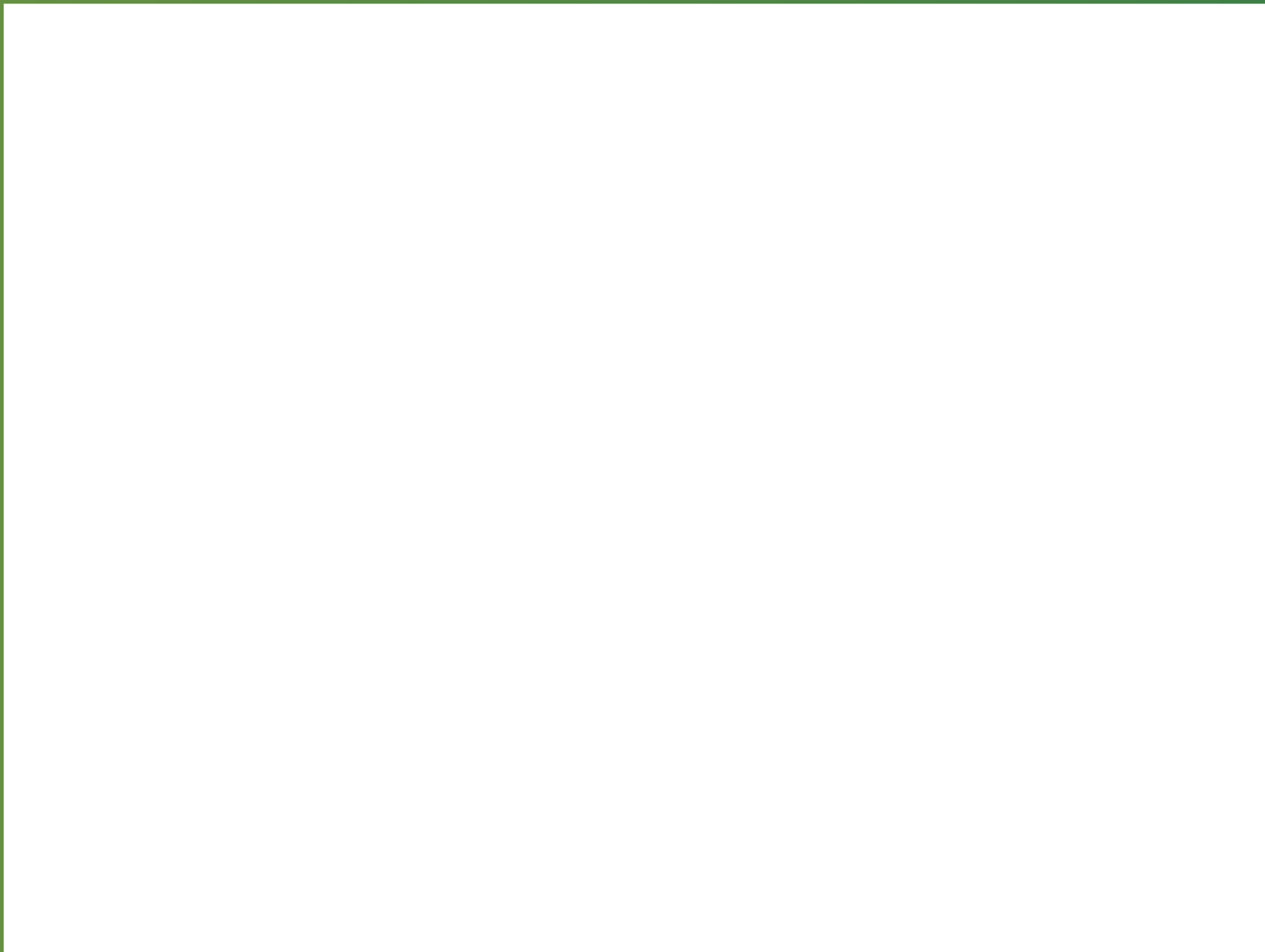
STUDY AREA & FOCUS AREA MAP



-  Botsford Focus Area
-  Orchard Lake Focus Area

-  Grand River North Focus Area
-  Grand River South Focus Area





01

**ORCHARD
LAKE
FOCUS AREA**

ORCHARD LAKE FOCUS AREA CONCEPT PLAN



The original focus area concept for Orchard Lake aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the historic winery. While the intent remains valid today, a slight reconfiguration of the proposed uses is needed. The road layout shown in the original concept has also been eliminated, reverting back to the existing layout, shown here.

The winery remains the catalyst for the area, and is slated for mixed use development. The area surrounding the winery should offer public space for gathering and both community-wide and winery-related events and activities. The buildings shown in white are to remain in future plans, as they are also anchors to the development area.

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

ORCHARD LAKE FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

- Development on a block level
- Medium to large footprint
- Buildings placed at or near the right-of-way
- Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
- Small to no setbacks
- Parking in the rear or side of the building
- 3 to 5 stores (step back typology)

GENERAL USES

Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, compliments existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

- Attached or detached
- Medium to small lot width
- Medium to small footprint and lot coverage
- Primary frontage types: stoop, forecourt, porches, and active corners
- Buildings placed at or near the right-of-way
- Small to medium setbacks
- Parking in the rear or side of the building
- 2 to 3 stories

GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

INTENT

To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

RESIDENTIAL - MULTI FAMILY



DESIRED FORMS

- Attached or detached
- Development at the block scale
- Primary frontage types: stoop, forecourt, porches, and active corners
- Buildings placed at or near the right-of-way
- Small to no setbacks
- Parking in the rear or side of the building
- Small to no setbacks
- 2 to 3 stories

GENERAL USES

Primarily multi-unit residential uses which could also function as work or studio spaces.

INTENT

A variety of residential types including high and medium density development. A variety of building types with active pedestrian street frontages to help link together adjacent developments. Development should be supported by open and public green spaces.

OPEN/GREEN SPACE



PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

INTENT

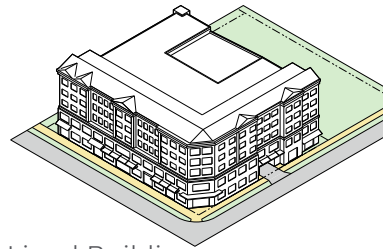
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

ORCHARD LAKE FOCUS AREA FORM TYPOLOGY

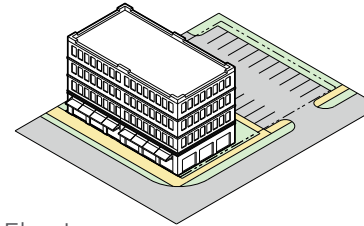
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Orchard Lake Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

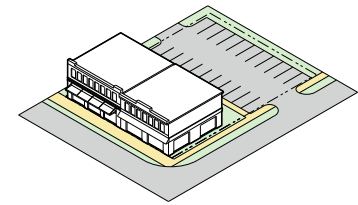
Further details of each of the form typologies can be found in the Reference chapter.



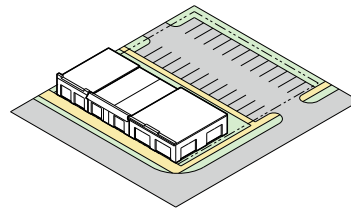
Lined Building



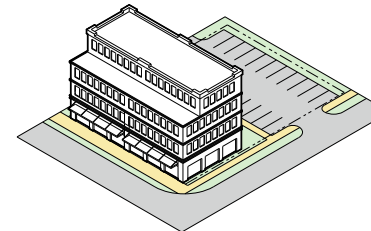
Flex Large



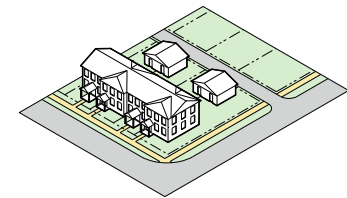
Flex Medium



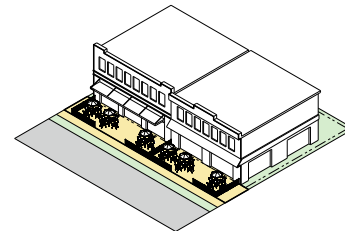
Flex Small



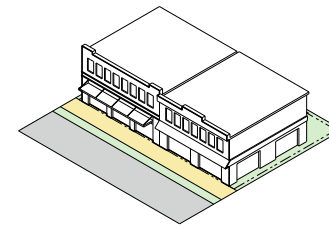
Step Back Building



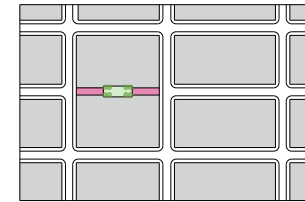
Townhome



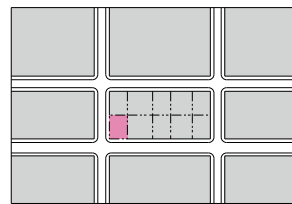
Restaurant/Patio



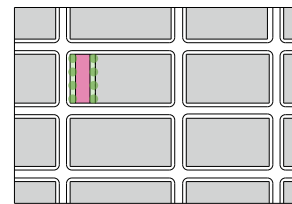
Shopfront



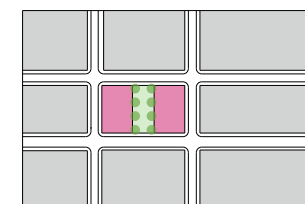
Passage



Pocket Plaza



Plaza



Square

ORCHARD LAKE FOCUS AREA CHARACTER IMAGES



IMPLEMENTATION

With recent initiatives and development of the winery site, the first step in achieving the concept plan for Orchard Lake should address the winery and adjacent proposed open space. This site serves as the catalyst for the focus area, helping to set the design standards and character of future surrounding development.

The first priority is to secure an investor(s) and work with developers to ensure plans incorporate adequate open space and fulfill the character area guidelines listed above.

ORCHARD LAKE FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

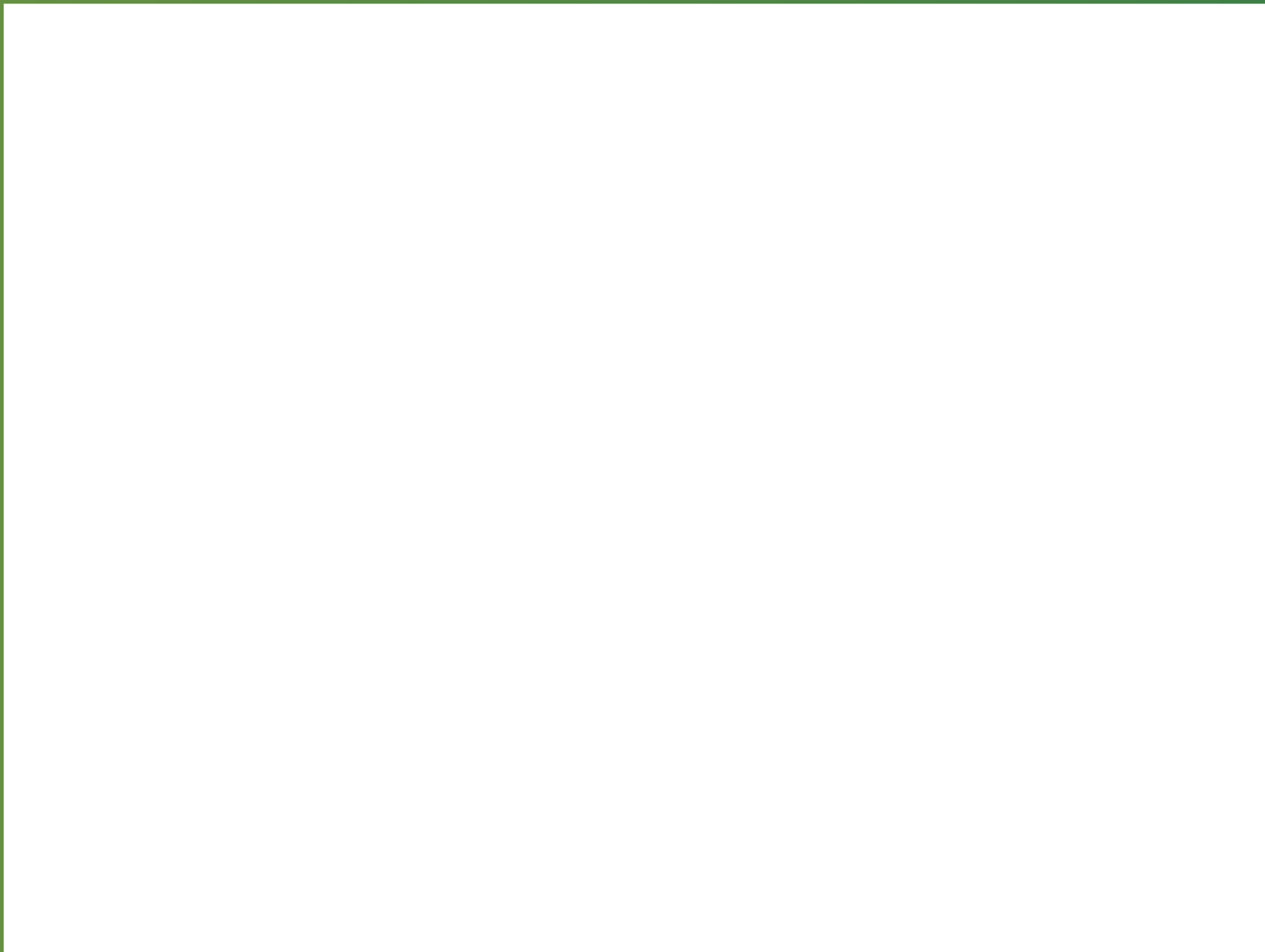
Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

| STRATEGIES | TIME FRAME | RESPONSIBLE PARTIES |
|--|------------|--|
| <p>Strategy 1.1 <i>Update and maintain the inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 1.2 <i>Evaluate the overlay district regulations to consider an expedited review process as an incentive for redevelopment.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington |
| <p>Strategy 1.3 <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i></p> | MID TERM | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA |
| <p>Strategy 1.4 <i>Evaluate the creation of a grant program to assist in offsetting private development expenses.</i></p> | MID TERM | <ul style="list-style-type: none"> • City of Farmington |
| <p>Strategy 1.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington • Private Developers |
| <p>Strategy 1.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA |

| | | |
|--|------------|--|
| <p>Strategy 1.7 <i>Evaluate the existing streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to complement the desired vision of the focus area.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 1.8 <i>Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.</i></p> | MID TERM | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA |
| <p>Strategy 1.9 <i>Create a cohesive strategy to upgrade all of the utilities within the corridor.</i></p> | LONG TERM | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 1.10 <i>Continue to assess the leadership and organizational structure of the Grand River Corridor Improvement Authority.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA |
| <p>Strategy 1.11 <i>Evaluate the creation of a funding guidancelassistance program to offset expenditures associated with the development review process.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington |
| <p>Strategy 1.12 <i>Evaluate the current marketing strategy/plan for the corridor with an emphasis on the focus area.</i></p> | ONGOING | <ul style="list-style-type: none"> • Grand River CIA • City of Farmington |
| <p>Strategy 1.13 <i>Organize community events in the focus area that complement the citywide and/or downtown events in an effort to promote the district.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington |
| <p>Strategy 1.14 <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.</i></p> | LONG TERM | <ul style="list-style-type: none"> • City of Farmington • Grand River CIA |



02

**GRAND RIVER
SOUTH
FOCUS AREA**

GRAND RIVER SOUTH FOCUS AREA CONCEPT PLAN



GRAND RIVER SOUTH FOCUS AREA CHARACTER GUIDELINES

The original concept for Grand River South included two options, Option A and Option B. Option A preserved the area for recreational use. It included a large community park with a host of amenities. Option B took advantage of the location to provide high profile offices and businesses. The updated concept shown here offers a combination of the two original options. While this concept is updated, the original concepts should not be disregarded, as they are still viable options.

The updated concept shows a combination of mixed use (office and service or commercial) and recreation space. The mixed use development should also include uses that support the recreational nature of the open space. The area should include pedestrian and bicycle improvements, such as paths and sidewalks, to enhance walkability. The road configuration shown in the original concepts should also be considered for later implementation.

The key shown to the right outlines the character guidelines for each land use in this plan.

MIXED USE



DESIRED FORMS

Development on a block level

Medium to large footprint

Buildings placed at or near the right-of-way

Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.

Small to no setbacks

Parking in the rear or side of the building

3 to 5 stores

GENERAL USES

Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, compliments existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

OPEN/GREEN SPACE



PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

INTENT

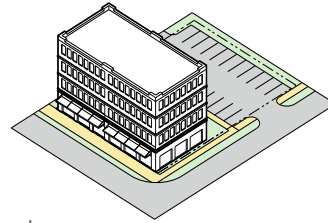
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

GRAND RIVER SOUTH FOCUS AREA FORM TYPOLOGY

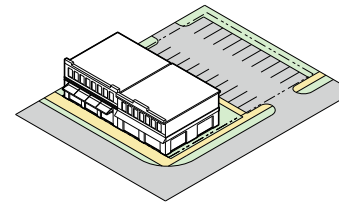
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Grand River South Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

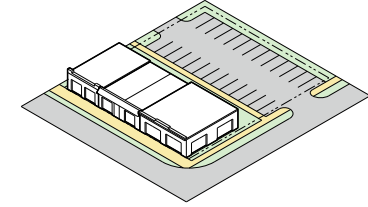
Further details of each of the form typologies can be found in the Reference chapter.



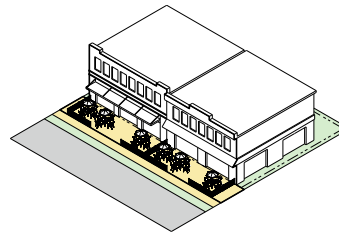
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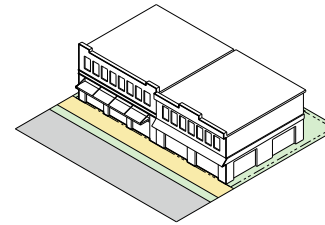
Flex Medium



Flex Small



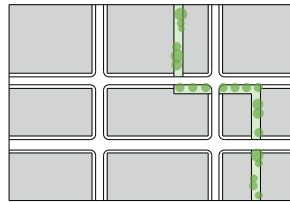
Restaurant/Patio



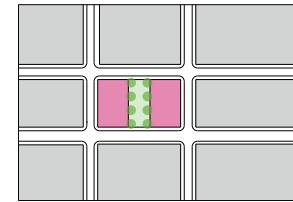
Shopfront



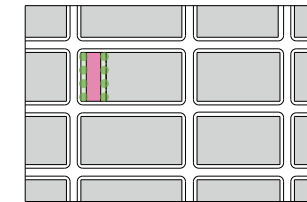
Park



Greenway and Trail



Square



Plaza

GRAND RIVER SOUTH FOCUS AREA PARK AND OPEN SPACE CHARACTER IMAGES



The open/green land use shown in the Grand River South concept plan establishes the focus area as recreational use. The space could feature a variety of both active and passive uses. A multi-use sports field, playground, and splash pad are programming elements recommended. Walking paths and trails with accompanying seating and landscaping can connect the various spaces and provide more relaxing aspects to the overall space. Adjacent mixed-use properties will support the park space.

GRAND RIVER SOUTH FOCUS AREA MIXED USE DEVELOPMENT CHARACTER IMAGES



GRAND RIVER SOUTH FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

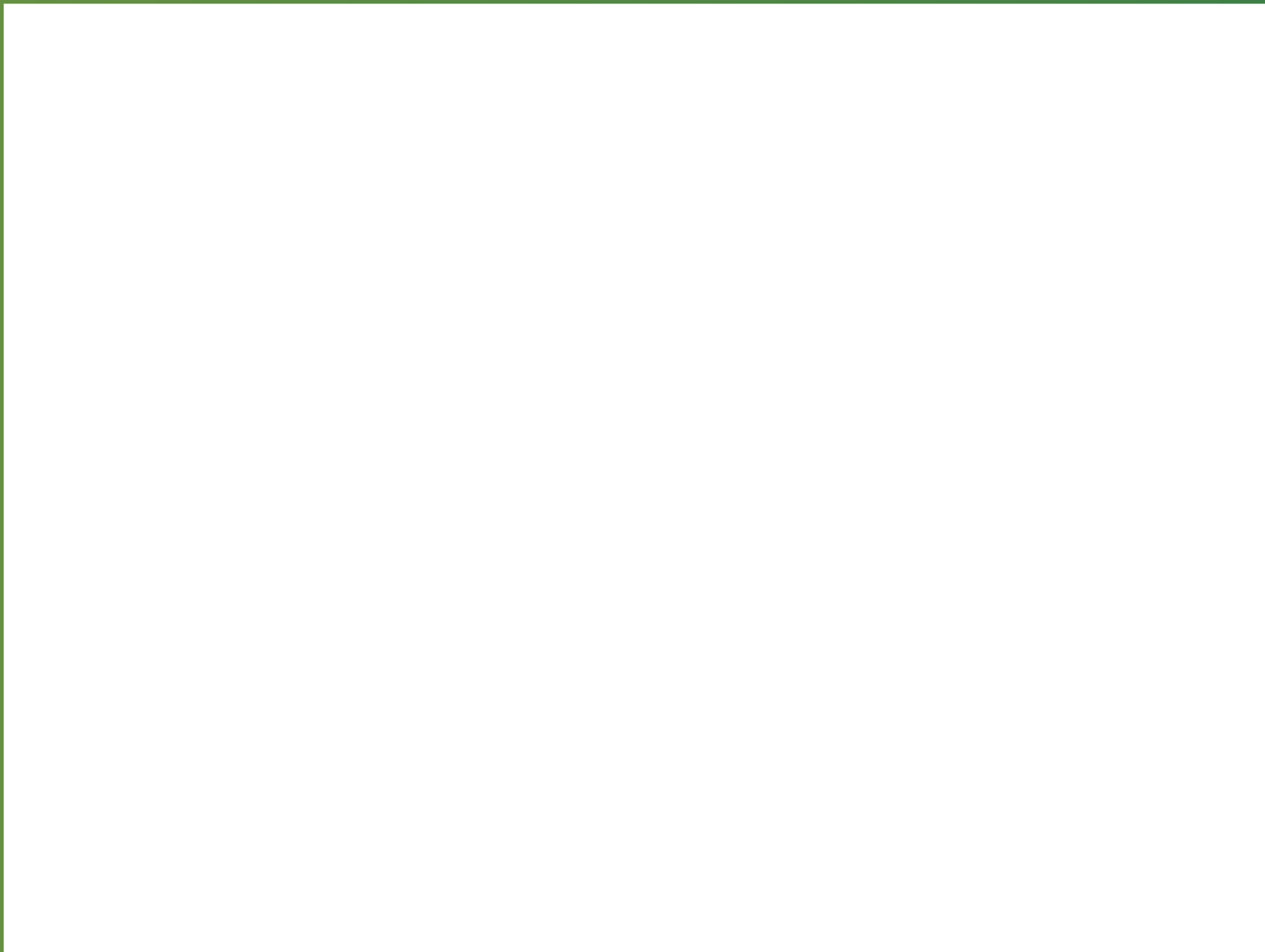
Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

| STRATEGIES | TIME FRAME | RESPONSIBLE PARTIES |
|--|------------|--|
| <p>Strategy 2.1 <i>Update and maintain the inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 2.2 <i>Evaluate the overlay district regulations to include an expedited review process as an incentive for redevelopment.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 2.3 <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i></p> | MID TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 2.4 <i>Enhance the existing grant programs to assist in offsetting private development expenses.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 2.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Private Developers |
| <p>Strategy 2.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |

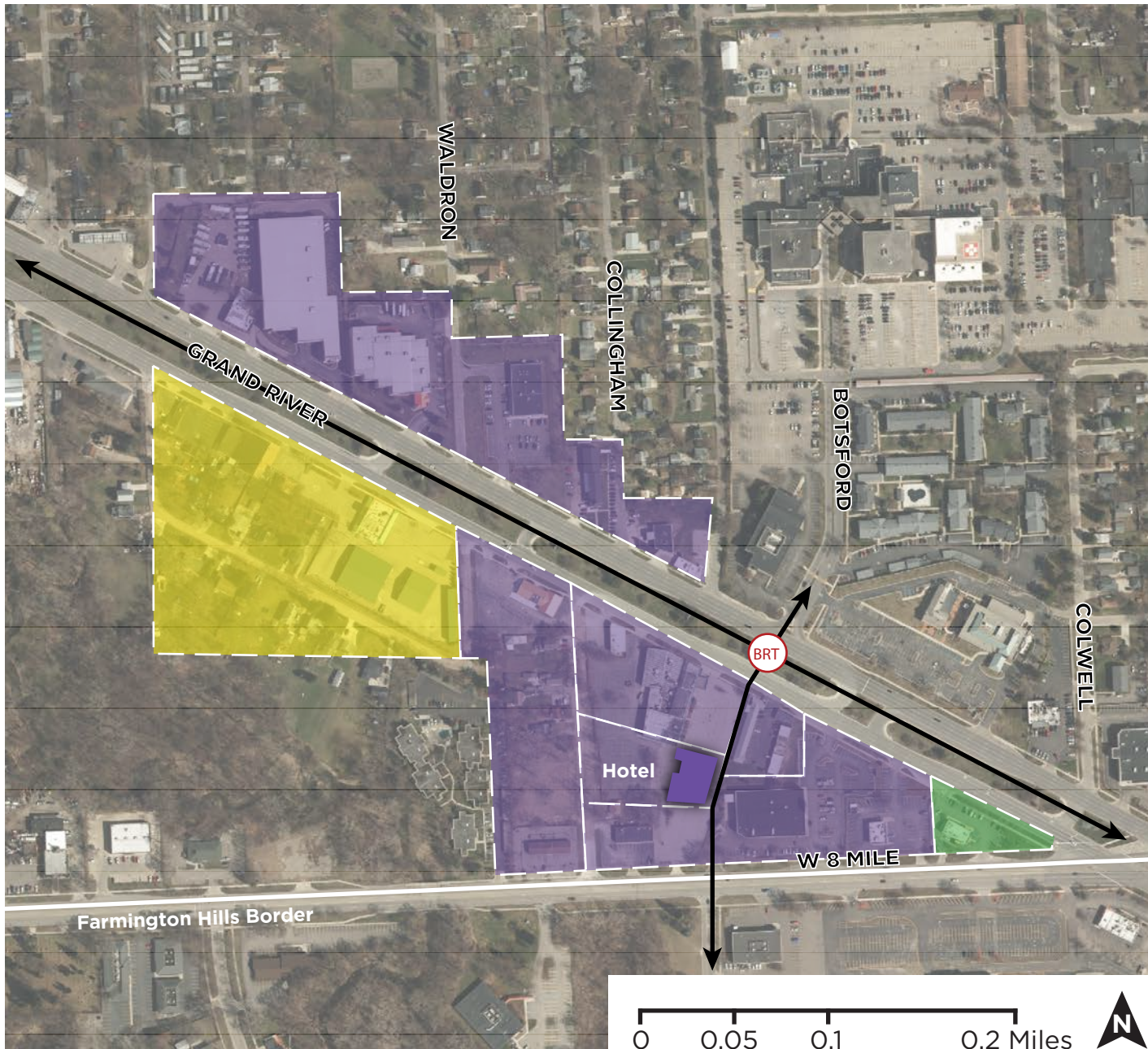
| | | |
|---|-------------------|--|
| <p>Strategy 2.7 <i>Evaluate the creation of streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.</i></p> | <p>SHORT TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 2.8 <i>Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.</i></p> | <p>MID TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 2.9 <i>Create a cohesive strategy to upgrade all of the utilities within the corridor.</i></p> | <p>LONG TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 2.10 <i>Continue to assess the leadership and organizational structure of the Grand River Corridor Improvement Authority.</i></p> | <p>ONGOING</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 2.11 <i>Evaluate the creation of a funding guidancelassistance program to offset expenditures associated with the development review process.</i></p> | <p>SHORT TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 2.12 <i>Evaluate the current marketing strategy/plan for the corridor with an emphasis on the focus area.</i></p> | <p>ONGOING</p> | <ul style="list-style-type: none"> • Grand River CIA • City of Farmington Hills |
| <p>Strategy 2.13 <i>Organize community events in the focus area to promote the district.</i></p> | <p>SHORT TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 2.14 <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/ gateway improvements.</i></p> | <p>LONG TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |



03

**BOTSFORD
FOCUS AREA**

BOTSFORD FOCUS AREA CONCEPT PLAN



The original focus area concept for Botsford clustered supporting land uses that can reinforce the strength of the hospital to create economic opportunities in the district. The intent for this concept remains similar to the original, with the Botsford Hospital as the foundation for future growth in the area.

This concept allows for greater flexibility in future development by designating the surrounding area as mixed use, rather than office space only. The mixed use areas here may include strictly office, or a mixture of office and commercial or retail offerings. Restaurant space is encouraged within these Mixed-Use Areas. Development should also include a hotel (shown on the concept plan in purple) and residential that support the hospital.

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

BOTSFORD FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

- Development on a block level
- Medium to large footprint
- Buildings placed at or near the right-of-way
- Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
- Small to no setbacks
- Parking in the rear or side of the building
- 3 to 5 stores (step back typology)

GENERAL USES

Hotel, restaurant ground floor commercial, office or service uses with a mix of commercial, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, compliments existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Outdoor active and passive spaces to support development.

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

- Attached or detached
- Medium to small lot width
- Medium to small footprint and lot coverage
- Primary frontage types: stoop, forecourt, porches, and active corners
- Buildings placed at or near the right-of-way
- Small to medium setbacks
- Parking in the rear or side of the building
- 2 to 3 stories

GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

INTENT

To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

OPEN/GREEN SPACE



PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

INTENT

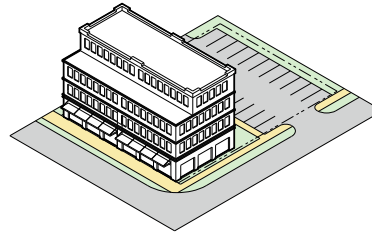
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

BOTSFORD FOCUS AREA FORM TYPOLOGY

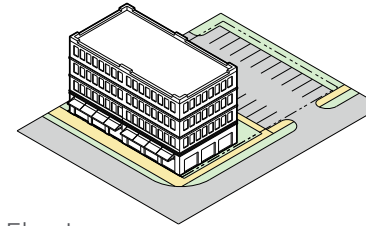
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Botsford Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

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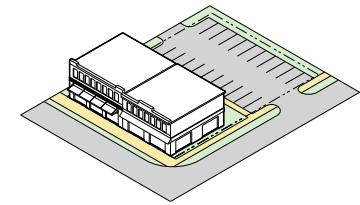
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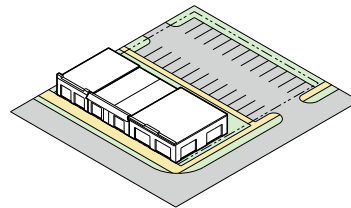
Step Back Building



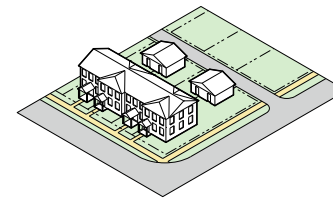
Flex Large



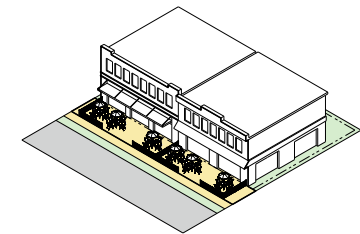
Flex Medium



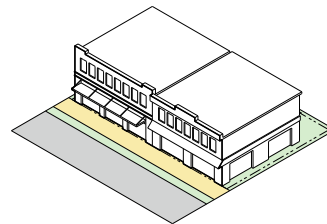
Flex Small



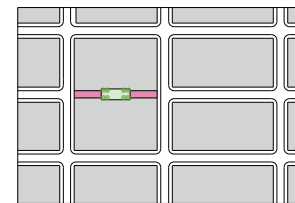
Townhome



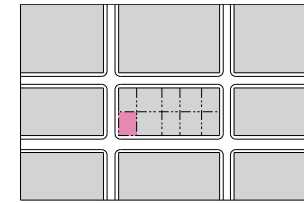
Restaurant/Patio



Shopfront



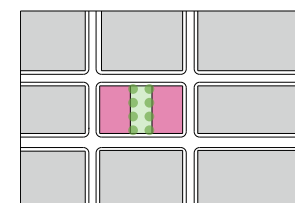
Passage



Pocket Plaza



Plaza



Square

BOTSFORD FOCUS AREA CHARACTER IMAGES



BOTSFORD FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

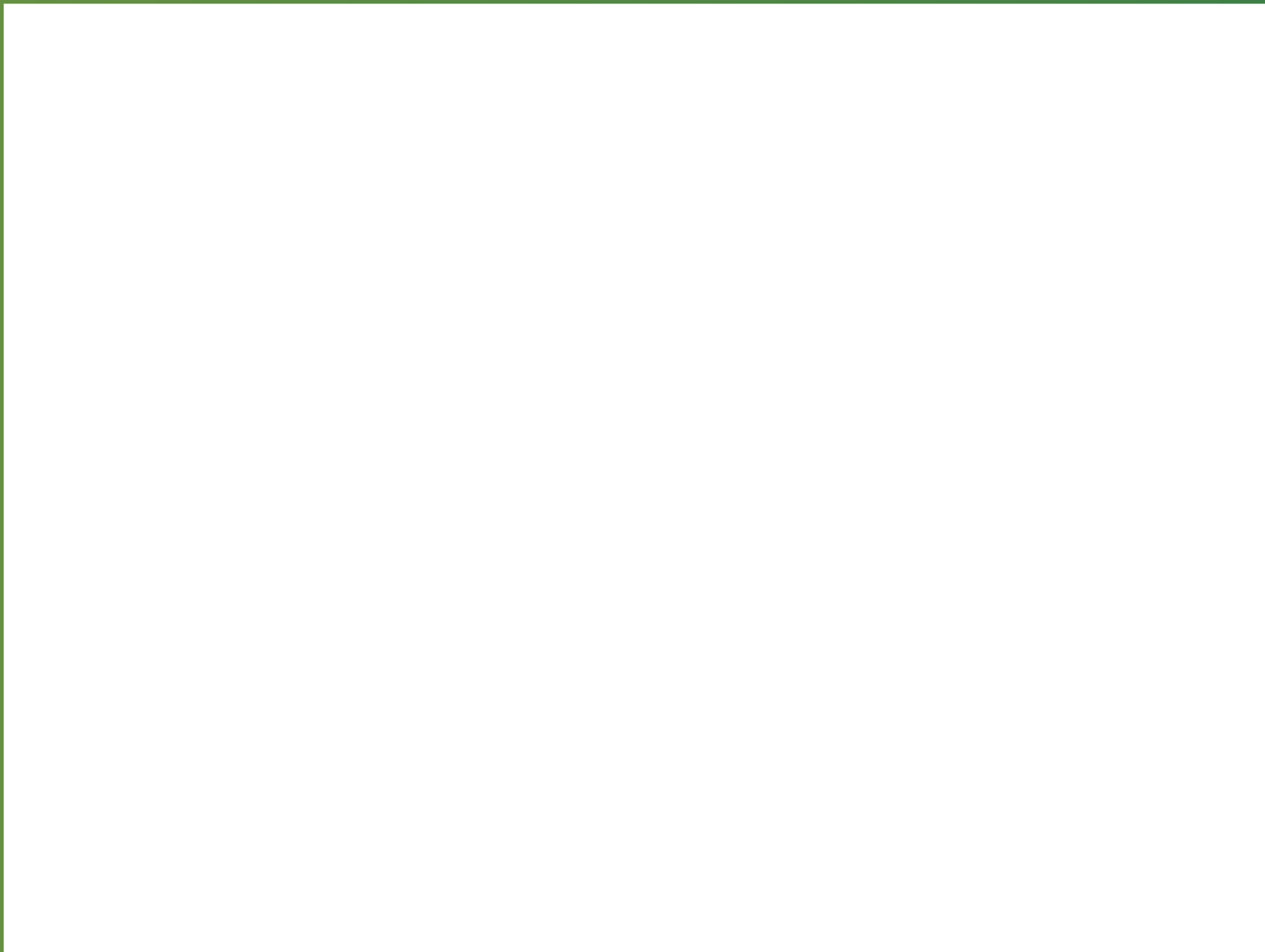
Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

| STRATEGIES | TIME FRAME | RESPONSIBLE PARTIES |
|--|------------|--|
| <p>Strategy 3.1 <i>Update and maintain the inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 3.2 <i>Evaluate the overlay district regulations to include an expedited review process as an incentive for redevelopment.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 3.3 <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i></p> | MID TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 3.4 <i>Enhance the existing grant programs to assist in offsetting private development expenses.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 3.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Private Developers |
| <p>Strategy 3.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |

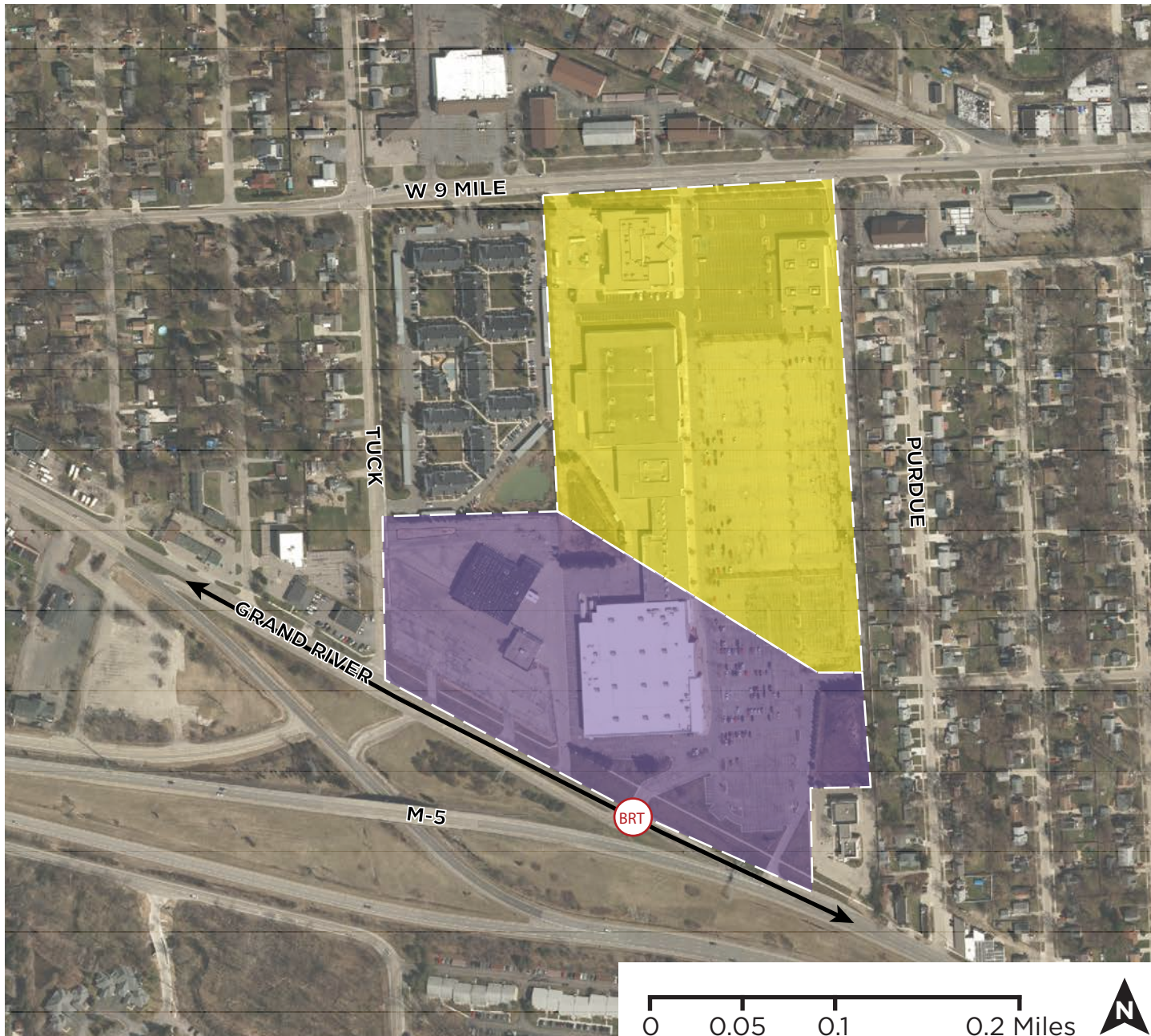
| | | |
|---|-------------------|--|
| <p>Strategy 3.7 <i>Evaluate the creation of streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.</i></p> | <p>SHORT TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 3.8 <i>Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.</i></p> | <p>MID TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 3.9 <i>Create a cohesive strategy to upgrade all of the utilities within the corridor.</i></p> | <p>LONG TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| <p>Strategy 3.10 <i>Continue to assess the leadership and organizational structure of the Grand River Corridor Improvement Authority.</i></p> | <p>ONGOING</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 3.11 <i>Evaluate the creation of a funding guidance/assistance program to offset expenditures associated with the development review process.</i></p> | <p>SHORT TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 3.12 <i>Evaluate the current marketing strategy/plan for the corridor with an emphasis on the focus area.</i></p> | <p>ONGOING</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
| <p>Strategy 3.13 <i>Organize community events in the focus area to promote the district.</i></p> | <p>SHORT TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills |
| <p>Strategy 3.14 <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.</i></p> | <p>LONG TERM</p> | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |



04

**GRAND RIVER
NORTH
FOCUS AREA**

GRAND RIVER NORTH FOCUS AREA CONCEPT PLAN



The original focus area concept for Grand River North focused on preserving and enhancing the retail uses and adding additional storefronts. This development would serve the surrounding residential area create a pedestrian scale retail and entertainment district. This updated focus area plan is most similar, with only a change is the building types and orientations (see the character descriptions and building typologies on the next few pages for more information).

Commercial space and residential opportunities help provide the mixed use feel of the focus area. Pedestrian improvements, such as adequate sidewalks and smaller building footprints should be implemented to enhance walkability. Larger buildings should house diverse offerings, such as a community market center.

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

GRAND RIVER NORTH FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

| |
|--|
| Development on a block level |
| Medium to large footprint |
| Buildings placed at or near the right-of-way |
| Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment. |
| Small to no setbacks |
| Parking in the rear or side of the building |
| 3 to 5 stores (step back typology) |

GENERAL USES

Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, compliments existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

| |
|---|
| Attached or detached |
| Medium to small lot width |
| Medium to small footprint and lot coverage |
| Primary frontage types: stoop, forecourt, porches, and active corners |
| Buildings placed at or near the right-of-way |
| Small to medium setbacks |
| Parking in the rear or side of the building |
| 2 to 3 stories |

GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

INTENT

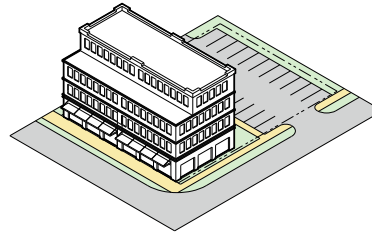
To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

GRAND RIVER NORTH FOCUS AREA FORM TYPOLOGY

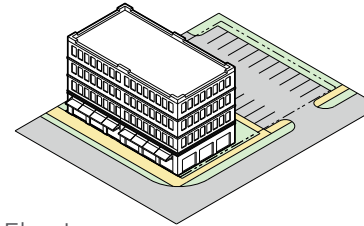
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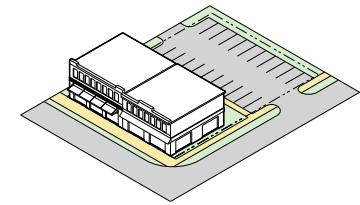
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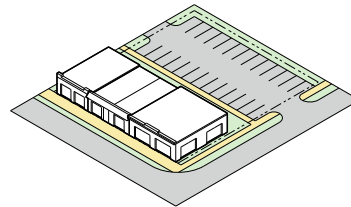
Step Back Building



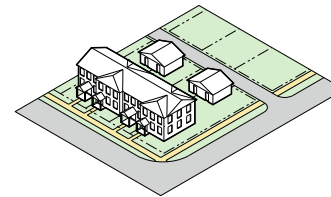
Flex Large



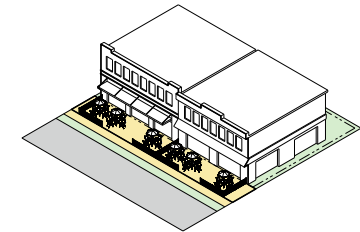
Flex Medium



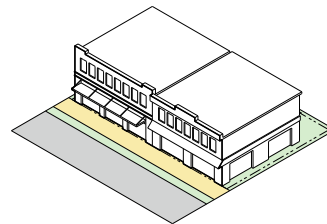
Flex Small



Townhome



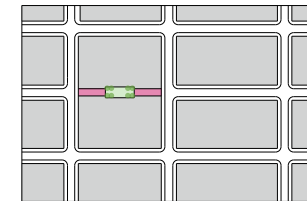
Restaurant/Patio



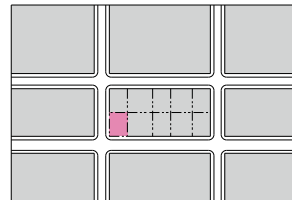
Shopfront



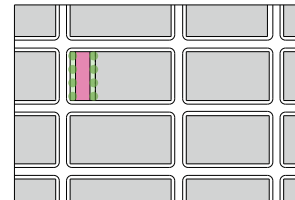
Pocket Park



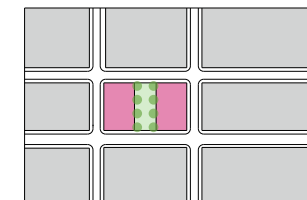
Passage



Pocket Plaza

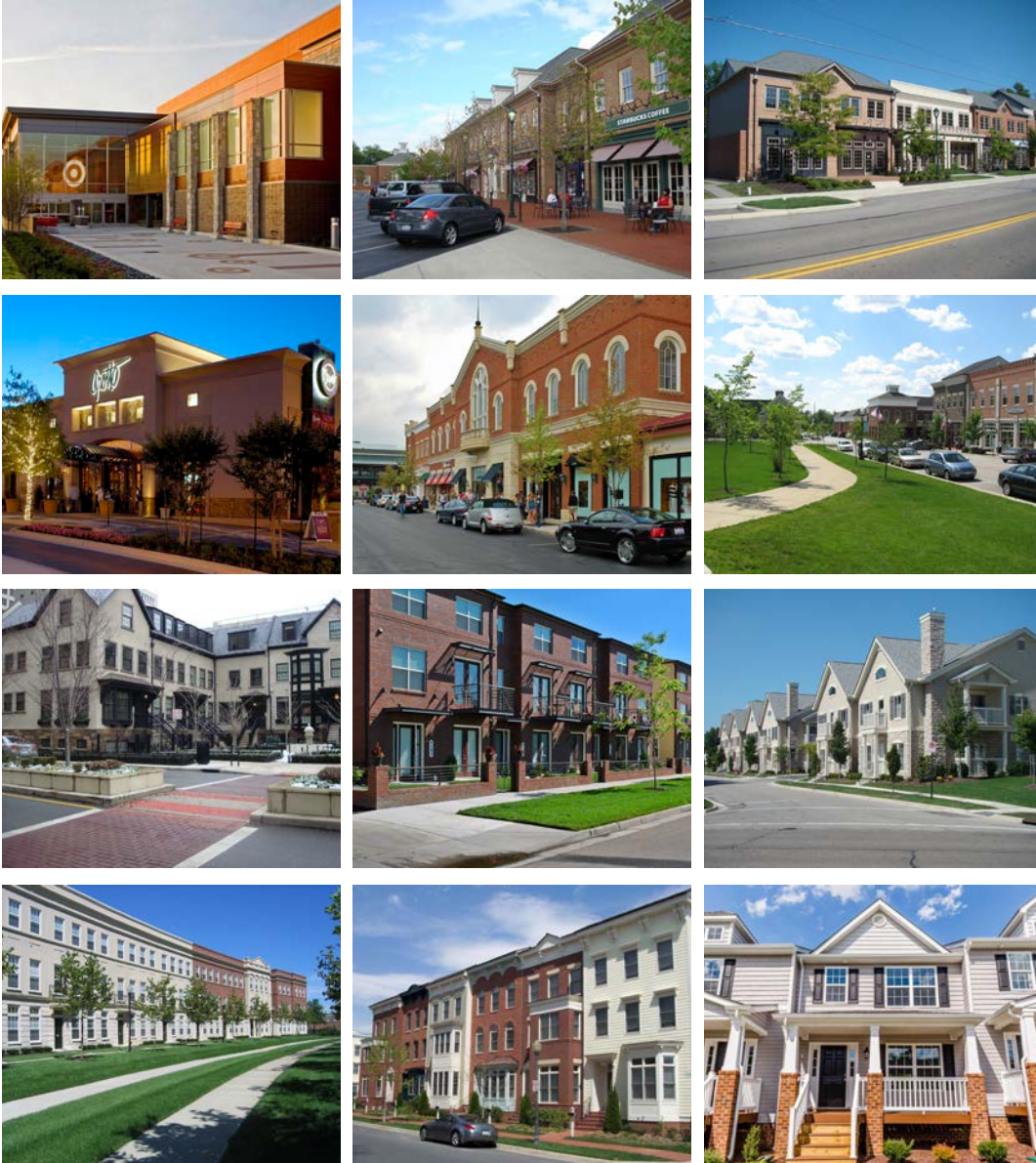


Plaza



Square

GRAND RIVER NORTH FOCUS AREA CHARACTER IMAGES



GRAND RIVER NORTH FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

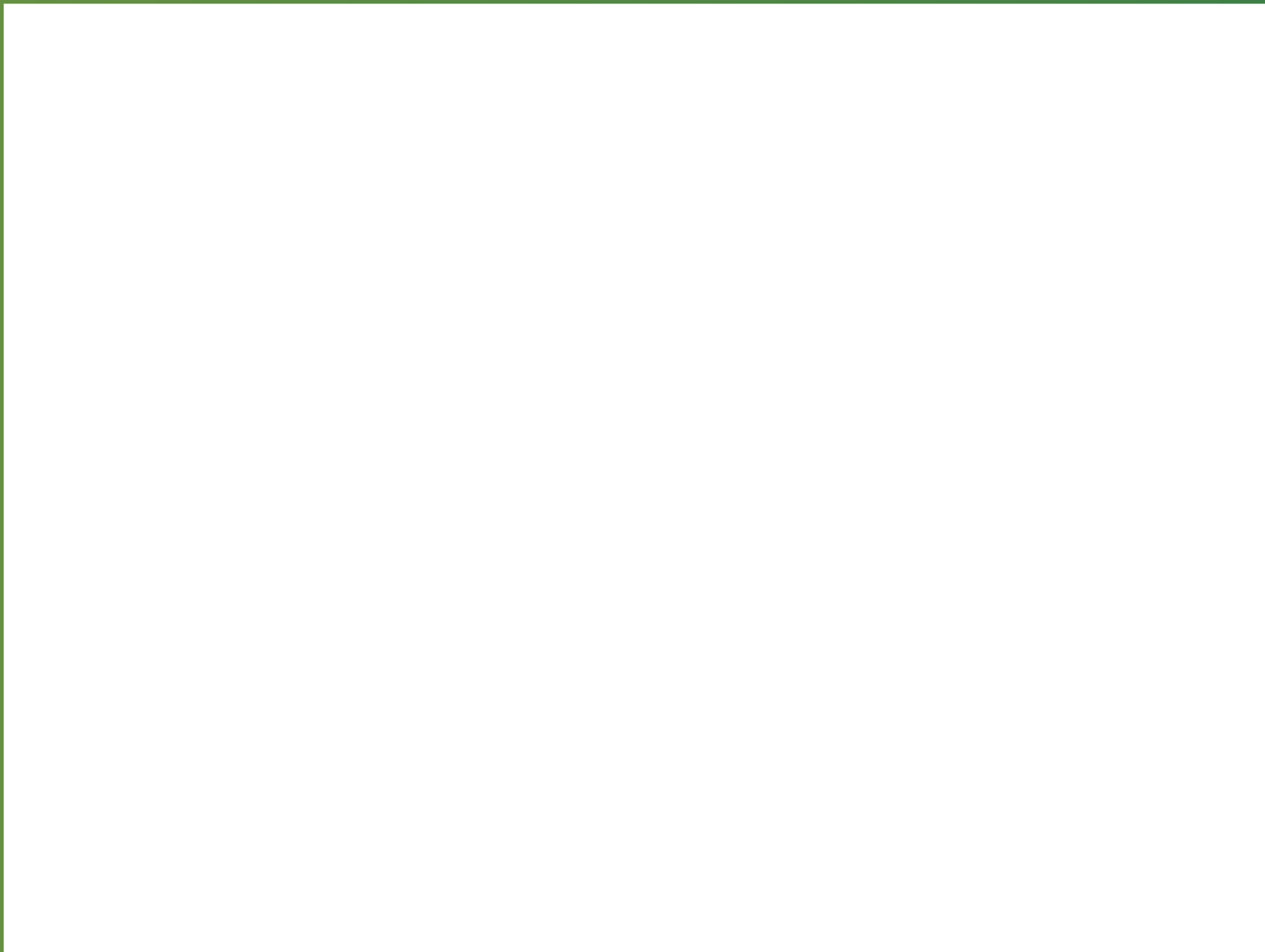
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| STRATEGIES | TIME FRAME | RESPONSIBLE PARTIES |
|--|------------|--|
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| <p>Strategy 4.3 <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i></p> | MID TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
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| <p>Strategy 4.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i></p> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Private Developers |
| <p>Strategy 4.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i></p> | ONGOING | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |

| | | | |
|----------------------|---|------------|--|
| Strategy 4.7 | <i>Evaluate the creation of streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.</i> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers |
| Strategy 4.8 | <i>Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.</i> | MID TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |
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| Strategy 4.11 | <i>Evaluate the creation of a funding guidancel/assistance program to offset expenditures associated with the development review process.</i> | SHORT TERM | <ul style="list-style-type: none"> • City of Farmington Hills |
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| Strategy 4.14 | <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.</i> | LONG TERM | <ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA |



R

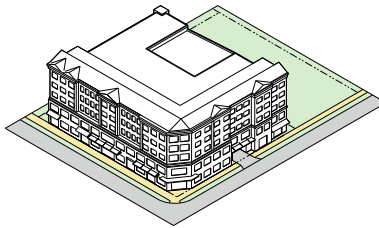
REFERENCE

R

REFERENCE

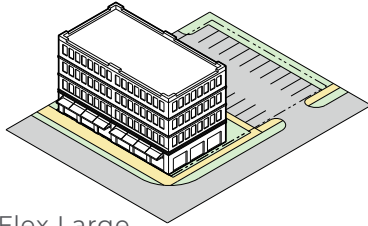
OVERVIEW

The following pages describe and show the form and open space typology vignettes that are mentioned in each of the focus area chapters. They give a description of the desired form and development to be implemented in the respective focus areas.



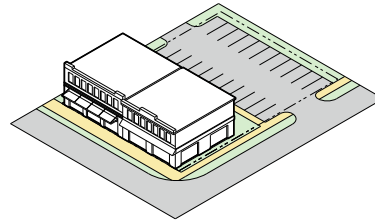
Lined Building

A large building designed to maintain an active street front by providing multiple units of leasable space with upper floors consisting of mixed uses such as residential or office. Parking structures could also be attached and screened by building uses.



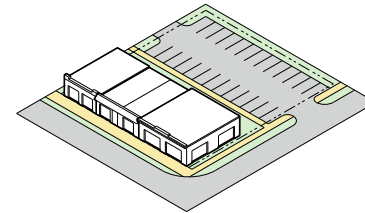
Flex Large

Consists of attached or detached structures ranging from three to four stories. Structures can include single or mixed-uses, but maintain an active street front. Parking is located in the rear of the building typically accessed from a rear alley when possible.



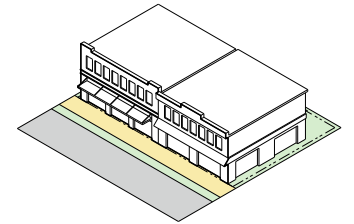
Flex Medium

Consists of attached or detached structures ranging from two to three stories. Structures can include single or mixed-uses but maintain an active street front. Parking is located in the rear of the building typically accessed from a rear alley when possible.



Flex Small

Consists of attached or detached structures ranging from one to two stories. Structures can include single or mixed-uses but maintain an active street front. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.

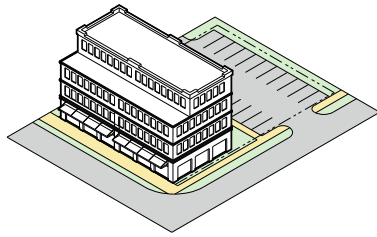


Shopfront

A shopfront is a non-load bearing assembly of commercial entry doors and windows providing access and light to a commercial space and a place to display goods, services, and signs.

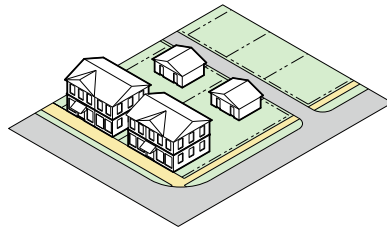


FOCUS AREAS - FORM TYPOLOGY



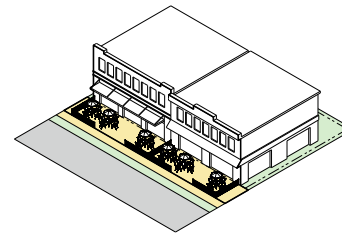
Step Back Building

A mixed use building with the upper floor, or floors set back, relative to the floors below in order to soften the mass of the building and afford more light and air on the street and open spaces.



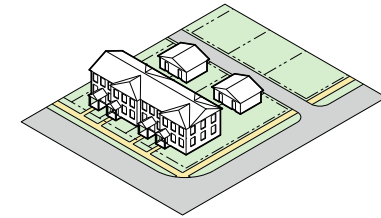
Live Work

An attached or detached building type which provides flexible space at the street level for retail or office, with a complete living unit above. Entries for each use should be separated.



Restaurant/Patio

A restaurant type provides active frontage consisting of windows providing access and light, as well as patio frontage used primarily to provide outdoor seating associated with ground floor dining uses within a building. The patio is a hardscaped area that may be located to the front or side of a building between the building and sidewalk.

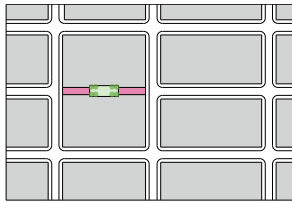


Townhome

A residential structure with common walls on either side and no units below or above. Typically one to two stories in height. Garage access is typically from a rear alley or shared parking area. A small side or rear yard is provided for each unit as a private open space.



FOCUS AREAS - OPEN SPACE TYPOLOGY



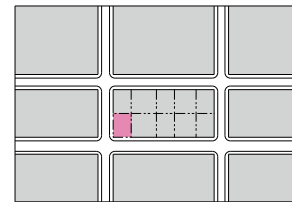
Passage

A passage is an informal or formal gathering space that serves equally as a pedestrian connector between other gathering places or between streetscapes. Passages are near the middle of a block, providing easy walking access through the block. A passage provides additional frontage opportunities for the shops and/or houses along its edges.



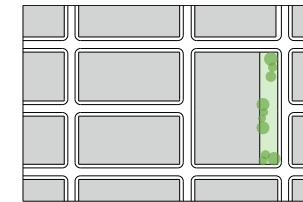
Pocket Park

Pocket parks are small-scale, primarily landscaped open spaces fronting a primary or secondary street and designed to provide opportunities for neighborhood gathering and typically passive recreation, generally for those who live within walking distance.



Pocket Plaza

Pocket plazas are small-scale, primarily hardscaped open spaces designed to provide opportunities for impromptu gathering and resting areas for passersby and for those who live or work in adjacent buildings or nearby destinations. Pocket plazas are typically designed as an extension from the public sidewalk, but clearly delineated as a separate space using features including, but not limited to landscaping, public art, and/or seating walls. Pocket Plazas are typically located along highly trafficked streets and in commercial areas with frequent pedestrian activity.

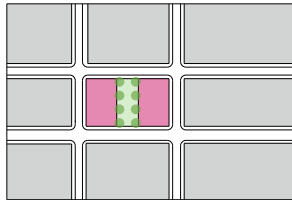


Green

Greens are medium-scale, informal open spaces fronting a primary or secondary street and designed to provide for active or passive recreation in neighborhood settings, including some landscape areas and is generally for those who live within walking distance.



FOCUS AREAS - OPEN SPACE TYPOLOGY



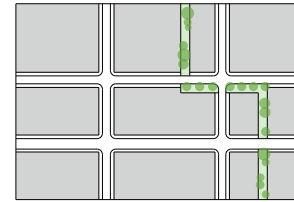
Square

Squares are medium scale formal open spaces designed to serve as gathering spaces in prominent commercial, civic and mixed-use settings. Squares are typically rectilinear and framed on all sides by streets. They are typically designed with a combination of both hardscape and landscape areas and contain amenities including, but not limited to, benches and seating areas, planting areas, walking paths, gazebos or pavilions, fountains, and public art.



Plaza

Plazas are spaces available for civic purposes and commercial activities intended to add to the vibrancy of streets and neighborhoods. Building frontages typically define the edges of these spaces. The landscape consists of primarily hardscape and can include public art. If trees are included, they are formally arranged and of appropriate scale to the space.



Greenway and Trail

Greenways are primarily linear open spaces that connect other types of open spaces as part of a larger open space system. They typically include a path or trail or public art, as a primary feature. The greenway and trail open space is most effective when connecting to another open space type.



Park

Parks are larger-scale, typically informal open spaces designed to provide a variety of active and passive recreational opportunities to the general public. Parks may include natural areas, green infrastructure and public art. These open spaces may have a variety of forms, with edges defined by streets, neighborhoods, or natural features.



GRAND RIVER CORRIDOR VISION PLAN UPDATE

2022

A photograph of the 47th District Court building, a modern structure with large windows and columns, set against a cloudy sky. An American flag is visible on the right side of the building. The image is framed by a large, stylized diamond shape with a white center and blue borders.

47th DISTRICT COURT

ANNUAL REPORT

The 47th District Court

- Changes in Personnel

- *Administration*
- *Probation*
- *Magistrate*

- Court Mission and Goals

- *2020-2021 – renewed focus on Goals*

2020-2021 Year(s) in Review

- The Global Pandemic

- *Administrative Orders from the Michigan Supreme Court*

- *March 2020 and beyond – transition to Zoom and YouTube*

- Legislative and Court Rule Changes

- *20 bills for Jail and Pretrial Incarceration reform*

- *Changes to Landlord-Tenant process*

The Court's Path Forward

- Technology enhancements

- *Zoom – education and access*
- *Text notifications*
- *Court documents online*
- *Remote work capability*

- Process improvements

- *Small claims changes*
- *Hybrid scheduling*

Other Notable Items

- Public Satisfaction Survey
- Community Work Program
- Sobriety Court



**Farmington City Council
Staff Report**

**Council Meeting
Date:** May 16, 2022

**Item
Number
7A**

Submitted by: Christopher M. Weber, Director of Finance and Administration

Agenda Topic:

Consideration to Certify 2022 Delinquent False Alarm Fees, Water and Sewer Bills, and Invoices

Proposed Motion:

Move to approve the attached lists of delinquent false alarm fees, water and sewer bills, and invoices for placement on the Farmington Tax Roll pursuant to City Code.

Background:

Each year, the City Treasurer certifies false alarm fees, water and sewer bills, and invoices that are delinquent and should be placed on the City of Farmington tax roll in accordance with Farmington City Code. The total amount to be placed on the tax roll is \$150,936.83. Of that amount, \$149,736.83 represents delinquent water and sewer bills, \$1,200.00 represents delinquent false alarm fees, and \$0.00 represents grass cutting, sidewalk snow removal, and other services provided by the City. Listed below are the delinquent amounts over the last five years.

| | |
|------|---------------|
| 2022 | \$ 150,936.83 |
| 2021 | \$ 177,736.65 |
| 2020 | \$ 111,984.63 |
| 2019 | \$ 205,512.54 |
| 2018 | \$ 230,342.85 |

Delinquent amounts were significantly lower in 2020 because of extended due dates during the Covid pandemic.

ALTERNATIVES

1. Place the delinquent false alarm fees, water and sewer bills, and invoices on the tax roll.
2. Do not place on tax roll. It would be difficult to collect some of these delinquent bills.

Materials:

1. Certification of Delinquent False Alarm Fees, Water & Sewer Bills, and Invoices
2. Delinquent False Alarm Fees
3. Delinquent Water & Sewer Bills

**CITY OF FARMINGTON
MAY 16, 2022**

**CERTIFICATION OF 2022 DELINQUENT
FALSE ALARM FEES, WATER & SEWER BILLS, AND INVOICES**

I, Christopher M. Weber, Treasurer for the City of Farmington, Oakland County, Michigan, do hereby certify that as of May 1, 2022, the attached False Alarm Fees, Water & Sewer Bills, and City Invoices were delinquent and should be placed on the 2022 City of Farmington tax roll in accordance with Farmington City Code, Chapter 19, Section 19-186, Chapter 27, Section 27-18, Chapter 34, Section 34-33 and 34-141, Chapter 16, Section 16-34; and the Farmington City Charter, Sections 9.11 and 11.9.

| | | |
|---|-----------|-------------------|
| TOTAL DELINQUENT FALSE ALARM FEES | \$ | 1,200.00 |
| TOTAL DELINQUENT WATER & SEWER BILLS | \$ | 149,736.83 |
| TOTAL DELINQUENT CITY SERVICE INVOICES | \$ | <u>-</u> |
| GRAND TOTAL | \$ | 150,936.83 |

2022
CERTIFICATION OF DELINQUENT FALSE ALARM FEES

INVOICE LIST FOR 2022

| <u>PARCEL NO.</u> | <u>ENFORCEMENT NUMBER</u> | <u>AMOUNT</u> |
|-------------------|-------------------------------|--------------------|
| 20-23-27-301-003 | EN21-00085 | \$20.00 |
| 20-23-26-351-005 | EN21-00116 | \$160.00 |
| 20-23-27-155-049 | EN21-00139 | \$20.00 |
| 20-23-28-203-039 | EN21-00147 | \$300.00 |
| 20-23-27-156-005 | EN21-00151 | \$20.00 |
| 20-23-27-153-026 | EN21-00169 | \$100.00 |
| 20-23-26-355-022 | EN21-00176 | \$20.00 |
| 20-23-27-226-038 | EN21-00179 | \$20.00 |
| 20-23-27-352-006 | EN21-00198 | \$100.00 |
| 20-23-27-156-005 | EN21-00216 | \$340.00 |
| 20-23-34-355-014 | EN22-00006 | \$60.00 |
| 20-23-27-155-049 | EN22-00022 | \$20.00 |
| 20-23-27-155-026 | EN22-00041 | \$20.00 |
| | | <hr/> |
| | TOTAL | <u>\$ 1,200.00</u> |

City of Farmington
Delinquent Water Export to 2022 Summer Taxes

| Account Number | Parcel Number | Delinquent Amount | Additional Penalty | Total Amount Due |
|-----------------|------------------|-------------------|--------------------|------------------|
| 0001-00030-01-1 | 20-23-28-428-007 | 154.84 | 50.00 | 204.84 |
| 0001-00197-01-1 | 20-23-28-279-009 | 140.32 | 50.00 | 190.32 |
| 0001-00265-01-1 | 20-23-28-279-013 | 1,064.72 | 106.47 | 1,171.19 |
| 0001-01205-01-1 | 20-23-27-152-015 | 559.00 | 55.90 | 614.90 |
| 0001-01325-01-1 | 20-23-27-251-043 | 374.32 | 50.00 | 424.32 |
| 0001-01345-01-1 | 20-23-27-105-004 | 617.56 | 61.76 | 679.32 |
| 0002-00245-01-1 | 20-23-27-330-010 | 331.10 | 50.00 | 381.10 |
| 0002-00375-01-1 | 20-23-27-452-021 | 1,218.55 | 121.86 | 1,340.41 |
| 0002-00380-01-1 | 20-23-27-452-028 | 1,282.02 | 128.20 | 1,410.22 |
| 0002-00490-01-1 | 20-23-27-330-038 | 514.39 | 51.44 | 565.83 |
| 0002-00515-01-1 | 20-23-27-330-043 | 378.42 | 50.00 | 428.42 |
| 0002-00555-01-1 | 20-23-27-330-054 | 326.78 | 50.00 | 376.78 |
| 0002-00620-01-1 | 20-23-27-451-032 | 917.48 | 91.75 | 1,009.23 |
| 0002-00645-01-1 | 20-23-27-451-027 | 528.73 | 52.87 | 581.60 |
| 0002-00715-01-1 | 20-23-27-451-012 | 1,106.63 | 110.66 | 1,217.29 |
| 0002-00855-01-1 | 20-23-27-377-022 | 990.08 | 99.01 | 1,089.09 |
| 0003-00010-01-1 | 20-23-28-231-017 | 445.45 | 50.00 | 495.45 |
| 0003-00195-01-1 | 20-23-27-302-003 | 125.80 | 50.00 | 175.80 |
| 0003-00335-01-1 | 20-23-27-106-013 | 285.52 | 50.00 | 335.52 |
| 0003-01008-01-1 | 20-23-27-427-035 | 326.78 | 50.00 | 376.78 |
| 0004-00040-01-1 | 20-23-27-402-016 | 375.04 | 50.00 | 425.04 |
| 0004-00070-01-1 | 20-23-27-402-024 | 212.92 | 50.00 | 262.92 |
| 0004-00330-01-1 | 20-23-27-403-018 | 256.48 | 50.00 | 306.48 |
| 0004-00420-01-1 | 20-23-27-253-006 | 358.12 | 50.00 | 408.12 |
| 0004-00835-01-1 | 20-23-27-151-008 | 831.90 | 83.19 | 915.09 |
| 0004-00850-01-1 | 20-23-27-106-027 | 270.56 | 50.00 | 320.56 |
| 0004-00885-01-1 | 20-23-27-106-030 | 600.74 | 60.07 | 660.81 |
| 0005-00025-01-1 | 20-23-26-302-029 | 358.12 | 50.00 | 408.12 |
| 0005-00045-01-1 | 20-23-26-302-033 | 169.36 | 50.00 | 219.36 |
| 0005-00170-01-1 | 20-23-26-357-021 | 459.76 | 50.00 | 509.76 |
| 0005-00190-01-1 | 20-23-26-358-010 | 731.03 | 73.10 | 804.13 |
| 0005-00210-01-1 | 20-23-26-358-006 | 644.30 | 64.43 | 708.73 |
| 0005-00225-01-1 | 20-23-26-358-003 | 1,437.30 | 143.73 | 1,581.03 |
| 0005-00285-01-1 | 20-23-26-353-001 | 241.96 | 50.00 | 291.96 |
| 0005-00310-01-1 | 20-23-26-303-014 | 183.88 | 50.00 | 233.88 |
| 0005-00340-01-1 | 20-23-26-303-008 | 452.90 | 50.00 | 502.90 |
| 0005-00455-01-1 | 20-23-26-303-035 | 256.48 | 50.00 | 306.48 |
| 0005-00500-01-1 | 20-23-26-353-020 | 759.68 | 75.97 | 835.65 |
| 0005-00540-01-1 | 20-23-26-358-022 | 742.02 | 74.20 | 816.22 |
| 0005-00565-01-1 | 20-23-26-359-010 | 111.28 | 50.00 | 161.28 |
| 0005-00625-01-1 | 20-23-26-354-017 | 615.64 | 61.56 | 677.20 |
| 0005-00760-01-1 | 20-23-26-304-021 | 604.11 | 60.41 | 664.52 |
| 0005-00800-01-1 | 20-23-26-304-030 | 241.96 | 50.00 | 291.96 |
| 0005-00840-01-1 | 20-23-26-354-013 | 542.00 | 54.20 | 596.20 |
| 0005-00905-01-1 | 20-23-35-103-004 | 319.32 | 50.00 | 369.32 |
| 0005-00915-01-1 | 20-23-35-126-003 | 326.78 | 50.00 | 376.78 |
| 0005-00925-01-1 | 20-23-35-126-001 | 1,664.92 | 166.49 | 1,831.41 |
| 0005-01035-01-1 | 20-23-26-326-057 | 1,423.37 | 142.34 | 1,565.71 |
| 0005-01270-01-1 | 20-23-26-301-016 | 169.36 | 50.00 | 219.36 |
| 0005-01315-01-1 | 20-23-26-301-007 | 164.48 | 50.00 | 214.48 |

City of Farmington
Delinquent Water Export to 2022 Summer Taxes

| Account Number | Parcel Number | Delinquent Amount | Additional Penalty | Total Amount Due |
|-----------------|------------------|-------------------|--------------------|------------------|
| 0005-01335-01-1 | 20-23-26-301-003 | 1,422.60 | 142.26 | 1,564.86 |
| 0005-01365-01-1 | 20-23-26-301-027 | 609.72 | 60.97 | 670.69 |
| 0005-01500-01-1 | 20-23-26-351-021 | 1,191.43 | 119.14 | 1,310.57 |
| 0005-01575-01-1 | 20-23-26-357-002 | 631.90 | 63.19 | 695.09 |
| 0007-00005-01-1 | 20-23-27-305-023 | 1,277.02 | 127.70 | 1,404.72 |
| 0007-00250-01-1 | 20-23-27-328-034 | 241.96 | 50.00 | 291.96 |
| 0007-00275-01-1 | 20-23-27-329-015 | 169.85 | 50.00 | 219.85 |
| 0007-00405-01-1 | 20-23-27-376-001 | 227.44 | 50.00 | 277.44 |
| 0007-00415-01-1 | 20-23-27-376-003 | 355.44 | 50.00 | 405.44 |
| 0007-00425-01-1 | 20-23-27-376-005 | 528.52 | 52.85 | 581.37 |
| 0007-00460-01-1 | 20-23-27-377-007 | 240.00 | 50.00 | 290.00 |
| 0007-00575-01-1 | 20-23-27-304-036 | 1,120.76 | 112.08 | 1,232.84 |
| 0007-00615-01-1 | 20-23-27-305-020 | 580.68 | 58.07 | 638.75 |
| 0007-00650-01-1 | 20-23-27-305-013 | 125.80 | 50.00 | 175.80 |
| 0007-00685-01-1 | 20-23-27-305-006 | 104.24 | 50.00 | 154.24 |
| 0007-00715-01-1 | 20-23-27-303-017 | 1,938.00 | 193.80 | 2,131.80 |
| 0007-00780-01-1 | 20-23-27-303-030 | 212.92 | 50.00 | 262.92 |
| 0007-00790-01-1 | 20-23-27-303-032 | 140.32 | 50.00 | 190.32 |
| 0007-00890-01-1 | 20-23-27-304-004 | 725.88 | 72.59 | 798.47 |
| 0007-00895-01-1 | 20-23-27-304-003 | 871.08 | 87.11 | 958.19 |
| 0007-00905-01-1 | 20-23-27-304-001 | 125.80 | 50.00 | 175.80 |
| 0007-01075-01-1 | 20-23-27-301-040 | 474.28 | 50.00 | 524.28 |
| 0007-01110-01-1 | 20-23-27-301-033 | 869.61 | 86.96 | 956.57 |
| 0007-01135-01-1 | 20-23-27-301-028 | 557.56 | 55.76 | 613.32 |
| 0008-00045-01-1 | 20-23-27-202-035 | 407.55 | 50.00 | 457.55 |
| 0008-00130-01-1 | 20-23-27-251-025 | 932.39 | 93.24 | 1,025.63 |
| 0008-00200-01-1 | 20-23-27-251-019 | 198.40 | 50.00 | 248.40 |
| 0008-00300-01-1 | 20-23-27-202-007 | 125.80 | 50.00 | 175.80 |
| 0008-00360-01-1 | 20-23-27-202-019 | 1,220.09 | 122.01 | 1,342.10 |
| 0008-00375-01-1 | 20-23-27-276-003 | 961.43 | 96.14 | 1,057.57 |
| 0008-00380-01-1 | 20-23-27-276-004 | 602.76 | 60.28 | 663.04 |
| 0008-00425-01-1 | 20-23-27-229-003 | 285.52 | 50.00 | 335.52 |
| 0008-00435-01-1 | 20-23-27-226-030 | 1,379.42 | 137.94 | 1,517.36 |
| 0008-00440-01-1 | 20-23-27-228-014 | 198.40 | 50.00 | 248.40 |
| 0008-00465-01-1 | 20-23-27-228-019 | 687.47 | 68.75 | 756.22 |
| 0008-00530-01-1 | 20-23-27-203-049 | 759.68 | 75.97 | 835.65 |
| 0008-00570-01-1 | 20-23-27-203-041 | 1,005.75 | 100.58 | 1,106.33 |
| 0008-00600-01-1 | 20-23-27-203-056 | 1,047.39 | 104.74 | 1,152.13 |
| 0008-00625-01-1 | 20-23-27-203-030 | 1,205.24 | 120.52 | 1,325.76 |
| 0008-00635-01-1 | 20-23-27-228-021 | 528.52 | 52.85 | 581.37 |
| 0008-00715-01-1 | 20-23-27-226-027 | 798.48 | 79.85 | 878.33 |
| 0008-00845-01-1 | 20-23-27-203-008 | 413.96 | 50.00 | 463.96 |
| 0008-00990-01-1 | 20-23-27-230-014 | 285.52 | 50.00 | 335.52 |
| 0008-01005-01-1 | 20-23-27-230-011 | 225.00 | 50.00 | 275.00 |
| 0008-01075-01-1 | 20-23-27-201-015 | 773.82 | 77.38 | 851.20 |
| 0008-01110-01-1 | 20-23-27-201-008 | 745.16 | 74.52 | 819.68 |
| 0008-01190-01-1 | 20-23-27-203-019 | 140.32 | 50.00 | 190.32 |
| 0008-01245-01-1 | 20-23-27-204-009 | 1,163.17 | 116.32 | 1,279.49 |
| 0008-01265-01-1 | 20-23-27-204-005 | 479.04 | 50.00 | 529.04 |
| 0008-01280-01-1 | 20-23-27-204-002 | 791.21 | 79.12 | 870.33 |

City of Farmington
Delinquent Water Export to 2022 Summer Taxes

| Account Number | Parcel Number | Delinquent Amount | Additional Penalty | Total Amount Due |
|-----------------|------------------|-------------------|--------------------|------------------|
| 0008-01305-01-1 | 20-23-27-226-005 | 471.50 | 50.00 | 521.50 |
| 0008-01505-01-1 | 20-23-27-231-023 | 1,003.45 | 100.35 | 1,103.80 |
| 0008-01680-01-1 | 20-23-27-229-022 | 212.92 | 50.00 | 262.92 |
| 0008-01685-01-1 | 20-23-27-229-021 | 442.17 | 50.00 | 492.17 |
| 0008-01720-01-1 | 20-23-27-229-014 | 1,525.78 | 152.58 | 1,678.36 |
| 0008-01735-01-1 | 20-23-27-229-011 | 729.87 | 72.99 | 802.86 |
| 0009-00080-01-1 | 20-23-28-426-003 | 486.50 | 50.00 | 536.50 |
| 0009-00130-01-1 | 20-23-28-401-001 | 1,364.76 | 136.48 | 1,501.24 |
| 0009-00300-01-1 | 20-23-28-402-023 | 111.28 | 50.00 | 161.28 |
| 0009-00370-01-1 | 20-23-28-428-031 | 1,006.91 | 100.69 | 1,107.60 |
| 0009-00390-01-1 | 20-23-28-428-027 | 531.11 | 53.11 | 584.22 |
| 0009-00525-01-1 | 20-23-28-403-033 | 169.36 | 50.00 | 219.36 |
| 0009-00550-01-1 | 20-23-28-403-049 | 1,753.09 | 175.31 | 1,928.40 |
| 0009-00760-01-1 | 20-23-28-257-004 | 1,940.70 | 194.07 | 2,134.77 |
| 0009-00765-01-1 | 20-23-28-257-005 | 546.88 | 54.69 | 601.57 |
| 0009-00805-01-1 | 20-23-28-258-003 | 3,354.00 | 335.40 | 3,689.40 |
| 0009-00855-01-1 | 20-23-28-256-012 | 1,724.44 | 172.44 | 1,896.88 |
| 0011-00090-01-1 | 20-23-27-102-011 | 688.63 | 68.86 | 757.49 |
| 0011-00100-01-1 | 20-23-27-102-013 | 2,044.65 | 204.47 | 2,249.12 |
| 0011-00215-01-1 | 20-23-27-103-012 | 1,113.83 | 111.38 | 1,225.21 |
| 0011-00240-01-1 | 20-23-27-101-006 | 285.52 | 50.00 | 335.52 |
| 0011-00292-01-1 | 20-23-27-101-012 | 169.36 | 50.00 | 219.36 |
| 0011-00295-01-1 | 20-23-27-103-014 | 1,655.69 | 165.57 | 1,821.26 |
| 0011-00320-01-1 | 20-23-27-103-019 | 469.40 | 50.00 | 519.40 |
| 0012-00750-01-1 | 20-23-34-301-006 | 527.48 | 52.75 | 580.23 |
| 0012-00780-01-1 | 20-23-34-351-002 | 117.04 | 50.00 | 167.04 |
| 0012-00820-01-1 | 20-23-34-304-018 | 372.64 | 50.00 | 422.64 |
| 0012-00860-01-1 | 20-23-34-304-010 | 1,436.35 | 143.64 | 1,579.99 |
| 0012-00935-01-1 | 20-23-34-354-018 | 1,105.86 | 110.59 | 1,216.45 |
| 0012-00960-01-1 | 20-23-34-376-001 | 1,090.95 | 109.10 | 1,200.05 |
| 0012-01035-01-1 | 20-23-34-329-022 | 1,047.39 | 104.74 | 1,152.13 |
| 0012-01080-01-1 | 20-23-34-326-024 | 270.71 | 50.00 | 320.71 |
| 0012-01090-01-1 | 20-23-34-326-022 | 169.36 | 50.00 | 219.36 |
| 0012-01140-01-1 | 20-23-34-351-016 | 1,554.82 | 155.48 | 1,710.30 |
| 0012-01210-01-1 | 20-23-34-301-012 | 1,149.03 | 114.90 | 1,263.93 |
| 0012-01225-01-1 | 20-23-34-301-015 | 1,666.74 | 166.67 | 1,833.41 |
| 0012-01240-01-1 | 20-23-34-301-018 | 873.15 | 87.32 | 960.47 |
| 0012-01375-01-1 | 20-23-34-302-005 | 241.96 | 50.00 | 291.96 |
| 0012-01475-01-1 | 20-23-34-329-010 | 459.76 | 50.00 | 509.76 |
| 0012-01485-01-1 | 20-23-34-329-008 | 1,395.10 | 139.51 | 1,534.61 |
| 0012-01490-01-1 | 20-23-34-329-007 | 1,148.65 | 114.87 | 1,263.52 |
| 0012-01545-01-1 | 20-23-34-303-015 | 462.68 | 50.00 | 512.68 |
| 0012-01570-01-1 | 20-23-34-353-016 | 571.04 | 57.10 | 628.14 |
| 0012-01760-01-1 | 20-23-34-152-021 | 1,248.60 | 124.86 | 1,373.46 |
| 0012-01810-01-1 | 20-23-34-302-012 | 759.80 | 75.98 | 835.78 |
| 0012-01850-01-1 | 20-23-34-302-020 | 183.88 | 50.00 | 233.88 |
| 0012-01855-01-1 | 20-23-34-302-021 | 1,105.86 | 110.59 | 1,216.45 |
| 0012-01880-01-1 | 20-23-34-352-016 | 1,307.59 | 130.76 | 1,438.35 |
| 0012-02105-01-1 | 20-23-34-153-002 | 154.84 | 50.00 | 204.84 |
| 0012-02625-01-1 | 20-23-34-330-026 | 256.48 | 50.00 | 306.48 |

City of Farmington
Delinquent Water Export to 2022 Summer Taxes

| Account Number | Parcel Number | Delinquent Amount | Additional Penalty | Total Amount Due |
|-----------------|------------------|-------------------|--------------------|-------------------|
| 0014-06165-01-1 | 20-23-28-429-034 | 338.72 | 50.00 | 388.72 |
| 0015-00075-01-1 | 20-23-29-102-006 | 663.04 | 66.30 | 729.34 |
| 0015-00103-01-1 | 20-23-29-128-013 | 949.51 | 94.95 | 1,044.46 |
| 0015-00135-01-1 | 20-23-29-128-006 | 125.80 | 50.00 | 175.80 |
| 0015-00235-01-1 | 20-23-29-130-005 | 212.92 | 50.00 | 262.92 |
| 0015-00345-01-1 | 20-23-29-177-005 | 212.92 | 50.00 | 262.92 |
| 0015-00420-01-1 | 20-23-29-176-007 | 1,191.43 | 119.14 | 1,310.57 |
| 0015-00695-01-1 | 20-23-29-152-010 | 887.67 | 88.77 | 976.44 |
| 0015-00810-01-1 | 20-23-29-178-011 | 759.80 | 75.98 | 835.78 |
| 0015-01515-01-1 | 20-23-29-201-004 | 1,523.47 | 152.35 | 1,675.82 |
| 0015-01615-01-1 | 20-23-29-252-022 | 1,105.47 | 110.55 | 1,216.02 |
| 0015-01775-01-1 | 20-23-29-254-005 | 951.23 | 95.12 | 1,046.35 |
| 0015-01795-01-1 | 20-23-29-254-001 | 1,088.88 | 108.89 | 1,197.77 |
| 0015-01870-01-1 | 20-23-29-203-016 | 241.96 | 50.00 | 291.96 |
| 0015-02010-01-1 | 20-23-29-203-001 | 1,701.45 | 170.15 | 1,871.60 |
| 0015-06375-01-1 | 20-23-29-226-053 | 946.91 | 94.69 | 1,041.60 |
| 0015-08770-01-1 | 20-23-29-276-080 | 630.55 | 63.06 | 693.61 |
| 0015-09225-01-1 | 20-23-29-177-038 | 329.08 | 50.00 | 379.08 |
| 0016-02720-01-1 | 20-23-28-153-005 | 169.36 | 50.00 | 219.36 |
| 0016-02725-01-1 | 20-23-28-153-006 | 1,782.13 | 178.21 | 1,960.34 |
| 0016-07340-01-1 | 20-23-28-254-013 | 1,090.57 | 109.06 | 1,199.63 |
| 0016-07390-01-1 | 20-23-28-204-030 | 198.40 | 50.00 | 248.40 |
| 0016-07430-01-1 | 20-23-28-251-031 | 685.55 | 68.56 | 754.11 |
| 0016-07565-01-1 | 20-23-28-202-010 | 1,090.18 | 109.02 | 1,199.20 |
| 0016-07635-01-1 | 20-23-21-453-010 | 585.56 | 58.56 | 644.12 |
| 0016-07835-01-1 | 20-23-28-228-008 | 1,407.70 | 140.77 | 1,548.47 |
| 0016-07890-01-1 | 20-23-28-226-028 | 740.40 | 74.04 | 814.44 |
| 0016-08220-01-1 | 20-23-28-178-001 | 296.96 | 50.00 | 346.96 |
| 0016-08360-01-1 | 20-23-28-205-022 | 324.87 | 50.00 | 374.87 |
| 0016-08385-01-1 | 20-23-28-205-020 | 313.74 | 50.00 | 363.74 |
| 0016-08425-01-1 | 20-23-28-203-037 | 241.96 | 50.00 | 291.96 |
| 0016-08440-01-1 | 20-23-28-129-014 | 732.19 | 73.22 | 805.41 |
| 0016-08570-01-1 | 20-23-28-128-022 | 227.44 | 50.00 | 277.44 |
| 0016-08630-01-1 | 20-23-28-178-009 | 773.43 | 77.34 | 850.77 |
| 0016-08670-01-1 | 20-23-28-129-017 | 692.08 | 69.21 | 761.29 |
| 0016-08685-01-1 | 20-23-28-129-001 | 860.17 | 86.02 | 946.19 |
| 0016-08690-01-1 | 20-23-28-129-008 | 343.60 | 50.00 | 393.60 |
| 0016-08825-01-1 | 20-23-28-126-021 | 1,940.70 | 194.07 | 2,134.77 |
| 0016-09020-01-1 | 20-23-28-126-033 | 1,253.48 | 125.35 | 1,378.83 |
| 0016-09025-01-1 | 20-23-28-179-002 | 227.44 | 50.00 | 277.44 |
| 0016-09365-01-1 | 20-23-28-179-019 | 181.46 | 50.00 | 231.46 |
| 0016-09370-01-1 | 20-23-28-179-018 | 532.36 | 53.24 | 585.60 |
| | | Total \$ | \$ | \$ |
| | | 134,350.66 | 15,386.17 | 149,736.83 |

**Farmington City Council
Staff Report**

**Council Meeting
Date:** May 16, 2022

**Item
Number
7B**

Submitted by: Charles Eudy, Superintendent

Agenda Topic: Park Restroom Improvements.

Proposed Motion:

Move to approve Payment Application No. 3 in the amount of \$37,061.21 for the Shiawassee & Drake Park Restroom Improvement to Summit Company.

Background:

For a long time, residents and visitors to the parks have been requesting improvements to the park restrooms. The recent millage increase, approved by voters, is to conduct capital improvements throughout the City of Farmington, including the parks. City Administration has allocated funding from the last couple of years to park restroom improvements and the current budget includes allocations for this. The current industry material shortage limited qualified contractors, while the labor shortage has resulted in escalating costs.

The Parks restrooms were closed in late September to allow improvements to begin.

Payment Application No. 3: Work completed for this payment application includes completion of carpentry, masonry, tile, plumbing, exterior siding, roofing, doors & hardware, and electrical.

The project architect has reviewed the Payment Application No. 3 and agrees with payment of \$37,061.21 with \$4,117.91 held as retainage.

Total due to Summit Company, located in Livonia, is \$41,179.12.

All services by Architect Steve Schneemann developing the Park Restroom Improvement and reviewing payment applications is gratis for the benefit of the community.

Materials:

Summit Company Payment Application No.3 Invoices

APPLICATION FOR PAYMENT

OWNER: City of Farmington

PROJECT: Park Toilet Building Renovations
23500 Drake Road
32340 Shiawassee

APPLICATION NUMBER: 3

PROJECT NUMBER: 90251

DISTRIBUTION:
CONTRACTOR ▶
ARCHITECT ▶
File ▶

CONTRACTOR: The Summit Company
13191 Wayne Road
Livonia, MI 48150

ARCHITECT: S3 Architecture

APPLICATION FOR PAYMENT - SUMMARY

Refer to continuation sheets attached for detailed breakdown.

- 1. ORIGINAL CONTRACT AMOUNT: 315,911.20
- 2. NET CHANGES TO CONTRACT: 6,565.96
- 3. TOTAL CONTRACT AMOUNT: 322,477.16
- 4. TOTAL COMPLETED AND STORED TO DATE: 321,805.71
- 5. RETAINAGE:

10.0% Retainage with adjustments

- 6. TOTAL COMPLETED LESS RETAINAGE: 289,625.14
- 7. LESS PREVIOUS APPLICATIONS: 252,563.93
- 8. CURRENT PAYMENT DUE: **37,061.21**
- 9. BALANCE TO FINISH INCLUDING RETAINAGE: 32,852.02

| EXTRA WORK SUMMARY | ADDITIONS | DELETIONS |
|---------------------------------|-----------|-----------|
| Changes From Prev Applications: | 6,565.96 | - |
| Changes From This Application: | - | - |
| Total: | 6,565.96 | - |
| Net Changes: | 6,565.96 | - |

CONTRACTOR'S CERTIFICATION:

The undersigned Contractor to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid to him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tony Dattilo *Tony Dattilo* DATE: Mar 17, 2022

State: MI Country: USA

Subscribed & sworn to before me

this 17th day of March, 2022

Notary Public Name: *SARA A KING*

Commission Expiration Date: *11-17-22*

SARA A KING
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Nov. 17, 2022
Acting in the County of *Wayne*

ARCHITECT'S CERTIFICATION:

The Architect hereby confirms that based on site observations & to the best of his/her knowledge, this payment application accurately reflects the progression of work and that this work meets contract requirements sufficient enough to justify payment in the amount certified below:

AMOUNT CERTIFIED: **37,061.21**

Provide explanation below or attached if amount certified does not match this application amount. Initial all figures & markups to agree with certified amount.

ARCHITECT: *[Signature]* DATE: *5/10/2022*

The Amount Certified is payable to the contractor listed above.

INVOICE SCHEDULE OF VALUES

THE SUMMIT COMPANY, INC.
 13191 WAYNE ROAD
 LIVONIA MI 48150

APPLICATION NUMBER: 3
 APPLICATION DATE: 03/17/22

| A ITEM NO. | B DESCRIPTION | C SCHEDULED VALUE | D PREVIOUS APPLICATIONS | E WORK COMPLETED | | F Stored Materials (not in D or E) | G TOTAL COMPLETED AND STORED TO DATE (D+E+F) | H % (G/C) | I BALANCE TO FINISH (C-G) | J RETAINAGE |
|---------------------|--|----------------------|----------------------------|---------------------|---------------|--|---|-----------------|---------------------------------|----------------|
| | | | | This Application | WORK IN PLACE | | | | | |
| 1 | Permits | \$ 2,500.00 | \$ 2,500.00 | \$ - | \$ - | \$ - | \$ 2,500.00 | 100% | \$ - | 250.00 |
| 2 | Bonds | \$ 6,000.00 | \$ 6,000.00 | \$ - | \$ - | \$ - | \$ 6,000.00 | 100% | \$ - | 600.00 |
| 3 | Demolition | \$ 5,000.00 | \$ 5,000.00 | \$ - | \$ - | \$ - | \$ 5,000.00 | 100% | \$ - | 500.00 |
| 4 | Masonry | \$ 50,000.00 | \$ 50,000.00 | \$ - | \$ - | \$ - | \$ 50,000.00 | 100% | \$ - | 5,000.00 |
| 5 | Siding | \$ 27,000.00 | \$ 27,000.00 | \$ - | \$ - | \$ - | \$ 27,000.00 | 100% | \$ - | 2,700.00 |
| 6 | Carpentry (rough, drywall & finish) | \$ 53,692.20 | \$ 51,007.59 | \$ 2,684.61 | \$ - | \$ - | \$ 53,692.20 | 100% | \$ - | 5,369.22 |
| 7 | Roofing | \$ 39,000.00 | \$ 39,000.00 | \$ - | \$ - | \$ - | \$ 39,000.00 | 100% | \$ - | 3,900.00 |
| 8 | Doors & Hardware | \$ 7,000.00 | \$ 7,000.00 | \$ - | \$ - | \$ - | \$ 7,000.00 | 100% | \$ - | 700.00 |
| 9 | Tile | \$ 20,000.00 | \$ - | \$ 20,000.00 | \$ - | \$ - | \$ 20,000.00 | 100% | \$ - | 2,000.00 |
| 10 | Painting | \$ 4,000.00 | \$ - | \$ 4,000.00 | \$ - | \$ - | \$ 4,000.00 | 100% | \$ - | 400.00 |
| 11 | Plumbing | \$ 61,000.00 | \$ 54,900.00 | \$ 6,100.00 | \$ - | \$ - | \$ 61,000.00 | 100% | \$ - | 6,100.00 |
| 12 | Electrical | \$ 12,000.00 | \$ 9,500.00 | \$ 2,500.00 | \$ - | \$ - | \$ 12,000.00 | 100% | \$ - | 1,200.00 |
| 13 | Contingency - \$28,719.00 Less CO's Below | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | \$ - | - |
| 14 | COR#1R1 - Rework For OHD Header, LVL's, Added Attic Access | \$ 8,242.35 | \$ 8,242.35 | \$ - | \$ - | \$ - | \$ 8,242.35 | 100% | \$ - | 824.24 |
| 15 | COR#2 Miscellaneous Items | \$ 20,476.65 | \$ 20,476.65 | \$ - | \$ - | \$ - | \$ 20,476.65 | 100% | \$ - | 2,047.67 |
| 16 | COR#3 Added Attic Access Panel, Add (4) New Bath Fans, Added Permit Cost | \$ 6,565.96 | \$ - | \$ 6,565.96 | \$ - | \$ - | \$ 6,565.96 | 100% | \$ - | 656.60 |
| 17 | Credit for Shiawassee ceiling not requiring new wood covering. | \$ - | \$ - | \$ - | \$ (671.45) | \$ - | \$ (671.45) | | \$ - | (67.15) |
| Grand Totals | | \$ 322,477.16 | \$ 280,626.59 | \$ 41,179.12 | \$ - | \$ - | \$ 321,805.71 | 100% | \$ 671.45 | 32,180.57 |

| | | | |
|---|---|------------------------------------|---------------------|
| Farmington City Council Staff Report | Council Meeting Date: May 16, 2022 | Reference Number 7C | |
| Submitted by: David Murphy, City Manager | | | |
| Description Consideration to Approve Public Hearing Notice for Proposed Fiscal Year 2022-23 Budget and Property Tax Rates | | | |
| Requested Action Move to hold public hearing on Monday, June 20 at 7:00 p.m. regarding the proposed Fiscal Year 2022-23 Budget and property tax rates. | | | |
| <p>Background</p> <p>In accordance with the City Charter, Public Act 43 of the Extra Session of 1963 and Public Act 2 of 1968 as amended, it is necessary to hold a public hearing on the proposed budget and millage rate prior to their adoption. In accordance with the City Charter, the City Council must adopt the budget not later than June 20. It is recommended that the public hearing be held on Monday, June 20 at 7:00 p.m. Following the public hearing, it is recommended that the City Council adopt the budget and millage rates.</p> <p>Attached is the proposed public hearing notice. The proposed overall millage rate for the City is 18.2342 mills with 14.8302 mills for operating purposes, 2.0000 mills for capital improvements and 1.4040 mills for road improvements. The proposed overall millage rate for the DDA is 1.7716 for operating purposes. The City Council has the discretion to lower the millage rate once the notice has been published, but cannot increase it without holding another public hearing. The City Council can still make changes before the budget is adopted.</p> | | | |
| Agenda Review | | | |
| Department Head | Finance/Treasurer | City Attorney | City Manager |

CITY OF FARMINGTON

NOTICE OF PUBLIC HEARING
TO REVIEW THE PROPOSED FISCAL YEAR 2022-23 BUDGET

The City Council of the City of Farmington will hold a public hearing on the proposed Fiscal Year 2022-23 Budget at 7:00 p.m. on June 20, 2022, in the Council Chamber in City Hall, 23600 Liberty Street, Farmington, Michigan 48335.

THE PROPERTY TAX MILLAGE RATE PROPOSED TO BE LEVIED TO SUPPORT THE PROPOSED BUDGET WILL BE A SUBJECT OF THIS HEARING.

The 2022 proposed property tax levy includes 14.0000 mills (\$14.0000 per \$1,000 of Taxable Value) for city operations as authorized by charter, 0.8302 mills (\$0.8302 per \$1,000 of Taxable Value) for city operations as provided by the 2018 voted millage, 2.0000 mills (\$2.0000 per \$1,000 of Taxable Value) for capital improvements as provided by the 2018 voted millage and 1.4040 mills (\$1.4040 per \$1,000 of Taxable Value) for road improvements as provided by the 2014 voted millage; for a total millage rate of 18.2342 (\$18.2342 per \$1,000 of Taxable Value.)

The Farmington Downtown Development Authority proposes to levy 1.7716 mills (\$1.7716 per \$1,000 of Taxable Value) on property in the Downtown Development District as allowed by statute.

Public comments, oral or written, are welcome at the hearing on the proposed budget and proposed property tax rate.

The proposed budget, as summarized below, will be on file in the office of the City Manager for public inspection and is also posted in detail on the City's website at www.farmgov.com.

| <u>Fund</u> | <u>Revenues</u> | <u>Expenditures</u> |
|--|------------------------|----------------------------|
| General Fund | \$10,693,374 | \$10,930,134 |
| Major Street Fund | 942,777 | 941,578 |
| Local Street Fund | 1,570,400 | 1,562,578 |
| Municipal Street Fund | 555,600 | 800,000 |
| American Rescue Act Fund | 711,237 | 250,000 |
| Capital Improvement Fund | 39,916 | 272,500 |
| Capital Improvement Millage Fund | 1,829,846 | 4,633,265 |
| Water & Sewer Fund | 5,356,810 | 5,759,397 |
| Farmington Community Theater Fund | 455,948 | 547,253 |
| Nonvoted Debt Service Fund | 88,301 | 88,301 |
| Streetscape Debt Service Fund | 70,583 | 70,583 |
| Grove Special Assessment Debt Service Fund | 33,675 | 33,675 |
| OPEB 2013 LTGO Bonds | 745,916 | 745,916 |
| Employee Accrued Benefits Fund | 11,000 | 10,000 |
| Self Insurance Fund | 215,718 | 215,718 |
| DPW Equipment Revolving Fund | 539,400 | 627,329 |

Publish: Farmington Press

| | | |
|---|-----------------------------------|-------------------------------|
| Farmington City Council Staff Report | Meeting Date: May 16, 2022 | Reference Number 7D |
| Submitted by: Kevin Christiansen, Economic and Community Development Director | | |
| Agenda Topic Introduction of Proposed Zoning Ordinance Text Amendment: Online Retail Delivery Storage & Pickup Facilities | | |
| Proposed Motion To approve Introduction of Ordinance __ - ____-2022 Amending Section 35-158, of the Zoning Ordinance, "Special Land Use Specific Requirements," to Include "Online Retail Delivery Storage & Pickup Facility" C2, Community Commercial and the C3, General Commercial Zoning District as a Special Land Use, including specific Special Land Use requirements, and a proposed Zoning Ordinance Text Amendment To Chapter 35, Article 21, Section 35-252, "Definitions," to Include a Definition of "Online Retail Delivery Storage & Pickup Facility"- FIRST READING | | |
| Background <p>This Zoning Ordinance Text Amendment was proposed by Planning Commission in response to an application for on online retail storage and delivery facility use in the C2, Community Commercial and the C3, General Commercial Zoning District. The proposed amendment would allow online retail delivery storage & pickup facility establishments within the City of Farmington in the C2, Community Commercial and the C3, General Commercial Zoning Districts as a Special Land Use (SLU). The Planning Commission discussed and reviewed an initial draft amendment at the 3/14/22 meeting. The Commission tabled the proposed Zoning Ordinance Text Amendment in order to allow staff and the City Attorney to review the comments made by the Planning Commission regarding specific land use requirements, to investigate this type of ordinance and how it is being handled in other communities, and also to prepare a definition for this proposed use. A public hearing was held at the 4/11/22 Planning Commission meeting regarding a revised draft ordinance, including the requested definition of Online Retail Delivery Storage & Pickup Facility, and has been recommended for approval by the Planning Commission as attached.</p> | | |

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON
ORDINANCE NO. ____

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO AMEND ARTICLE 7 "CBD CENTRAL BUSINESS DISTRICT, C2 COMMUNITY COMMERCIAL DISTRICT, C3 GENERAL COMMERCIAL DISTRICT, AND RO REDEVELOPMENT OVERLAY DISTRICT," SECTION 35-102, "TABLE OF USES," TO AMEND ALLOW ONLINE RETAIL DELIVERY STORAGE & PICKUP FACILITIES AS SPECIAL LAND USES

THE CITY OF FARMINGTON ORDAINS:

Section 1. Chapter 35, Zoning, of the Farmington City Code, Article 7, "CBD Central Business District, C2 Community Commercial District, C3 General Commercial District and RO-Redevelopment Overlay District," Section 35-102, "Table of Uses," is hereby amended as follows:

Sec. 35-102. Table of Uses.

| Use | CBD | C2 | C3 |
|--|-------|------------|------------|
| P: Use is permitted by right in district | | | |
| SLU: Special Land Use in accordance with Article 12, Special Land Uses | | | |
| <i>RETAIL:</i> | | | |
| General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less | P | P | P |
| General commercial/retail business or shopping center exceeding 50,000 square feet of floor area | SLU | SLU | SLU |
| Drive-through accessory to a retail use, not specified elsewhere | | - | SLU (c) |
| Drive-through accessory to a pharmacy | - | SLU | P |
| Commercial outdoor display, sales or storage (accessory only) | P (a) | SLU (a) | P (a) |
| Garden centers and nurseries | P (a) | P (a) | P (a) |
| Home improvement showrooms and supply stores | SLU | P | P |
| <u>Online retail delivery storage & pickup facility</u> | - | <u>SLU</u> | <u>SLU</u> |
| Smoke shop | - | - | SLU |
| Wholesale establishments | - | - | P |
| <i>RESTAURANTS: (see definitions in Article 21, Definitions)</i> | | | |

| | | | |
|--|-------|---------|---------|
| Standard restaurant | P | P | P |
| Banquet facilities | P | - | P |
| Bars, taverns, lounges | P | SLU | SLU |
| Carry-out | P | P | P |
| Drive-in | - | - | SLU |
| Drive-through | - | SLU (c) | SLU (c) |
| Open front window (when principal or accessory use) | P | P | P |
| Outdoor seating accessory to a restaurant use | P (b) | P (b) | P (b) |
| <i>SERVICES/OFFICE:</i> | | | |
| Animal grooming and training establishments (without 24-hour services or boarding) | SLU | SLU | SLU |
| Banks, credit unions and similar financial institutions | P | P | P |
| Banks with drive-through facilities | | SLU (c) | SLU (c) |
| Banking centers separate from a financial institution (including ATMs) | P | P | P |
| Bed and breakfasts and boarding houses | SLU | SLU | SLU |
| Business offices and service establishments | P | P | P |
| Dry cleaning establishments and laundromats | P | P | P |
| Drive-through accessory to a dry cleaning establishment | - | SLU (c) | P (c) |
| Dry cleaning plants | - | - | SLU |
| Funeral homes and mortuary establishments | P | P | P |
| Hotels and motels | P (d) | P | P |
| Medical and dental offices and clinics | P | P | P |
| Personal service establishments | P | P | P |
| Professional offices and service establishments | P | P | P |
| Repair service establishments | P | P | P |
| Showrooms for contractors | P | SLU | SLU |
| Studios for photography, dance, music, art and similar uses | P | P | P |
| Tattoo establishment | - | - | SLU |
| Tool and equipment rental | - | - | SLU |
| Veterinary office and clinics (not 24-hour) | P | P | P |
| Veterinary clinics and hospitals (24-hour) | SLU | SLU | SLU |
| <i>AUTOMOBILE USES:</i> | | | |
| Automobile gasoline stations | - | SLU | SLU |
| Automobile service/maintenance facilities | - | - | SLU |
| Automobile wash establishments | - | - | SLU |
| Automobile and vehicle dealerships, new and used | - | - | SLU |
| Automobile, vehicle and truck rental and leasing establishments | - | - | SLU |
| <i>ENTERTAINMENT AND RECREATION:</i> | | | |
| Fitness centers and health clubs | P | P | P |
| Golf courses | - | - | P |
| Indoor entertainment and amusement establishments | P | SLU | P |
| Instructional entertainment uses | P (i) | P (i) | P (i) |

| | | | |
|--|--|-------|-------|
| Recreation facilities (municipal) | P | P | P |
| Recreation facilities (commercial) | P (e) | P (e) | P (e) |
| Social clubs, halls and similar uses | SLU | P | P |
| Theaters (indoor), cinemas and auditoriums | SLU | - | P |
| <i>INSTITUTIONAL:</i> | | | |
| Adult and child care facilities | In accordance with Sec. 35-25, Adult and Child Care Facilities | | |
| Churches, temples and similar places of worship and related facilities | SLU | P | P |
| Municipal buildings and structures | P (f) | P (f) | P (f) |
| Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools | SLU | SLU | SLU |
| Public and quasi-public institutional buildings, structures and uses | SLU | P | P |
| <i>RESIDENTIAL:</i> | | | |
| Single-family attached dwellings/townhouses | P | P (g) | PUD |
| Multiple-family dwelling units | P | P (g) | PUD |
| Residential dwellings in upper stories of mixed-use buildings | P | P (g) | PUD |
| Nursing homes and senior assisted living | P | P (g) | P |
| <i>OTHER:</i> | | | |
| Off-street parking as a principal use, including parking decks | P | - | - |
| Essential public services | P | P | P |
| Essential public service buildings | P | SLU | SLU |
| Accessory buildings, structures and uses | In accordance with Sec. 35-43, Accessory Buildings | | |

Special Provisions

(a) –(i) [Unchanged]

Section 2. Chapter 35, Zoning, of the Farmington City Code, Article 12, "Special Land Uses," Section 35-158, "Special Land Use Specific Requirements" is hereby amended to add subsection BB as follows:

BB. Online Retail Delivery Storage & Pick-Up Facilities.

- i. Outdoor storage is prohibited.
- ii. Hours of operation shall be no earlier than 7:00 am and no later than 11:00 pm.
- iii. Shall have dedicated parking for pickup drivers.
- iv. Shall submit a traffic and parking study.
- v. Loading shall be accommodated to the rear of the building.
- vi. An operations plan including uses, hours of operation, delivery times, truck routes, security provisions, maintenance procedures and other operations as determined by the planning

commission may be required as part of special land use review to assure compatibility with the surrounding neighborhoods.

- vii. No greater than 30 percent of the square footage within a shopping center may be used for Online Retail Delivery Storage & Pick-Up Facilities.

Section 3. Chapter 35, Zoning, of the Farmington City Code, Article 21. – “Definitions,” Sec. 35-252. – “Definitions.” is hereby amended to add a definition of “online retail delivery storage & pickup facility” as follows:

Online retail delivery storage & pickup facility: A retail storage facility for the storage of groceries, including but not limited to food and dry-goods, and/or fast-food snack items for pick-up by delivery drivers for delivery to the retail customer pursuant to online order placed by the retail customer. Online retail delivery & storage facilities shall not allow shopping within the facility by the retail customer but may permit retail customer pickup of orders placed online.

Section 4. Repealer

All ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. Severability

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

Section 6. Savings

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

Section 7. Effective Date

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

Section 8. Enactment

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the ____ day of _____, 2021 and ordered to be given publication in the manner prescribed by law.

Ayes:
Nays:
Abstentions:
Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the ____ day of _____, 2022, the original of which is on file in my office.

Mary Mullison, City Clerk
City of Farmington

Adopted:
Published:
Effective: