



PLANNING COMMISSION MEETING
Monday, September 14, 2026, 7:00 p.m.
Farmington City Hall
Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. Minutes of the August 10, 2026 Meeting**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. UNFINISHED BUSINESS**
 - A. None**
- 5. NEW BUSINESS**
 - A. Architectural Plan Review for Façade Modifications to 22849 Orchard Lake Rd (Farmington Car Care)**
- 6. UPDATE - CURRENT DEVELOPMENT PROJECTS**
- 7. PUBLIC COMMENT**
- 8. PLANNING COMMISSION COMMENTS**
- 9. ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
August 10, 2026

Vice Chairperson Kmetzo called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Thursday, May 28, 2026.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Westendorf

Absent: Gray

A quorum of the Commission was present.

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. May 28, 2026 and July 13, 2026 Minutes

MOTION by Kmetzo, seconded by Majoros, to approve the items on the Consent Agenda.

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Majoros, seconded by Gray, to approve the agenda to move Item 5, New Business to Item 8 to allow petitioner time to appear.

MOTION carried, all ayes.

MOTION by Majoros, seconded by Crutcher, to approve the Regular Agenda.

MOTION carried, all ayes.

UNFINISHED BUSINESS

A. None

UPDATE - CURRENT DEVELOPMENT PROJECTS

Chairperson Perrot asked for an update on current development projects. Jeff Bowdell provided an update on current projects including Hillside Towns, Legion Square and the New York Bagels and Bowls that will open in the former Panera Bread. He also noted that a nonconforming pylon sign was recently removed. He went on to discuss the potential request to locate a drive-through at the bagel shop that may come before the Planning Commission in the future.

NEW BUSINESS

A. ARCHITECTURAL PLAN REVIEW – 31506 GRAND RIVER AVENUE (ZAP ZONE)

Chairperson Perrot asked the applicant to give an overview of the project. Owner Ghazwan Ismail introduced himself, noting that Zap Zone has been in the City of Farmington since 1998. They moved to the building where they are currently located in 2008. He stated that he is trying to offer more games and family-friendly offerings to expand their customer base. He noted that they have rebranded and improved the interior. He noted that the company BIG (Best in Games) owns Zap Zone, which is also part of his rebrand, stating that he would like to improve the exterior like he improved in the interior. Ismail noted that the vestibule would improve the look of the building but also help with having cold wind and snow blow into the building in the winter. Ismail went on to describe other improvements inside the building.

Commissioner Westendorf asked for clarification about which part of the building would be painted blue. Ismail stated that 10-15 feet beyond the vestibule would be covered with stucco and painted blue. He stated that the rest of the building would be painted grey. Westendorf noted an inconsistency regarding which part of the building would be painted grey and which part of the building would be painted blue, on the architectural site plan.

Commissioner Crutcher questioned whether the vestibule is big enough. Ismail said it would just be a doorway; no one would be waiting there. There was a conversation regarding wind and if the size of the addition is large enough to prevent wind from blowing into the building.

Westendorf asked about the location of the bollards and whether they would infringe on the drive aisle. Ismail said they would not, and that he would be open to putting large

planters there instead. He noted that the bollards were for aesthetics and safety.

Commissioner Majoros noted items brought up in the OHM review letter including the color and nonconforming window signs. Ismail confirmed that he had spoken with Bowdell and would make the signs more conforming. Majoros asked the applicant if he was open to any other colors. He stated that it was a very noticeable blue. Ismail stated that it would be a shade lighter than a Meijer's or Best Buy blue. Majoros indicated that he appreciated that the applicant was improving the building, but that color was important and it should be discussed more. Ismail stated that this blue color is a brand color. Majoros asked about the BIG branding and the proposed sign shown on the renderings noting that "BIG" was vague. Ismail agreed and said it should say "Best in Games" underneath it. Majoros asked about the typeface for the new sign, stating that using uniform typeface style would bring some harmony to the look of the building. Ismail said he was unsure about the typeface, but existing signs were going to remain the same.

Crutcher said he agreed with Majoros, it's a lot of blue that is being proposed. Would the applicant consider reducing the width of the blue on the building? Ismail responded that the blue would only extend 20 feet to the column line on both sides of the vestibule. He said that the rendering may not be accurate. There was further discussion about signage and the logo.

Ismail suggested that the Planning Commission look at images of their Zap Zone in Ypsilanti, stating that the logo/signage and color would be the same.

Crutcher asked if the applicant had brought samples. Ismail stated that he did not bring any samples. He stated that the color he's proposing is "Royal Blue" from Sherwin Williams and that is what was used on their Ypsilanti location. He went on to say that the rest of the building will be neutral gray. Majoros stated that he was much more comfortable with the image on Google maps of their other Zap Zone than he was with color shown on the rendering. Majoros asked about some other options, rather than the red bollards. Ismail said he was open, whatever goes there just needs to be big enough. Crutcher stated that the bollards, in his opinion, were colorful and fit with the theme.

Crutcher stated that he would like to see the actual paint color in sample form and have the rendering more accurately reflect how much of the building would be painted.

Hatfield briefly reviewed the OHM review letter dated August 3, 2026. She noted that per Sec. 35-53, Building Design, bright colors are permitted by the Planning Commission as

accent or as trim and perhaps a compromise could be made. She also discussed the nonconforming signs and some landscape issues.

MOTION by Majoros, seconded by Crutcher, to approve the proposed façade modifications for Zap Zone located at 31506 Grand River Avenue subject to the conditions listed in the August 3, 2026, OHM review letter as well as the following conditions for Building Official administrative review and approval:

Applicant provides the Building Official with a PMS color and true to life color sample.

Applicant confirms the width of the blue paint/EIFS to the north and south of the vestibule and that it be no more than 20' on either side of the vestibule.

Applicant confirms that the BIG logo is consistent with the logo shown on the Ypsilanti Zap Zone location.

MOTION carried, all ayes.

The applicant thanked the Planning Commission and staff for getting him onto an agenda in a timely manner.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

None heard.

ADJOURNMENT

MOTION by Crutcher, seconded by Kmetzo, to adjourn the meeting.

MOTION carried, all ayes.

City of Farmington Planning Commission
August 10, 2026
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The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Kristen Hatfield
Recording Secretary



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name Farmington Car Care

2. Location of Property

Address 22849 Orchard Lake Rd., Farmington, MI 48336

Cross Streets Grand River Ave

Tax ID Number Tax/Parcel ID: 20-23-27-428-007

3. Identification

Applicant Dagher Signs & Graphics

Address 22476 Telegraph Rd

City/State/Zip Southfield, MI 48033

Phone 313-729-9555

Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

9 Property Owner 9 Other (Specify) contractor

Property Owner Ahmad Odeh.

Address 22849 Orchard Lake Rd

City/State/Zip Farmington, MI 48336

Phone 313-485-9515

Fax _____

Preparer of Site Plan Mohamad Hadla- Hadla Design

Address 15800 Michigan Ave

City/State/Zip Dearborn, MI 48126

Phone 313-492-5347

Fax _____

4. Property Information

Total Acres .44
Lot Width 80' Lot Depth 240'
Zoning District C-3
Zoning District of Adjacent Properties to the
North C-3 South C-3 East C-2 West R-3

5. Use

Current Use of Property automotive repair/service

Proposed Use

G	Residential	Number of Units	_____
G	Office	Gross Floor Area	_____
G	Commercial	Gross Floor Area	<u>3850sqft</u>
G	Industrial	Gross Floor Area	_____
G	Institutional	Gross Floor Area	_____
G	Other _____	Gross Floor Area	_____

Proposed Number of Employees 3

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Khaled Dagher (applicant), do hereby swear that the above statements are true.

Signature of Applicant [Signature] Date _____

Signature of Property Owner [Signature] Date _____

I, Ahmad Odeh (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

City Action

Approved/Denied: _____

Date: _____

By: _____

Conditions of Approval: _____



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	Y _____	_____ _____
Sheet size shall be at least 24 x 36 inches	Y _____	_____ _____
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	_____ _____	n/a _____
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	Y _____	_____ _____
Scale and north-point	_____ _____	n/a _____
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	_____ _____	n/a _____
"Not to be Used as Construction Drawings" must be noted on the site plan	_____ _____	n/a _____
Legal and common description of property	Y _____	_____ _____
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	Y _____	_____ _____
Zoning classification of petitioner's parcel and all abutting parcels	_____ _____	n/a _____
Proximity to section corner and major thoroughfares	_____ _____	n/a _____
Net acreage (minus rights-of-way) and total acreage	_____ _____	n/a _____
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	_____ _____	n/a _____

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

n/a

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

n/a

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

n/a

All existing and proposed easements

n/a

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

n/a

Location of waste receptacle(s) and mechanical equipment and method of screening

n/a

Location, size, height and lighting of all proposed freestanding and wall signs

n/a

Location, size, height and material of construction for all walls or fences with cross-sections

Y

Extent of any outdoor sales or display area

n/a

Location, height and outside dimensions of all storage areas and facilities

n/a

c. Access and Circulation

Provided

Not Provided

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

n/a

Driveways and intersections within 250 feet of site

n/a

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

n/a

Dimensions of acceleration, deceleration and passing lanes

n/a

Dimensions of parking spaces, islands, circulation aisles and loading zones

n/a

Radii for driveways and parking lot islands

n/a

Calculations for required number of parking and loading spaces	_____	n/a
Designation of fire lanes	_____	n/a
Traffic regulatory signs and pavement markings	_____	n/a
Shared parking or access easements, where applicable	_____	n/a

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)	Provided	Not Provided
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The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved	_____	n/a
Limits of grading and description of methods to preserve existing landscaping	_____	n/a
The location of proposed lawns and landscaped areas	_____	n/a
Landscape plan, including location, of all proposed shrubs, trees and other plant material	_____	n/a
Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity	_____	n/a
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	_____	n/a
Method of installation and proposed dates of plant installation	_____	n/a
Landscape maintenance program	_____	n/a

e. Building and Structure Details	Provided	Not Provided
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Location, height, and outside dimensions of all proposed buildings or structures	Y	_____
Building floor plans and total floor area	_____	n/a
Details on accessory structures and any screening	_____	n/a
Building facade elevations for all sides, drawn at an appropriate scale	Y	_____
Method of screening for all ground-, building- and roof-mounted equipment	_____	n/a

Description of exterior building materials including colors (samples or photographs may be required)

Y

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

n/a

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

n/a

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

n/a

Location of above and below ground gas, electric and telephone lines, existing and proposed

n/a

Location of utility boxes

n/a

g. Additional Information Required for Multiple-family Residential Development

Provided

Not Provided

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

n/a

Density calculations by type of residential unit (dwelling units per acre)

n/a

Garage and/or carport locations and details, if proposed

n/a

Mailbox clusters

n/a

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

n/a

Swimming pool fencing detail, including height and type of fence, if applicable

n/a

Location and size of recreation and open space areas

n/a

Indication of type of recreation facilities proposed for recreation area

n/a

h. Miscellaneous

Provided

Not Provided

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

n/a

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

n/a

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

n/a

Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline

n/a

PROJECT NOTE / SCOPE CLARIFICATION

This proposal is strictly limited to a cosmetic exterior refresh of the existing mechanic shop (installing ACM cladding and ribbed metal paneling; attachment section cuts attached).

Unrelated form questions have been marked N/A based on the following:

NO structural changes or additions to building square footage.

NO changes to business use, occupant, or occupancy classification.

NO site, parking, or landscaping modifications.

SCALE: 1/4" = 1' - 0"



DAGHER
DESIGN
& IMAGING

22476 TELEGRAPH RD.
SOUTHFIELD, MI 418033
313.729.9555
info@daghegraphics.com

Revisions

PROJECT NAME:
FARMINGTON CAR CARE

PROJECT LOCATION:
22849 Orchard Lake Rd,
Farmington, MI 48336

SEAL



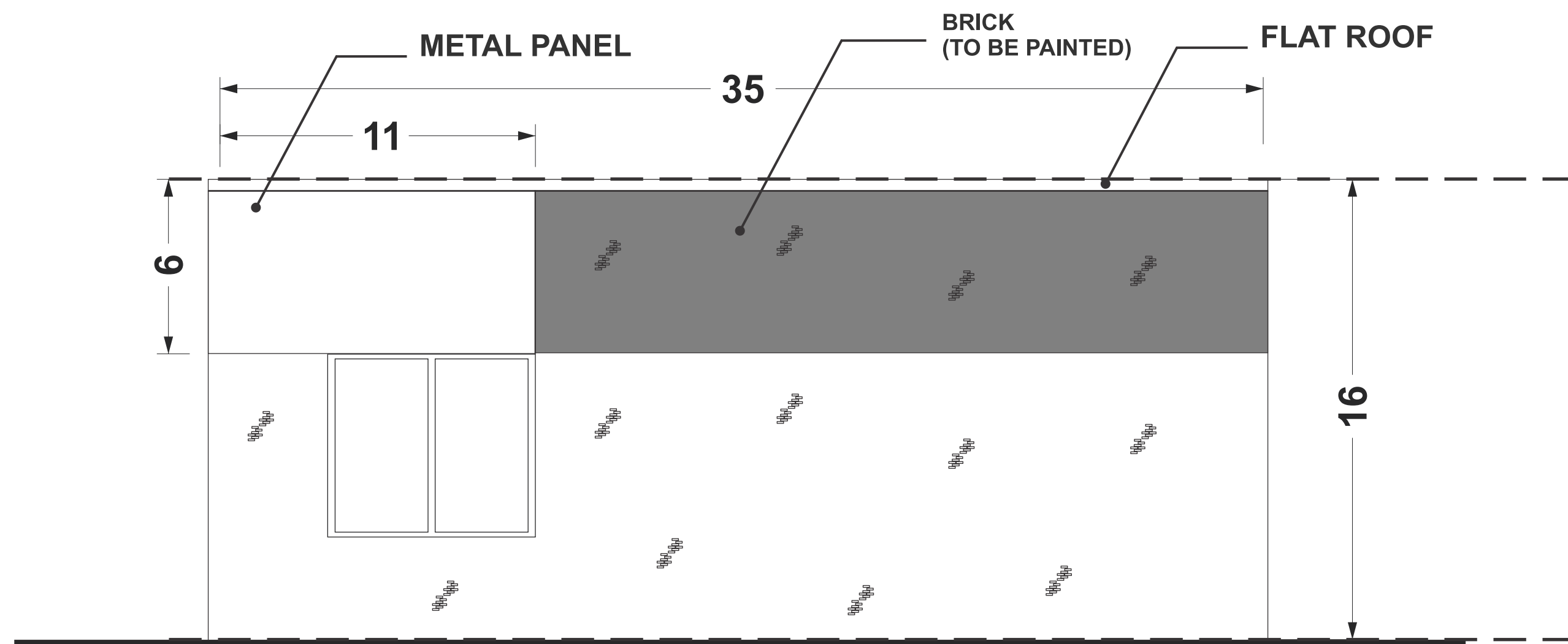
SCALE

1/8" = 1'

DRAWING NAME

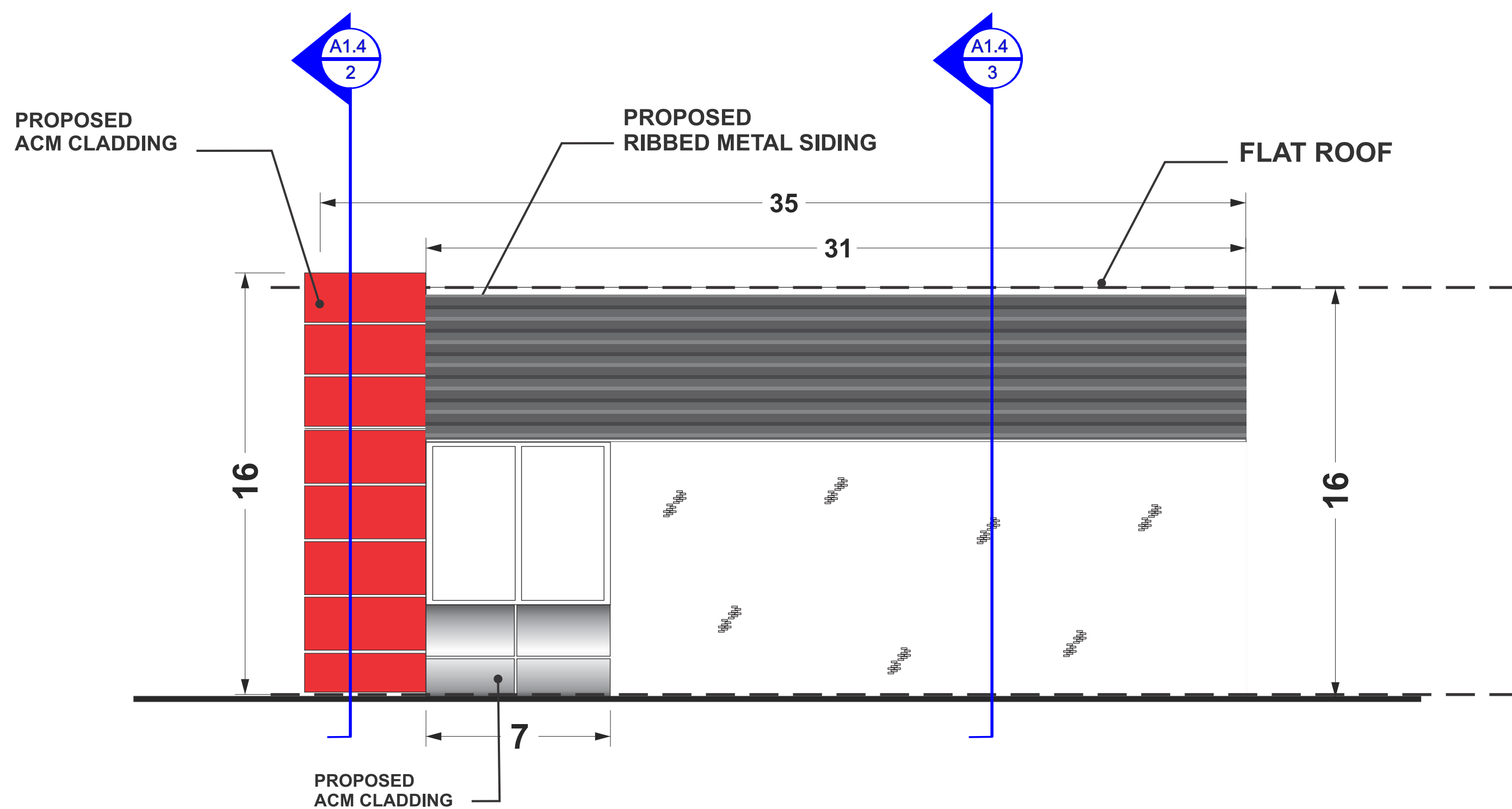
A1.1

Sheet No.



EXISTING (EAST)

SCALE: 1/8" = 1' - 0"



PROPOSED (EAST)

SCALE: 1/8" = 1' - 0"



DAGHER
DESIGN
& IMAGING

22476 TELEGRAPH RD.
SOUTHFIELD, MI 418033
313.729.9555
info@daghegraphics.com

Revisions

PROJECT NAME:
FARMINGTON CAR CARE

PROJECT LOCATION:
22849 Orchard Lake Rd,
Farmington, MI 48336

SEAL



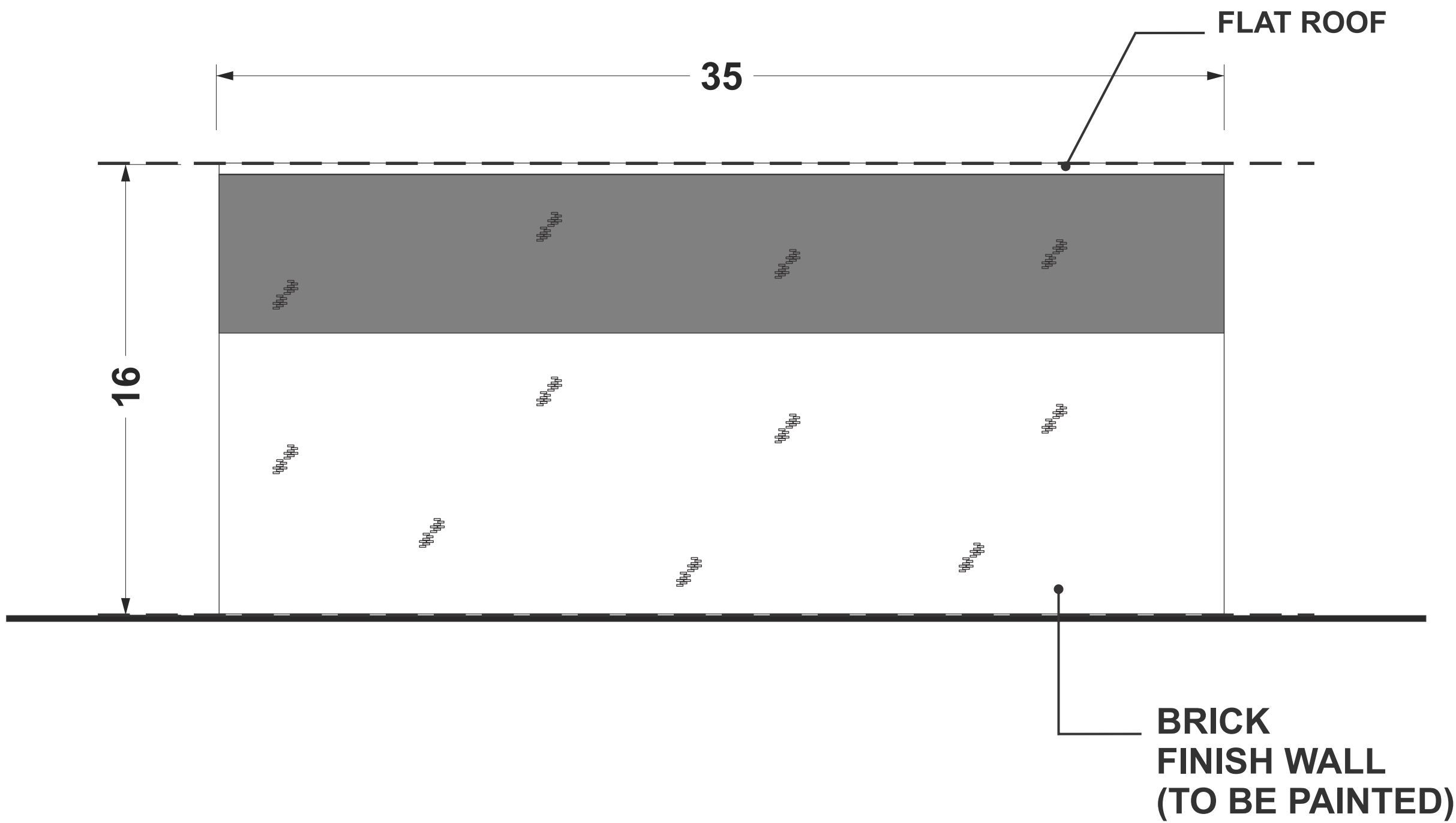
SCALE

1/8"=1'

DRAWING NAME

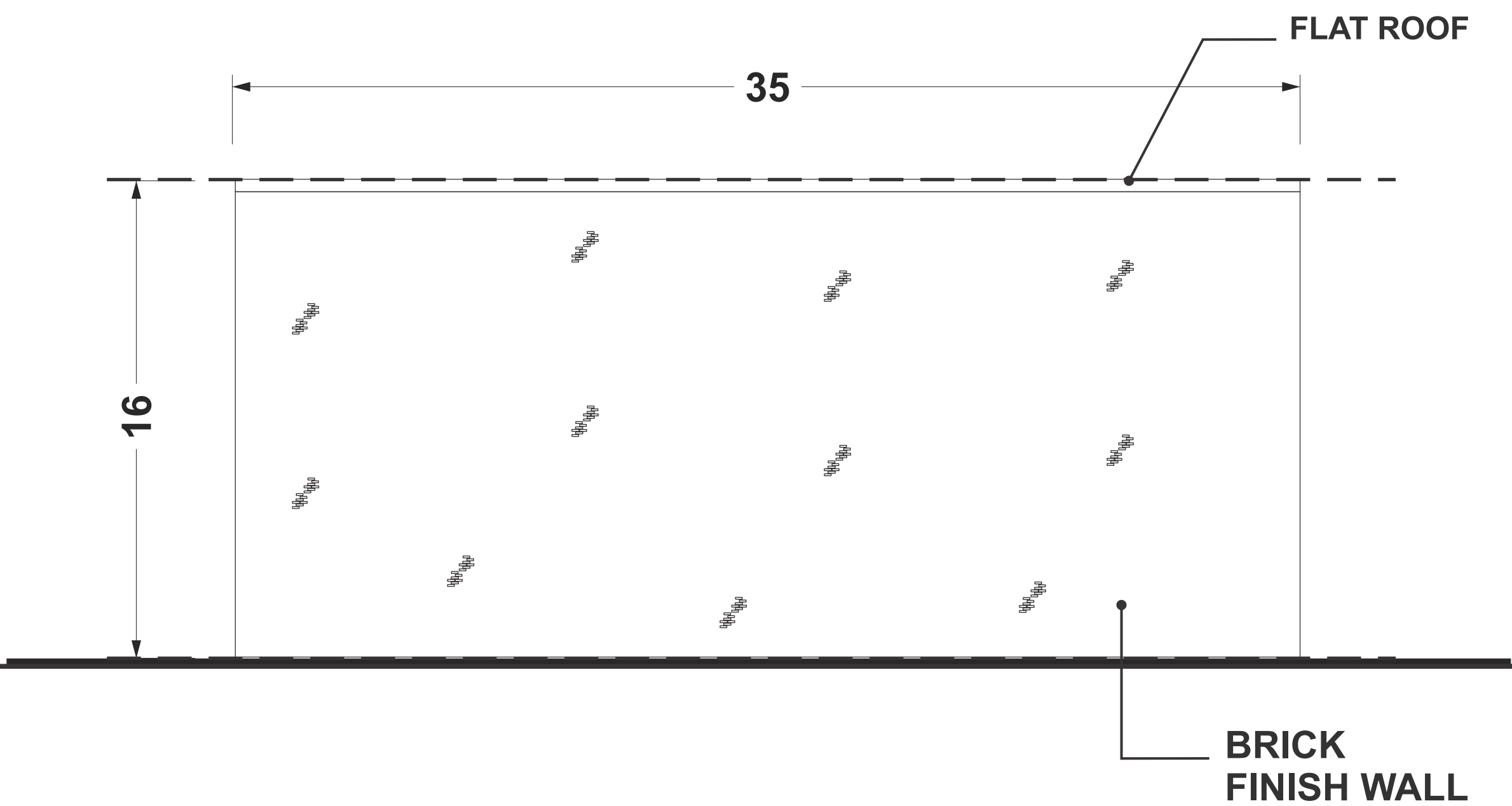
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Sheet No.



EXISTING (WEST)

SCALE: 1/8" = 1' - 0"



PROPOSED (WEST)

SCALE: 1/8" = 1' - 0"

[illegible]

DRAWING NAME

Sheet No.





August 25, 2026

Planning Commission
City of Farmington
23600 Liberty Street
Farmington, MI 48335

Subject: Farmington Car Care (Architectural Plan Review)
Location: 22849 Orchard Lake Rd (parcel ID: 20-23-27-428-007)
Zoning: C3, General Commercial District
Plan Date: July 16, 2026
Applicant: Dagher Signs & Graphics
Owner: Ahmad Odeh

Dear Planning Commissioners:

At the City of Farmington's request, OHM Advisors has performed an architectural plan review for façade improvements at the above-referenced property and offers the following comments and findings for your consideration.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to City site plan and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation. Key review items in this letter are underlined for the benefit of the applicant.

SITE DESCRIPTION

The site consists of one (1) parcel and is located on the west side of Orchard Lake Road, south of Shiawassee Road. The parcel also has frontage on Mooney Street to the west. Oakland County Property Gateway indicates that the parcel is approximately 33,100 square feet with 110 feet of frontage on Grand River Avenue and Mooney Street. The site is home to Farmington Car Care, an automobile and truck repair facility. This is a nonconforming use in the C3, General Commercial District. Online assessing records state that the property is owned by Total Car Care Farmington, LLC.



EXHIBIT A: AERIAL VIEW OF SITE



Aerial from Oakland County Gateway.

EXHIBIT B: EXISTING CONDITIONS





Existing conditions (Photos provided by the applicant)

REVIEW COMMENTS

1. **Zoning and Use (§35-102).** The site is in the C3, General Commercial District. The automobile and truck repair facility use is existing, nonconforming; under the current zoning ordinance, this use would only be permitted in the IND, Industrial District.
2. **Uses Subject to Site Plan Review (§35-162).** Building renovations, modifications to building façade or other architectural features that do not result in additions to floor are subject to architectural plan review by the Planning Commission. Architectural plans require less detailed information than a full site plan review. Material samples should be presented to the Planning Commission for their review and approval.
3. **Building Design (§35-53).** The building design must relate to the surrounding environment as it pertains to texture, scale, mass, proportion and color and quality materials should be incorporated in accordance with the requirements of *Sec. 35-53, Nonresidential Design Requirements.*
 - a. **Building Location and Orientation.** Not applicable as the building is existing.
 - b. **Exterior Building Design.** Not applicable as the building is existing
 - c. **Architectural Features.** We note that the applicant is working within the constraints of the existing site design while trying to refresh the exterior of the building. As proposed, the façade improvements do not include any notable architectural features.
 - d. **Building Materials.** The predominant building materials should be materials that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone and tinted/textured concrete masonry units and/or glass products. Other materials (including prefabricated steel panels) are permitted as accents and should not dominate the exterior of the structure. The existing structure appears to primarily be constructed of brick, glazing and some type of siding along the top of the building; the applicant is proposing to install aluminum composite material (ACM) cladding on a portion of the façade facing east and south, and ribbed metal paneling along the top of the façade facing east and



south. The Planning Commission should determine that the building materials as presented meet the intent of the ordinance.

e. **Signs.** The applicant is not proposing to install new signage.

f. **Building and Sign Colors.** Per the ordinance, exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as neon, metallic or fluorescent for the façade and/or roof of the building are prohibited except as approved by the Planning Commission for building trim. The existing brick is noted “to be painted”; no proposed paint color was provided. The proposed ACM cladding is shown on the elevations as a vibrant red which would not be considered subtle, neutral or earth tone. The Planning Commission should determine if the building colors as proposed meet the intent of the ordinance.

4. **Landscaping (§35-184).** While the lot is predominately covered by impervious surface, there is a small green area on the east side of the structure adjacent to Orchard Lake Road. We recognize the constraints on the site but note that this would be an opportunity for the applicant to work with the Building Official to bring the site landscaping closer to conformity with the installation of a hedgerow, plants and/or ornamental tree.

RECOMMENDATION

We recommend approval of the architectural plan for 22849 Orchard Lake Road (Farmington Car Care), subject to the following conditions:

1. Planning Commission determination that the building materials as presented meet the intent of the ordinance.
2. Planning Commission determination that the building colors as proposed meet the intent of the ordinance.
3. Applicant works with the Building Official to bring the site landscaping closer to conformity.

The applicant should provide the Planning Commission with the brand and name of proposed paint colors and bring sample building materials to the meeting for the commission to review.

If you have any questions, please don't hesitate to contact me at (810) 215-0993.

Sincerely,
OHM Advisors

Kristen Hatfield AICP
Senior Planner