



PLANNING COMMISSION MEETING
Monday, February 09, 2026 – 7:00 p.m.
Farmington Community Library
Meeting Room
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. January 12, 2026 Minutes**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. ELECTION OF OFFICERS**
 - A. Accept Nominations for Chairperson**
 - B. Accept Nominations for Vice Chairperson**
 - C. Accept Nominations for Secretary**
- 5. UNFINISHED BUSINESS**
 - A. Façade Review – Downtown Offices, 33211 Grand River**
- 6. NEW BUSINESS**
 - A. Planning Commission 2025 Annual Report**
 - B. Discussion of 2027-2032 Capital Improvement Program and Request to Schedule Public Hearing**
- 7. UPDATE - CURRENT DEVELOPMENT PROJECTS**
- 8. PUBLIC COMMENT**
- 9. PLANNING COMMISSION COMMENTS**
- 10. 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
January 12, 2026

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, January 12, 2026.

ROLL CALL

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

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Beth Saarella, City Attorney; Brian Belesky, Director of Media; Brian Golden, Director of Media; Kristen Hatfield, OHM Advisors; Jennifer Morris, OHM Advisors; Rachel Bush, OHM Advisors; Jeffrey Bowdell, Building Official.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 8, 2025 minutes

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

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

Chairperson Perrot stated that considering that there are some folks that want to speak, he thought it'd be responsible to reorganize things for traffic flow. Weber agreed. The proposal was made to rearrange the agenda as follows:

- A. Presentation of Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan
- B. Scheduling of Public Hearing for Master Plan
- C. Public Hearing – 2025 Parks and Recreation Master Plan
- D. 2025 Parks and Recreation Master Plan Review and Recommendation
- E. Façade Review – Downtown Office, 33211 Grand River
- F. Special Land Use Public Hearing – Make a Change Wellness, 23629 Liberty Street
- G. Site Plan Approval – First Baptist Church of Farmington, 33400 Shiawassee

MOTION by Crutcher, seconded by Kmetzo, to approve the items on the Regular Agenda and to reorder them as discussed.

MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. Presentation of Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Weber stated that the City is required to update its Master Plan every five years. The Master Plan Steering Committee and its consultant OHM Advisors have been working diligently to create the updated Master Plan based on data collection and analysis and public engagement. At tonight's meeting the Commission will hear a presentation by Jennifer Morris, Rachel Bush, and Justin Sprague of OHM advisors on the 2025 Master Plan. Administration then recommends that the Planning Commission schedule a Public Hearing for the March 9th, 2026 meeting to review any comments on the plan and to direct Administration to publish the notice. Weber then invited Jennifer, Rachel and Justin to come up to the podium and do their presentation.

Morris introduced her team and stated they were here to present the findings on the update to the Master Plan. She then went through the project overview, which was the background of how we got to this point, what we've learned during that process, the plan framework (which is a little bit different from the current Master Plan), and then next steps, which would be the implementation and the adoption phase. Morris provided the overview. Bush then presented demographic data. This demographic data showed that Farmington has grown quite a bit compared to the State of Michigan and other neighboring communities. This tells us that if this rate of growth continues, we may need to add housing units. She then talked about the future land use map and that not much is really changing. The land use analysis shows that the City has quite a bit of medium density residential land, that there is limited industrial or medical employment hubs, and mixed use areas integrate retail, office and residential. In terms of housing, there's a lot of people who are single and living alone in Farmington, a lot of folks who are couples without children, and that they may remain in that household composition in the future.

Bush stated we have been doing engagement since about April or May of 2025. There was a community survey, a couple of farmers market pop-ups, five focus groups with a number of folks, seven steering committee meetings, and the Farmington Forward 2025 website, where we posted all of our findings, our presentations.

Bush stated the Master Plan key takeaways are we heard a lot about wanting to see underutilized spaces turned into a more dynamic attraction, preserving Farmington's historic downtown charm is huge and preserving that identity is really important to the community. Regarding connections and walkability, safer crossings pedestrian and bicycle travel, road diets, improve visibility for pedestrians and cyclists, and promoting a range of housing types so that folks who maybe have lived in Farmington for a long time can then downsize and continue to live in Farmington and allow that next generation to succeed them. The City's been working really hard at creating this vibrant downtown destination and parking is a topic of conversation. The City has recently completed a parking study to be more strategic with providing different parking solutions and improving existing parking arrangements for business activity and during events. Entertainment, nightlife, different offerings to activate downtown, day and night, is super important, and then also integrating that arts and culture piece into the identity of downtown.

For Parks and Recreation, we heard from the community engagement process a lot of ideas for better maintenance; improved cleanliness; enhancing underutilized spaces, perhaps with beautification, landscaping, and public art; activating parks with programming events and fitness amenities; adding inclusive recreation options for all ages and seasons; and prioritizing green space, making parks and civic areas more inviting.

Morris talked about future land use and that key objectives are looking at your corridors and mixed-use infill projects. We have a few focus areas in the downtown and outside of the downtown, that we looked at specifically and did a really deep dive on how those areas could potentially be redeveloped. Another objectives include growing and investing in the downtown; identify and enhance gateways; improve design standards/guidelines; beautification; and infrastructure. Morris then introduced focus areas in the downtown and Orchard Lake area.

Sprague spoke next regarding zoning and housing. He stated that it's important to review the zoning standards to encourage that housing development is consistent with preserving the community character, but also encourage a range of housing types that are attainable, not only for seniors or multifamily, but also multi-generational units. One of the things that we've learned is that, while there might not be the demand for more apartment units, there is a high demand for lease units. Over the last year, residents

that have moved within the boundaries of the City of Farmington or from Oakland County into the City of Farmington, 33% of them have opted for a for lease option. The primary objective is to continue to provide infill where appropriate that adds missing middle and multifamily housing options in and around the downtown but also helps to attract a diverse dining, entertainment, nightlife, and retail offerings.

Bush talked about connections and walkability. She stated that this is a very important subject for this community. At the first public open house at the farmer's market, the question was asked about what is the number one thing you would like for this master plan to focus on. The top response was a safer, more connected, Farmington. So, we opted to create its own chapter in this Master Plan. The goal statement is a community with safe and efficient connections, creating a walkable and accessible network of streets, trails, and pathways. Bush presented a map of Farmington showing existing and proposed connections. Bush stated we looked at a lot of these facilities that kind of come to the Farmington's boundary and then they don't progress anymore. One of the key objectives is to close those gaps.

Bush stated that they have received comments from the public on the Parks and Recreation Plan and that there will be 3 concepts that will be added: It's the Warner Mansion concept, the Shiawassee Park Connector pathway, and the Civic Theater concept.

Morris then discussed the process for adoption and next steps.

Chairman Perrot then asked for questions. Kmetzo asked for clarification of the three concepts to be added.

B. Scheduling of Public Hearing for the Master Plan

MOTION by Crutcher, supported by Westendorf to schedule the Public Hearing for the City of Farmington 2025 Master Plan for the March 9, 2026 meeting and open the 43-day public review period.

MOTION carried, all ayes.

C. Public Hearing – 2025 Parks and Recreation Master Plan

Chairperson Perrot introduced this item and turned it over to staff. Weber stated that the Planning Commission discussed and reviewed the City of Farmington 2025 Parks and Recreation Master Plan at the December 8th 2025 meeting and scheduled the required public hearing. The requested action of the Planning Commission at tonight's

meeting is to hold the required Public Hearing as scheduled and noticed. Comments will be accepted both by the public attending the Public Hearing and through advanced submission to Administration, including via the city's website.

Motion by Kmetzo, supported by Crutcher to open the Public Hearing of the 2025 Parks and Recreation Master Plan.

MOTION carried, all ayes.

Public Comment:

Bryan Axe, 25325 Crown Point Ct. Farmington Hills, MI: I'm here on behalf of South Farmington Baseball and Softball. I serve on their Board as a function of the scheduler. It's a volunteer position. I also have three kids in the league, 12, 10, and 8. And so I'm pretty invested in the league both as a parent and as a volunteer. So, I'm going to give you some numbers and I'm a scheduler, so it's a little nerdy but at least it will tell you how we utilize the fields in Farmington and hopefully that you can consider that as you look at this moving forward plan. We have two leagues that run in the spring, April to June, and a fall league that runs August through October, eight divisions. And we schedule activities six days a week, Monday through Saturday, we try to limit one activity on the weekdays and two per field on the weekends based on availability of daylight and field wear. There are 28 fields in the City of Farmington and Farmington Hills that we use, and eight of them are at Founders, which are largely occupied by private groups and we don't really get access to those very often so we're limited to the other 20 fields. And we can put about four teams on one field, that's about our capacity. So one field can house about four teams. In 2024, we scheduled 642 events in the spring and 473 in the fall. So it's about 1100 practices and games for our community using those 20 fields. And in 2025, we scheduled 806 in the spring, which is an increase of 25% and 542 which is a 15% increase in the fall up to about 1300 events between practices and games. So, we're here specifically, I'm talking about the Drake complex because that's on your moving forward plan, and that complex is heavily used by all our divisions all the way from T-ball all the way up to our oldest division which is up to ninth grade baseball. And losing that complex either in part or in full would really impact our league. We put through 23% of our games through that complex. And so that's a lot of our total league. If we were to lose access to that complex, that's a big impact to our community because we would then have 23% less capacity for our residents and their children. So another key aspect to the Drake complex is the large Drake field is the only lighted field in the City of Farmington. Farmington Hills has, I'm sorry, CP2. There's another one at City Park. But those are the only two lighted fields in the whole City of Farmington, Farmington Hills. And so that really limits our activities in the evenings

because we have to funnel through one of those two fields if it is post the sun going down, which happens a lot in the fall because it gets dark really early. So, we really depend on those two fields and losing that access at Drake would really impair our ability to have games because within we only have one field that has lights. So, with those two considerations, the fact that we have about 23% of our games going through the Drake complex and it's one of the two lighted fields in the city. I'm really asking the Council to reconsider their plan for modifications to the Drake complex to make sure that our baseball league and softball league that is really servicing a lot of kids. And I'm sure somebody's gonna talk later about how many kids are in the league, but there's a lot and we're growing a lot. And I would really like to be able to continue that growth with the baseball and softball league.

Danielle Boni, 21185 Sunnydale St. Farmington Hills, MI: I'm here as a proxy to represent Kevin Bonnie, the president of South Farmington Baseball and Softball, who could not be here this evening. I'm also here as a parent representing other South Farmington Baseball and Softball families and the hundreds of families that depend on the parks and rec fields in our city. We want to be very clear about the message. We're not here to halt progress or argue against development. We support investment in our park system whether that means new parks, updated facilities, playgrounds, and additional recreational opportunities for our community. The request is simply that this progress does not come at the expense of baseball and softball fields that are already maximized as Brian pointed out and heavily used throughout our season. Removing existing fields, particularly Drake Park, would be detrimental to the growth, development, and long-term sustainability of our league. The numbers do tell a compelling story. Since 2021, South Farmington Baseball and Softball has experienced consistent and significant growth, averaging 18% annually. We've grown from 615 participants in 2021 to more than 1200 players in 2025. This is sustained organic growth driven by families who want structured community-based sports for their children. That growth requires field access. Every team needs space to practice and play. If we reduce the number of available fields while participation continues to rise, the outcome is unavoidable - overcrowded schedules, limited practice times, fewer teams, and eventually families being turned away. That would directly conflict with the City's goals of inclusion, youth development, and healthy recreation. Our fields also create value beyond the game itself. We've built strong partnerships with local Farmington businesses that sponsor our teams and help us provide equipment for our players and, in return, those businesses see increased traffic during the season, proudly displayed jerseys and team signs, and foster a sense of community pride. These relationships benefit families, businesses, and the city as a whole. It's also important to recognize that once a field is removed, it is rarely replaced. The cost and difficulty of restoring that space in the future far outweighs the benefit of preserving it today. We respectfully ask the City to work collaboratively with us, not to stop development, but to

plan it thoughtfully. By retaining fields we rely on and exploring opportunities to add additional fields within Farmington and neighboring communities, we can continue to meet growing demand, strengthen our local economy, and ensure that thousands of children have the opportunity to play, learn, and grow.

Brianne Salling, 25544 Brookview St. Farmington Hills, MI 48336: I'm here with my family today to implore you to not transition the fields away from softball and baseball. As a parent of three kids who are active in many sports, there are currently no offerings that compare with what South Farmington Softball and Baseball are doing for our kids. The landscape of youth athletics has changed so drastically over the last couple decades pushing kids and parents away from affordable productive local community offerings in favor of costly leagues that require travel and high levels of commitment and dedication. It's forced parents and our community kids to become disenfranchised and it's preventing kids from exploring athletics that give them a support system close by. When we remove local athletic opportunities and access, specifically like South Farmington Baseball and Softball, you remove dedicated coaches who help build up our kids, you remove the opportunity for Farmington youth to interact and forge bonds, and you disable them to support their ability to support kids outside their daily peer groups. These fields have been home to 17 different teams so far for three of my kids and they're just getting started. The local fields have provided them with fitness, friendships, losses that build character, wins that inspire, and coaches that become trusted adults that they can turn to. For so many of these kids, this league and these local fields are their only outlet from the digital world, a break for them and for a place where their parents can afford to take them and make it after their busy work days. Baseball fields are so ingrained in our community and I can't think of many places where there are many things that really bring the community together like baseball. Kids playing in the streetlights or kids playing until the streetlights come on, kids joining a pickup game and getting lost in the simplicity of the dirt and grass fields. To quote the great James Earl Jones from the field of dreams - The constant through all the years has been baseball. America has rolled by like an army of steam rollers, but baseball has marked the time. This field, this game, it's a part of our past. It reminds us of all that once was good and what could be again.

Maxwell Michalski, 32190 Loomis, Farmington, MI 48336: I'm a third generation Farmington resident and a second generation South Farmington baseball player. Baseball has always been more than a game, it's a classroom, a mentor and a safe place for kids. On this field, kids learn discipline, teamwork and respect. They learn how to win with humility, and lose with grace. These are lessons that will last a lifetime. For many young people, especially today, a baseball field is a positive alternative to screens, isolation, and negative influences. It gives them structure, physical activity, and a sense of belonging. It brings families together, builds community pride, and creates

memories that shape who our kids become. Removing one of our fields doesn't just take away grass and dirt, it takes away opportunities. Once the field is gone, it is rarely replaced. Keeping the fields that we have is an investment in our youth, our community, and our future. I urge the city to keep our field, not remove it. Let's choose to support our kids, persevere a proven positive outlet, and let's keep a place where character is built one inning at a time.

Matt Ochanske, 21350 Whitlock, Farmington Hills, MI 48336: This is my son, Levi. This is my other son, Sawyer. Drake, you'll hear the same things over and over and over again from everybody here, but who's actually here in favor of the field being changed? Can you raise your hand for me? Well, that was weird, huh? Zero. You guys, did any of you play baseball growing up? Do you have kids that play baseball or any sports or anything like that out there right now? Sports are expensive. Football leagues, travel leagues. I mean, right now I'm looking at a travel baseball league because I don't know if we're gonna have fields to play in April. Travel leagues are \$2,500 bucks a kid. South Farmington's \$250. He's a coach. She's a coach. They're coaches. I'm a coach. I'm a new coach. I'm new to this. I'm one of the new ones, I'm the fireball in the whole group, all right? You guys, not you, but y'all, everybody in general want to change this for a cricket field Is that what I heard? Or a cricket field and some exercise equipment? You know, there's exercise equipment a block away from me and nobody's ever used it. They built it. It's beautiful. It's green. It's got concrete really awesome fake grass. Nobody's on it. Cricket fields are everywhere. They can rent a cricket field. They don't even have to pay for them. They just show up to take the field and they play. We're an organization. We're a family. We're a community. It's pretty cool. You guys should come out and play baseball with us. Try to get an adult league going on this year. If you ever played pickleball, have you ever played cricket? It's not as fun as baseball. You know it's kind of upsetting to hear that we're gonna lose one of ours. One of our greatest fields is we only got a few, even though Brian said there's more out there but there's not any like that. Most of the other fields are kind of beat up. There's no lights. They are not really taking care of too well. You know, a lot of us will go out during the baseball season and rake these fields. Make sure these fields are maintained, so we can play this game. And we're going to lose one of the major fields of the city. For what? Nobody here even wants it. It seemed kind of redundant to me, but you guys got anything to say? What about you? No, you just want me to speak up, that's poor. Um, I really hope you guys consider it because it's not just the adults that really are going to have a problem. I'm going to suffer. It's all these kids that are really going to have an impact because there's no other open leagues that we can go to. Livonia doesn't do them. We can go downriver. That's 40 minutes away. I can't drive 40 minutes away. My baseball field is six minutes from my home. I changed my entire work schedule the entire year. I use PTO and overtime to make sure I'm at practices, to make sure I'm at games, to make sure these kids have a good baseball. You know, it's kind of heartbreaking, you

know? So let's just think about it before you put a cricket field if that what's going to happen. It's going to impact a lot more than what we realize, pickle or cricket. It's all the same thing, right? All right.

Charles Bridges, 23595 Wesley Drive, Farmington, MI 48335: I also coached South Farmington and my kids play. Um, but when I told my son when I was coming here tonight and telling him the reason for this, my son said, Oh yeah, I can see why they'd want to put a cricket field in. Like you go in that park on a Sunday and it's obvious. Saturday, Sunday. Now we need the baseball fields. So, I just think that we need to kind of put our heads together and think about how we can accommodate both. So, I also coach cross country at Farmington High. I know one of the cross-country fields we use is in Rochester and they have an area at one of their parks. The name will come to me as soon as I walk away from here. And they've got dedicated hours that you play cricket and they've got an area dedicated so that's, you know, the hitting area and they've got some turf over there so that they sort of, you know, figuring out how that they can accommodate the various uses of the limited land that they have. So in Farmington I know how limited we are. I hope that we don't have to, you know, and we are, we're tight for fields and the sport has really grown since the pandemic and it is really cool and we are a rec league and which is a really cool thing. So you really can't afford to lose the fields. And keep what we have and keep that growing, but we also can't deny the change in the community So I just think we need to work together and figure out how we can do that. So let's kind of put our heads together.

Ben Peterson, 30041 Northbrook St. Farmington Hills, MI 48334: My name is Ben Peterson and I'm the commissioner for the South Farmington Softball league. So first of all, thanks for the opportunity to just speak tonight. So, I've been involved with South Farmington for six years now both from a coaching standpoint and as a board member. Frankly very proud of the partnership that the City of Farmington and Farmington Hills has had through the years of the South Farmington League, as you can see tonight. There's obviously a lot of interest and then throughout the community, you know, we constantly hear stories of, I used to play for the Tigers, the Cubs, the Dodgers,, the Phillies, etc., right? So everybody's got a direct connection back to this league whether they played in it or just know kids who have participated in it through the years. You know, I think the number one most important thing that we've got to consider as we look at this, we continue to see year-over-year growth and registration from both the baseball and softball side of it. Brian mentioned some of the numbers that we're seeing just in the five/six years now that I've been involved with it. We see on average about 15 percent growth year-over-year and might even be slightly higher than that. Look this is a sport that develops essential teamwork and leadership skills that happen outside of school and happen outside of the neighborhoods that they're in. They're put together with kids from all across Farmington and Farmington Hills. Kids can develop rivalries

and get to know each other on and off the fields a little bit. And so, it really creates a bigger sense of community as the kids age and see each other year over year. I showed up a little bit late tonight, but when I did show up, we're right in the middle of the presentation about, you know, the inclusiveness and how we're going to continue to bring the community closer together, more opportunities for the kids, and this seems to directly conflict that as we look at potentially having impact on the most important residents of our cities. Obviously, the kids are being involved by this. So look, all we ask is that let's work together and figure this out. I don't think it's a matter of either or, right? Let's work together and figure it out. I don't think anybody sitting here is looking to have a negative impact on the kids, as far as being able to limit the leagues and not allow for some of the residents of this city to be able to participate moving forward. Let's work together and figure it out. We've had a very strong partnership for way longer than I've been involved, so let's keep that momentum going and figure out how to make this work for everybody.

David Katerka, 33512 Argonne, Farmington Hills, MI 48335: My question is, what's wrong with Farmington? Is there something wrong that I didn't know about? You had the presenters up here, they did the study, they admired all the great characteristics about the town. It's a plan, it's not a required change. So why are we thinking something has to change? Nothing has to. You want to add some more sidewalks, you want a bike path. By the way, I don't know any human being in this town that's going to bike to Ferndale, but okay, there's no required change. So why do we look at it this way? The agency presented the recommendation and they talked about things that keep drawing people to Farmington. We have the farmer's market, we have the ice skating rink right now, we have pretty favorable parking, our town is free, a lot of towns aren't. What about baseball? Why does nobody realize that that is a huge draw? It's not just the 1100 kids, it's the families. My one kid plays. The five other parts of our family show up and watch the games. It's a lot more than just 1100. We did mention it, so while finishing that point, there's nothing wrong with it. We don't need to change anything. A little bit related to that, when we say about, you know, what's drawing people to our town, I guess it's related. What is it that you're trying to draw differently? What is it that's wrong about us that are drawn to baseball, to the community? Why do we feel the need to change to draw different people, more people. It's pretty dense, we're pretty good. I don't know what is wrong with us and why we need to attract more. On a side note, as mentioned, businesses. As you can see, Sliders supported us. All of the teams are supported by local businesses. And putting in a fitness field. I don't know if Fitness 19 really loves that idea. Why are we offering free fitness when businesses want to offer that service? So I just, I don't know, I don't know what we're doing wrong. Last thought is, it was mentioned about Saturday and Sunday and seeing the use with cricket playing. Anybody ever see a kid play cricket? I haven't. Because kids don't play cricket. Adult men get together and play cricket. And no offense to the adult men who need exercise a

little bit more. But why aren't the kids the priority? Why are we somehow concerned about a group that, again, is not paying to rent the fields, and we are, and a group that's not including children? The dads are out there with the kids. It's about family. It's about community. There's nothing wrong with our community. I don't know why we're trying to change that.

Chairperson Perrot asked for any other public comment. Seeing none, Weber requested to read public comment received via the Master Plan website into the record. The following comments were read into the record:

The pathway at Shiawassee Park needs to be paved. It should be maintained in the winter and is currently unusable during the freeze/thaw cycle because of mud. I don't think it should have a Barrier Free Rating of 3 because the paved pathway has ruts and isn't "maintained" very frequently.

Next Comment

You cannot eliminate one of the baseball fields at Drake park. With our growing sfbi program, we do not have enough fields as it is. The Indians can go play cricket somewhere else. We should not cater to part time residents of this city that live in the apartments.

Next Comment

Great looking plan! I am curious as to why The Hawk, Costick Center, William Grace Dog Park and Woodland Hills Park were excluded from pages 36-38. Thanks.

Next Comment

Gazebo Park could be the gateway public space to help with development further down on Grand River. It should not be abandoned. Really it just needs the shrubs removed to open it up followed with some new landscaping.

Next Comment

The Farmington Golf Course is a great facility that is very difficult to use because it requires a phone call to book. It is time to upgrade to an online system.

Next Comment

I strongly support the Shiawassee Park action of improving the connection between the park and downtown. The staircase and bridge are creepy and don't feel like a safe place currently. Would love to see it opened up further with an amphitheater for community events. I'd also like to see something done to prevent all the cars from driving around inside the park /parking next to the pavilion when people hold private events there. Happens pretty frequently during the summer and makes the park feel less safe.

Next Comment

WOW! What a forward thinking plan! Love more restaurants, housing, use of all for all Questions/ideas:*Why develop SO much on GR? Suggestion: Repurpose big old mall across from relocated Zap Zone for housing- NOT develop GR and Power corner (PLEASE- go sit there and watch traffic, it is a HUGE traffic jam for Sorrows 98% commuter students 200 cars twice daily- PLUS HS traffic as well as cars run through red light at GR NOW- can't imagine if more population increase in that area.*Where is the switchback ramp system proposed in Shiawassee Park from downtown/ removal of stairs etc.? (sorry if its included in site- did not see it)* Insurance company/ Kitchen Masters= Long time businesses but... take up ideal space downtown-offer incentives to move them - better parking for their clients, bring in new fun shops. eateries etc. in those coveted center downtown spaces.* MUST MUST install flashing cross walk apparatus in many high traffic areas- FRIGHTENING to watch pedestrians as we stop but can tell other direction is not paying attention!!!* Uptown Plaza TOO CONDENSED - You are demolishing Belle Tire/ Vet office, Wendy's etc etc????THIS AREA CANNOT handle that much development in those few blocks- AGAIN-: BUILD all this AT THE OLD DEFUNCT MALL!* LOVE use of Winery area- a gem awaiting a new life for decades!!!!Apologies if I did not study entire plan well- happy to serve on committee- feel free to reach out!

Next Comment

Hi, I went to review the plan but the link doesn't work show me a red ask admin message.

Next Comment

Thank you for your efforts do date. My initial thoughts include:1. Parks either require restrooms and/or current restrooms should be available for hours beyond current availability (e.g. 6 AM to 11 PM). Consideration should be given to those that may desire to use the new fitness courts during these times and/or others that may be walking/running early in the morning or later at night.2. Has consideration been given to

utilize some type of programming to increase the use of the fitness courts? What level of use has been measured? Frankly, I have seen little use.³ As Flanders Park has no parking other than limited street parking, thought must be given as to how to increase use by the families that live in the Meadows and Oaks plus attract others via walking or biking. What about placing the pump track here, in the open center by the fitness court, rather than in Shiawassee Park? Or, install other recreation activities that will support the older children / teens? I agree that the addition of trees will enhance the space but I would strongly encourage that they be placed on the perimeter of the walking path keeping the center open for the pump track or other activities (pick-up football).

Next Comment

Regarding the proposal to convert the lighted baseball field at Drake Park into a cricket pitch: While I appreciate the growing interest in cricket and understand the need for dedicated space, I'd like to highlight the significant value Drake Field brings to the South Farmington Baseball League and our community. Drake Field is our primary field for several reasons: Lighting: It is the only lighted full-sized field we rely on for evening games, which is essential for scheduling flexibility. Spectator Capacity: The large area accommodates families and fans, creating a great atmosphere for players and supporters. Age Group Needs: For our 7th–9th grade teams, Drake Field is the only option that meets size and quality requirements. Losing this field would leave us without a suitable venue for these players. While Shiawassee Park 2 does have lights, its smaller size and limited space for spectators make it a secondary choice for league games. I fully recognize the importance of providing space for cricket. However, converting Drake Field—alighted, high-capacity baseball field—may not be the best solution. If a cricket pitch is needed, perhaps one of the smaller, non-lighted fields could be considered instead. These fields are less critical to the baseball league and would minimize the impact on existing programs while still supporting cricket's growth. Thank you for considering this perspective. I understand the cities goal is to ensure that both sports can thrive without compromising the experience for the residents who rely on these facilities.

After reading in the comments received online, additional individuals requested public comment:

Brittany Linville, 36203 Paddleford Farmington Hills, MI 48331: I am the director of uniforms for South Farmington baseball this past year I was in charge of getting all of the sponsors throughout the city so in the fall league we had 10 different businesses local businesses support the league and supported the teams through funding for uniforms that also goes towards us and the equipment that we need and the field maintenance because as Matt stated we do a lot of the maintenance ourselves Brian

said that there's 28 fields throughout Farmington and Farmington Hills a lot of those that we use our school fields and they are not well maintained at all so instead of taking away one of our best fields, put more money into improving the fields at the schools maybe or the existing field conditions so that maybe our seventh or ninth graders can move on to one of the school fields if it were a bigger size and that would be able we would be able to utilize those fields even more but I don't agree with taking away one of our best fields in the city.

Unnamed Audience Member Comment: Where's all this funding coming from that's going to be destroying these fields and putting in cricket fields who's paying for it? I'm just curious.

MOTION by Kmetzo supported by Crutcher to close the Public Hearing for the 2025 Parks and Recreation Master Plan

Motion carried, all ayes.

D. 2025 Parks and Recreation Master Plan Review and Recommendation

Weber stated that, based on the review by the Planning Commission of the Plan and comments received from the public, Administration is requesting that the Planning Commission approve the plan at least with the edits that were discussed, as well as any other edits the Planning Commission would like to make. The edits that were discussed were the three items that OHM said they'd like to include in the plan: 1. the Warner Mansion concept plan; 2. the addition of the updated Shiawassee Access information; and, 3. the addition of a Theater Committee to review upgrades to the theater.

Discussion was then held by the Planning Commission on how changes would be made to the Plan based on public comment and whether the plan stated that one field would be changed to a cricket field. Administration responded that the Plan only stated to examine the possibility and that there would be thorough research and community outreach before reaching any decision. The Commission then discussed that examining the potential of adding a cricket field was appropriate because it responded to feedback gathered as part of the Parks and Recreation Master Plan process, but that better communication should have been provided to the public to make it clear that there was no decision on whether or where a new cricket field would be added.

MOTION by Kmetzo supported by Westendorf to approve the 2025 Parks and Recreation Master Plan, updated to include the three additional concepts specifically regarding the Civic Theater, Shiawassee Park, and the Warner Mansion, and forward to the Farmington City Council for their review and final approval.

Motion carried, all ayes.

E. Façade Review – Downtown Office, 33211 Grand River

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Manager Weber stated that this item is a review of a proposed building facade modification to the existing building located at 33211 Grand River. The proposed motion includes renovation of the north facade, modernizing the building's look without expanding the footprint, replacing dated elements and improving curb appeal, in order to support future tenant recruitment. Site plan review is required under Section 35-162, Building Renovations, modifications to Building Facade or other architectural features that do not result in additions to floor area or increased building height. Building facades in the Central Business District are reviewed for compliance with the standards set forth in Section 35-104 of the Zoning Ordinance. The applicant, Downtown Offices, has submitted plans prepared by NCS Team for the proposed building facade modification. Because this property is located in the Central Business District, the DDA Design Committee has reviewed the plans and recommends approval, subject to updated color and compliance calculations. The applicant submitted new plans with the revised colors and compliance calculations. Those plans were reviewed by our planning consultant, OHM, who has prepared a letter, which was included in the agenda packet. The applicant is here today to discuss their project and then our OHM planning consultant will give an overview of their report for Planning Commission's consideration.

Joshua Scherzer, with NCS, came to the podium and brought up plans for the project. He stated that, as of now, it's just going to be an internal white box, because the tenant has not been selected yet. He stated that they will remove the older looking awning that is on top and the slimmer windows on the facade and put in a more modern look, bringing the brick up, copying a thinner metal awning that's on a lot of the buildings in that region, increasing the window size on the façade, adding some lighting in between the windows, and adding a more bold feature at the entrance that will be like a gray color out of Dryvit, which will look similar to what was shown on the plans.

Weber then introduced Kristen Hatfield from OHM. Hatfield reviewed her planning letter. She stated it complied with all the standards. In addition, she stated that the DDA Design Committee had also reviewed the plans and recommended approval. The only conditions or notes that she had in her review is that if there's any rooftop mechanical equipment it should be properly screened; the window needs to be clear glass; and, that the applicant bring building materials or color samples to the Planning Commission.

Kmetzo then asked if there were any samples of building materials. Scherzer stated that there was not.

MOTION by Kmetzo, supported by Crutcher to table the approval of this facade change and schedule it for the next meeting or whenever the applicant has the opportunity to present the materials to the Planning Commission.

Motion carried, all ayes.

F. Special Land Use Public Hearing – Make a Change Wellness, 23629 Liberty Street

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Manager Weber stated that Make a Change Wellness is proposing to locate their mental health and social work practice in the building located at 23629 Liberty Street. The social work practice is centered on providing accessible, community-focused mental health and wellness services to children and adolescent teens. Included in the packet is background information about Make a Change Wellness for the Commission's review. This property is zoned Office Service. Medical Dental Office Use and Professional Office Service establishments are a special land use in this district, requiring Planning Commission approval. The special land use was noticed to the public in the Oakland Press as required. The procedures for a special land use typically require a site plan to be submitted, however there are no proposed changes to the existing site at this time. Future renovations are planned in 2026. These renovations will be reviewed by the Building Official and, if necessary, be brought to the Planning Commission for approval.

The Applicant, Dr. Ali Bazzi, then approached the podium. He stated that he is the owner of Make a Change Wellness and that he provides social work services for adolescents and early children, looking at depression, trauma, anything, and really what they need in terms of helping them grow. He stated that he recently purchased the building and that his business would occupy the first floor and that the second floor would be rented out as offices. He also discussed doing a complete overhaul on the inside.

Kristen Hatfield, OHM Planning Consultant, then presented a planning review letter. She stated when reviewing a special land use request, there are general standards in the zoning ordinance. The applicant met all five criteria for the special land use. Her recommendation was for approval with two conditions. One, was that the applicant clarify ownership of the parcel. Two, was that the owner submit a site plan within 12 months, to comply with the special land use application process.

Chairman Perrot than asked for a motion to open the public hearing.

MOTION by Crutcher, supported by Gray to open the Public Hearing for Make a Change Wellness, 23629 Liberty Street.

Motion carried, all ayes.

No public comment was heard

MOTION by Westendorf, supported by Gray to close the Public Hearing for Make a Change Wellness, 23629 Liberty Street.

Motion carried, all ayes.

Perrot than asked for a motion of whether to approve the special land use for Make a Change Wellness, 23629 Liberty Street.

MOTION by Westendorf, supported by Crutcher to approve the special land use application for Make a Change Wellness for the use of existing offices for a business medical office for the building located at 23629 Liberty Street, located in the OS Office Service district. This motion is based upon the following findings in fact:

1. Regarding the zoning ordinance, Section 35-152 Standards of for Approval of Special Land Uses: the project is compatible with the goals, objectives, and policies of the city, of the master plan's proposed use for the medical business office for the purpose of providing community focused mental health and wellness services to children and adolescent teens and the existing office space is compatible with the objective of increasing commercial opportunities in the city of Farmington.
2. The project will promote the intent of the zoning district in which the use is proposed. The intent of the O office and OS office service district is to encourage the office uses of a business and professional nature. The OS district in particular serves as a transitional area between the residential and commercial districts or as a buffer between the residential neighborhoods and arterial roadways. In this case the subject parcel will provide an office use that is professional in nature while also serving as a transitional area between residential and commercial and providing a buffer between residential neighborhoods and arterial roads.

3. The project will be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. The property has been used for professional services in the past and as such will not change the essential character in the area in which it is proposed. The parking demands will be unaffected.
4. The project will be served adequately by public facilities and services such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities, and primary and secondary schools. The existing office building is adequately served by public services and the proposed medical-like business use will not affect its needs and traffic patterns will be unaffected.
5. The project will not involve uses, activities, processes, materials or equipment or condition of operations that in comparison to permitted uses in the district will be detrimental to the natural environment, public health, safety or welfare, by reason of access, production of traffic, noise, smoke, odor or other nuisance. We find no indication that the special land use would have a negative impact on the above items through the excessive production of traffic, noise, etc.

This motion is subject to the following conditions:

1. Any site deficiencies of the current site are brought up to current standards as identified by the Building Official.
2. Review and approval of the final interior and exterior plans by the Building Official when any changes to the building are proposed.
3. Ownership of the parcel is clarified
4. A site plan is submitted for approval within the next 12 months.

Motion carried, all ayes.

G. Site Plan Approval – First Baptist Church of Farmington, 33400 Shiawasse

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Manager Weber stated that the First Baptist Church of Farmington is proposing a modification to the southwest corner of the building, including a small addition to the existing vestibule and a barrier-free ramp to improve access to the building and to allow caskets to safely be maneuvered in and out during funerals. This building is located in the Historic District and therefore subject to Historical Commission review and comment. At the Historical Commission's December 17th, 2025 meeting, the Commission voted unanimously to recommend approval of the plan. Site plan review is required under Section 35-162, Building renovations, modifications to building facade or

other architectural features that do not result in additions to floor area or increased building height. Section 35-53 of the city zoning ordinance sets the requirements for non-residential design requirements. The applicant has submitted plans prepared by Wakely Associates, Inc. Architects for the proposed building facade modification. The plans for the modification have been reviewed by the Building Official for the site elements and no issues have been identified.

On behalf of the applicant, Dan Waters, Joe White, and Tyler Waters of Wakely Associates, Inc. Architects provided an overview of the project, highlighting the church's trouble with maneuvering caskets and parishioners falling on steps. Waters mentioned the project included a barrier free ramp, a second staircase, a landing area at the top of the ramp, and the addition of a vestibule of just under 250 square feet. Waters mentioned that the intent is to use all the same materials for the addition, including matching the existing brick, the same white, metal, and soffit. They are adding a couple trees out in the boulevard and also screening the new air conditioning condenser with some arborvitaes in the back.

Crutcher then asked where the second stair was located. Clarification was provided.

Westendorf then asked if this part of the building was historic. Clarification was made that only the white portion of the building was historic.

MOTION by Kmetzo, supported by Crutcher to approve the building facade modifications for 33400 Shiawassee Road, First Baptist Church of Farmington because the proposed modifications to the southwest corner of the building, including a small addition to the existing vestibule and a barrier-free ramp to improve the access to the building, meet the requirements of section 35-53 of the zoning ordinance.

Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Weber and Bowdell offered the following updates:

The Legion Square project is starting today.

Dominos received a certificate of occupancy.

A cold cuts place opened on Orchard Lake.

Quite a few units have now received occupancy at Hillside Townes.

The gas station at Orchard Lake and Grand River is restoring their site to how it existed before changes were recently made.

PUBLIC COMMENT

None heard.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Gray to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: February 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Description</u> Election of Officers		
<u>Proposed Motion</u> Nominate XXXXXX as Chairperson Nominate XXXXXX as Vice Chairperson Nominate XXXXXX as Secretary		
<u>Background</u> Sec. 23-30 – Officers of the City Code of Ordinances requires the Planning Commission to elect a Chairperson, a Vice-Chairperson, and a Secretary from its members each year. This election typically happens in January of each year. The current Chairperson will ask for nominations for the Chairperson position. If there are multiple candidates, discussions can occur. Once the discussions conclude, the Chairperson will ask for someone to make a motion to nominate a Chairperson, and the Commission will vote. Once there is a new Chairperson, the gavel is passed and the new Chairperson will ask for nominations for the Vice Chairperson position. If there are multiple candidates, discussions can occur. Once the discussions conclude, the Chairperson will ask for someone to make a motion to nominate a Vice Chairperson, and the Commission will vote. The new Chairperson will then ask for nominations for the Secretary position. If there are multiple candidates, discussions can occur. Once the discussions conclude, the Chairperson will ask for someone to make a motion to nominate a Secretary, and the Commission will vote.		

Farmington Planning Commission Staff Report	Planning Commission Date: February 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Proposed Building Façade Modification – Downtown Offices, 33211 Grand River		
<p>Motion: Motion to approve the proposed façade modifications for Downtown Offices, 33211 Grand River because they meet the requirements of Section 35-104 of the Zoning Ordinance subject to the conditions described in the Façade Review Letter from OHM dated January 6, 2026.</p> <p>OR</p> <p>Move to approve the proposed façade modifications for Downtown Offices, 33211 Grand River because they meet the requirements of Section 35-104 of the Zoning Ordinance subject to the conditions described in the Façade Review Letter from OHM dated January 6, 2026 as well as the following modifications_____.</p> <p>OR</p> <p>Move to deny the proposed façade modifications for Downtown Offices, 33211 Grand River because they do not meet the requirements of Section 35-104 of the Zoning Ordinance</p>		
<p>Background</p> <p>At the Planning Commission’s January 12, 2026 meeting a façade modification for 33211 Grand River was presented. The Commission made a motion to table the item pending review of materials. The applicant is here tonight to review the building materials. Below is the information from the January 12 staff report.</p> <p>This item is a review of a proposed Building Façade Modification to the existing building located at 33211 Grand River. The proposed modification includes renovation of the north façade, modernizing the building’s look without expanding the footprint, replacing dated elements, and improving curb appeal in order to support future tenant recruitment.</p> <p>Site Plan Review is required under Section 35-162 Building renovations, modifications to building facade or other architectural features that do not result in additions to floor area or increased building height. Building facades in the Central Business District are reviewed for compliance with the standards set forth in Section 35-104 of the Zoning Ordinance.</p> <p>The applicant, Downtown Offices, has submitted plans prepared by NCS Team for the proposed Building Façade Modification.</p>		

The applicant will be at the January 12, 2026 meeting to review the proposed Building Façade Modification with the Commission.

Attached are the Nonresidential Building Design Standards to be considered by the Planning Commission.

Attachments:

- Plan Review Letter Dated January 6, 2026
- Site Plan, Elevation Plan, and Photometric Plan
- DDA Design Committee 12.18.25 Draft Minutes
- Zoning Ordinance Section 35-104 – Central Business District—Nonresidential and Mixed-Use Development Requirements



City of Farmington Façade Review

Date: January 6, 2026

To: Chris Weber, Assistant City Manager
cc: Jennifer Morris, Principal, OHM
From: Kristen Hatfield, Senior Planner, OHM

Re: 33211 Grand River Avenue, Farmington, MI 48336

Subject: 33211 Grand River Avenue (Façade Review)
Location: 33211 Grand River Avenue
Parcel ID: 20-23-27-155-046
Zoning: CBD, Central District
Applicant(s) and Owner(s): Downtown Offices, LLC

At the City of Farmington's request, OHM Advisors has performed a review of the above-referenced façade improvements and offers the following comments and findings for your consideration. This review is based on the revised site plan dated December 22, 2025.

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 south side of Grand River Avenue, east of Farmington Roads and west of Grove Street. Online assessing states that 31030 Grand River Avenue is approximately 24,654 square feet with a frontage on Grand River Avenue of 130'. The site is home to Farmington Insurance Agency (formerly Clappison and Conroy), an insurance office. The site plan application indicates that the owner of the site is "Downtown Offices" which is confirmed by online assessing records.

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: STREET VIEW (EXISTING)



REVIEW COMMENTS

1. **Zoning and Use (§35-102).** The site is in the CBD, Central Business District and is bordered on all sides by parcels in the CBD District. "Professional offices and service establishments" are permitted by right in the CBD District; an office for an insurance agency would be classified under this designation.
2. **Nonresidential and Mixed-Use Development Requirements in the CBD District (§35-104).** Any development or modification to a building in the CBD that requires Planning Commission approval under *Article 13, Site Plan Review*, shall be first reviewed by the DDA Design Committee prior to being placed on the agenda for final site plan approval by the Planning Commission. The DDA Design Committee shall review the site plan and building architecture for compliance with the requirements of this section and provide a recommendation to the Planning Commission. We note that the City of Farmington Downtown Development Authority Design Committee recommended approval of the façade improvements, conditioned upon the applicant providing further information at their December 17, 2025, meeting. The applicant submitted a revised site plan dated December 22, 2025, which contains the requested information.



- a. **Area and Bulk Requirements.** As this is an existing structure which is not being expanded, area and bulk requirements are not included as part of this review.
- b. **Pedestrian-Oriented Design Requirements.** The site appears to be designed to promote safe and effective pedestrian and transit-oriented circulation on-site.
- c. **Building Design.**
 - i. **Purpose.** The façade improvements as presented appear to meet the purpose of the ordinance.
 - ii. **Main Entrance.** The elevations show entrance(s) that are located on the Grand River Avenue street front. Additionally, entrances have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. We note that while the ordinance requires a front entranceway that is inset a minimum of three (3) feet from the front building wall, this is an existing nonconforming structure.
 - iii. **Roofs.** The applicant proposes to demolish portions of the existing roof and construct one that appears to be flat from the street with a small parapet, bringing it into conformance with the ordinance. We note that all rooftop-mounted equipment should be screened from view on all sides of the building; if any rooftop-mounted equipment is proposed it be shown on the site plan, along with method of screening.
 - iv. **Awnings.** The awnings as detailed on the elevations meet the standards of the ordinance. If any signage is proposed for the awnings, it must conform to the ordinance and the applicant will be required to obtain any necessary permits.
 - v. **Required Window Area and Exterior Finishes.**
 1. **Windows.** Facades facing a public street or sidewalk shall include windows that equal seventy (70) percent of the wall area measured between two (2) feet and eight (8) feet above grade. The bottom of any window may not be more than four (4) feet above grade. The façade as presented meets the standards of the ordinance. We note that required window areas shall consist of clear glass windows, clear glass doors and clear glass panels, and may not be covered or blocked with the back of shelving units
 2. **Exterior Finish Materials.**

Required	Proposed	Comment
Wall shall be constructed of at least seventy-five (75) percent modular brick or stone.	Eight-three (83) percent of the proposed façade is brick.	Meets the intent of the ordinance.
Up to twenty-five (25) percent of the remaining wall area may include other materials.	Seventeen (17) percent of the proposed façade is EFIS, an accent material permitted by the ordinance.	Meets the intent of the ordinance.

The EFIS panels will be painted SW 7006 “Pure White”, and the existing brick will be painted SW 7018 “Dovetail”.

3. **Exterior Lighting (§35-48).** The applicant provided a photometric plan as part of the site plan submittal. The intensity of lighting on the site, as well as the proposed fixtures meet the intent of the ordinance.
4. **Site Plan Submittal Requirements (§35-165).** The applicant has provided a description of exterior building materials including paint colors. Material samples should be presented to the Planning Commission for their review and approval.
5. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.



RECOMMENDATION

Planning recommends approval of the site plan subject to the following conditions:

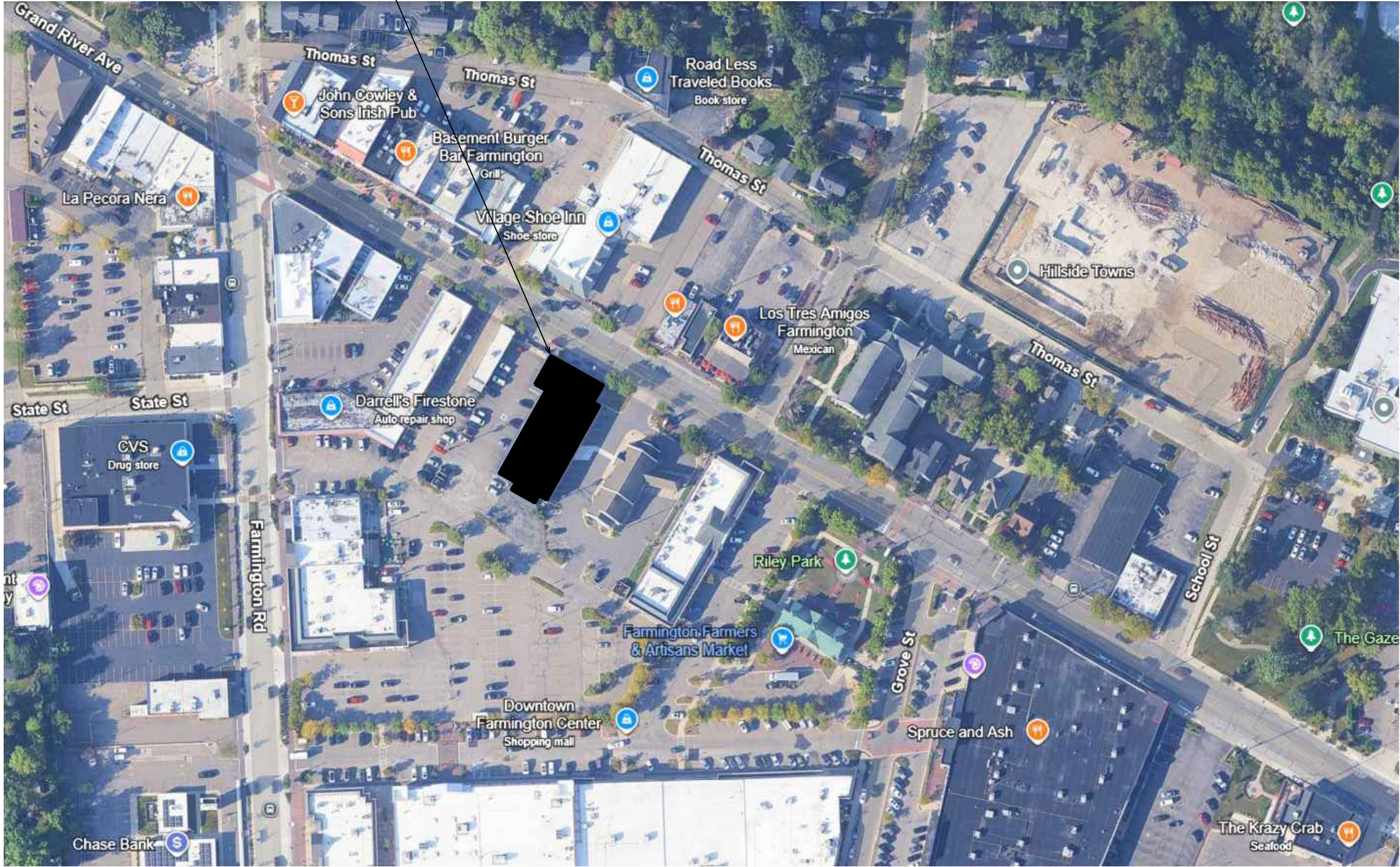
1. **Nonresidential and Mixed-Use Development Requirements in the CBD District (§35-104).** If any rooftop-mounted equipment is proposed, it should be shown on the site plan along with method of screening.
2. **Nonresidential and Mixed-Use Development Requirements in the CBD District (§35-104).** All required window areas shall consist of clear glass windows, clear glass doors and clear glass panels.
3. **Site Plan Submittal Requirements (§35-165).** The applicant should provide material samples to the Planning Commission for their review and approval.

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

Thank you,

Kristen Hatfield, AICP
Senior Planner

AREA OF CONSTRUCTION



LIST OF DRAWINGS

- 1 SITE PLAN
- S-1 ARCHITECTURAL SITE PLAN, LOCATION MAP
- A-1 DEMOLITION FLOOR PLAN, PARTITION FLOOR PLAN
- A-2 DEMOLITION ELEVATIONS
- A-3 PROPOSED ELEVATIONS
- A-4 3D RENDERINGS

LEGAL DESCRIPTION

THE LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

T1N, R9E, SEC 27 LAPHAMS ADD PART OF LOT 33 BEGINNING AT SOUTHEAST CORNER OF LOT 41, BLOCK 1 OF 'DAVIS ADD', THENCE SOUTH 57 DEGREES 15 MINUTES 00 SECONDS EAST 53.95 FEET, THENCE SOUTH 00 DEGREES 33 MINUTES 00 SECONDS WEST 59.14 FEET, THENCE NORTH 57 DEGREES 15 MINUTES 00 SECONDS WEST 85.32 FEET, THENCE NORTH 32 DEGREES 32 MINUTES 00 SECONDS EAST 50.00 FEET TO BEGINNING, ALSO ALL OF LOT 40, ALSO LOT 41 EXC SOUTHWESTERLY 12.00 FEET, ALSO EAST 30.00 FEET OF LOT 42 EXCEPT SOUTHWESTERLY 12.00 FEET BLOCK 1 OF 'DAVIS ADD'.

NET ACREAGE

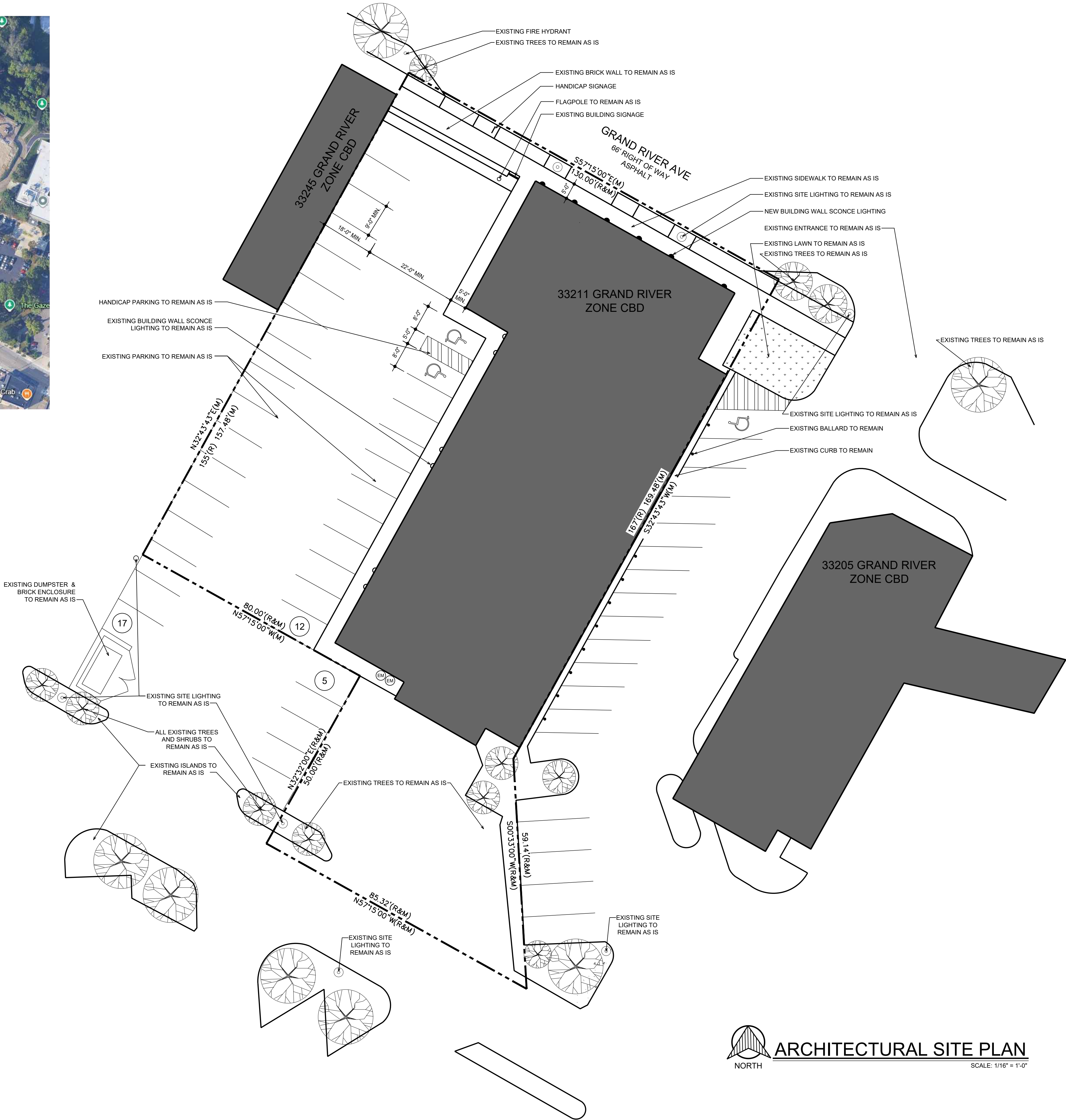
.566 ACRES

PARKING REQUIREMENTS

BUSINESS USE - 4 SPACES PER 1,000 SF OF LEASABLE AREA
8,444 LEASABLE AREA = 34 PARKING SPACES REQUIRED
34 PARKING SPOTS PROVIDED INCLUDING 2 HANDICAP SPOTS

CODE ANALYSIS

ARCHITECT INFO	NAME: DONALD J SCHEIBLE LICENSE NUMBER: 1301018960 EXPIRATION DATE: 01-01-27 EMAIL: DSCHEIBLE@SCHEIBLEASSOCIATES.COM
REVIEW CODE	2021 MICHIGAN REHABILITATION CODE FORE EXISTING BUILDINGS LEVEL 2 2021 MICHIGAN MECHANICAL CODE 2021 MICHIGAN PLUMBING CODE 2023 NATIONAL ELECTRIC CODE 2021 MICHIGAN ENERGY CODE INCLUDING ASHRAE 90.1-2013 2009 ICC/ANCI A117.1 STANDARD FOR ACCESSIBLE BUILDINGS & FACILITIES
ZONE	CENTRAL BUSINESS DISTRICT
TOTAL FLOORS IN BLDG.	1
USE GROUP	"B" BUSINESS
TYPE OF CONSTRUCTION	TYPE II-B



ARCHITECT:
Scheible & Associates L.L.C.
46 Kensington Blvd.
Pleasant Ridge, MI 48069
(248) 797-9890
scheibleassociates.com

DRAWN BY:
NCS TEAM
NCS TEAM
One Towne Square
Suite 150
Southfield, MI 48076
Tel: 989-992-6179
www.ncs-team.com
Josh@NCS-Team.com

BUILDING RENOVATION
33211 GRAND RIVER AVE
FARMINGTON, MI 48336

ISSUED FOR:
SITE PLAN APPROVAL
11-04-25



SHEET# S-1
DATE:
JOB#

NOT FOR CONSTRUCTION

8" CMU

PAN FLASHING SYSTEM

SOAPS (BOTH SIDES)

FLEXIBLE MEMBRANE FLASHING, FULLY ADHERED

TWO-PIECE FLEXIBLE ANCHOR IN EACH HEAD JOINT IN EACH SOAP RECEIVER COMPONENT MECHANICALLY FASTENED THROUGH FULLY ADHERED MEMBRANE FLASHING ON EXTERIOR SIDE OF LINTEL

16WF

TWO-PIECE FLASHING—STEEL PLATE

2" (MIN. R-10) RIGID INSULATION

4" BRICK (CLAY) VENEER

FLEXIBLE MEMBRANE FLASHING W/ END DAMS

2X6 FIRE RETARDANT TREATED WOOD NAILER

DRAINAGE MESH

MINERAL WOOL TIGHT TO LINTEL

WEEPS

STEEL BEAM LINTEL ASSEM (CORROSION RESISTANT)

TWO-PIECE FLASHING GALVANIZED STEEL ANGLE (FLOOSE?) LINTEL

BEAR A MINIMUM OF 12" ON EACH SIDE OF OPENING ON BEARING PLATE, W/ ANCHOR BOLTS GROUTED SOLID

SCALE: 1" = 1'-0"



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



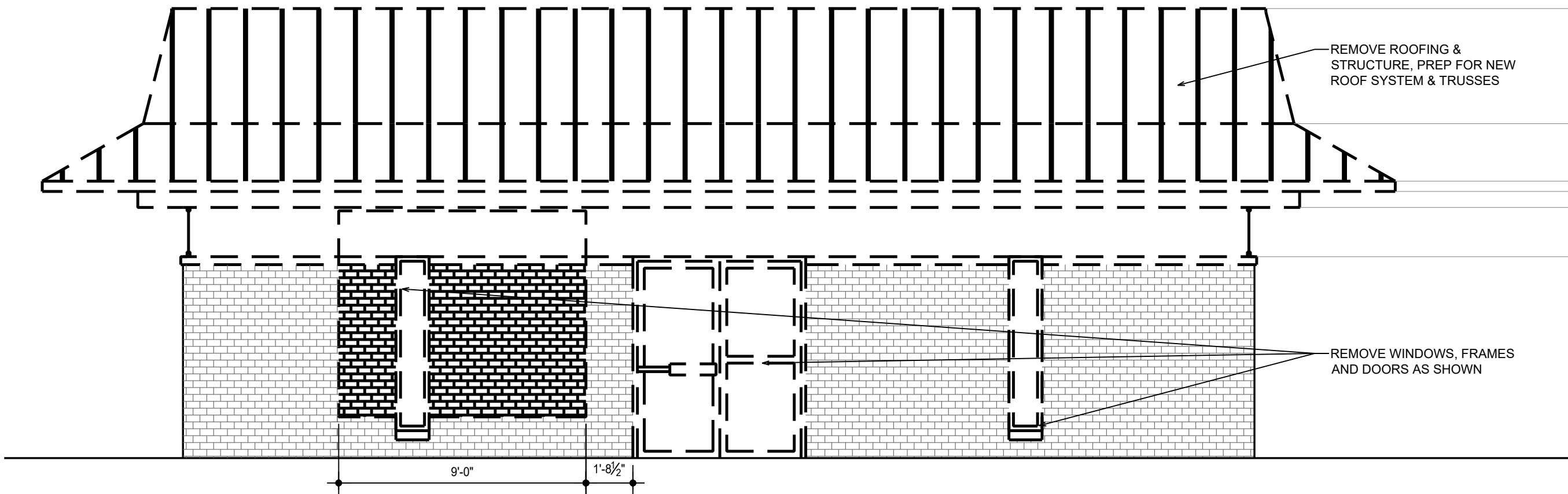
SCALE: 1/4" = 1'-0"

JOB#

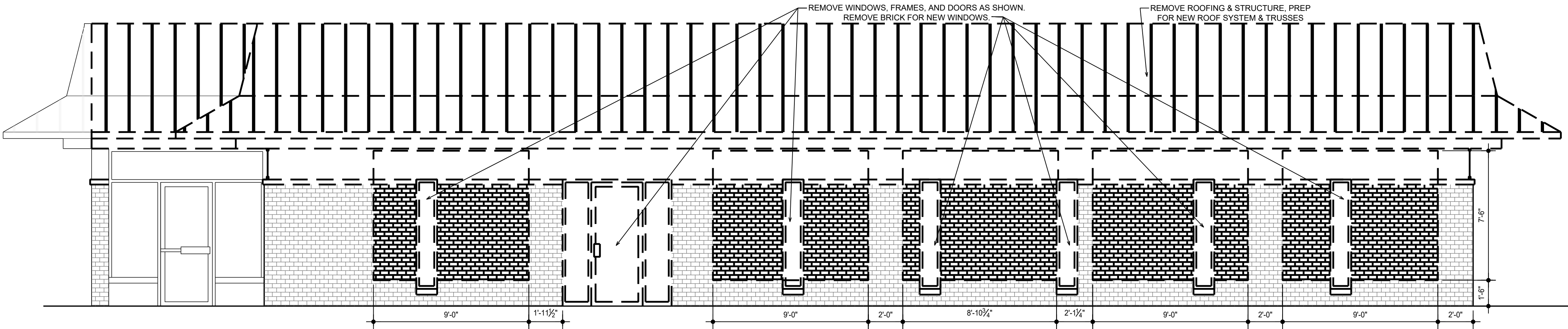
NOT FOR CONSTRUCTION



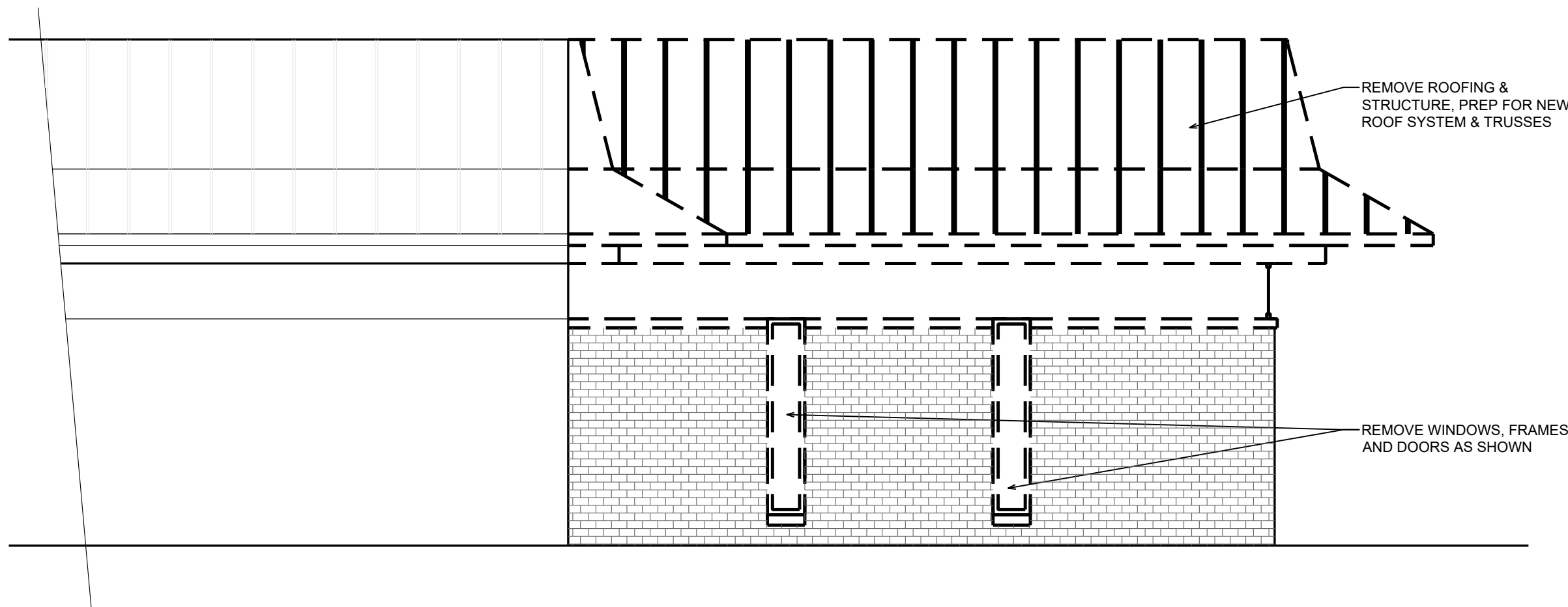
NCS TEAM
One Towne Square
Suite 150
Southfield, MI 48076
Tel: 989-992-6179
www.ncs-team.com
Josh@NCS-Team.com



NORTH DEMOLITION ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



WEST DEMOLITION ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



EAST DEMOLITION ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

BUILDING RENOVATION

**33211 GRAND RIVER AVE
FARMINGTON, MI 48336**

ISSUED FOR:
SITE PLAN APPROVAL
11-04-25

SEAL:



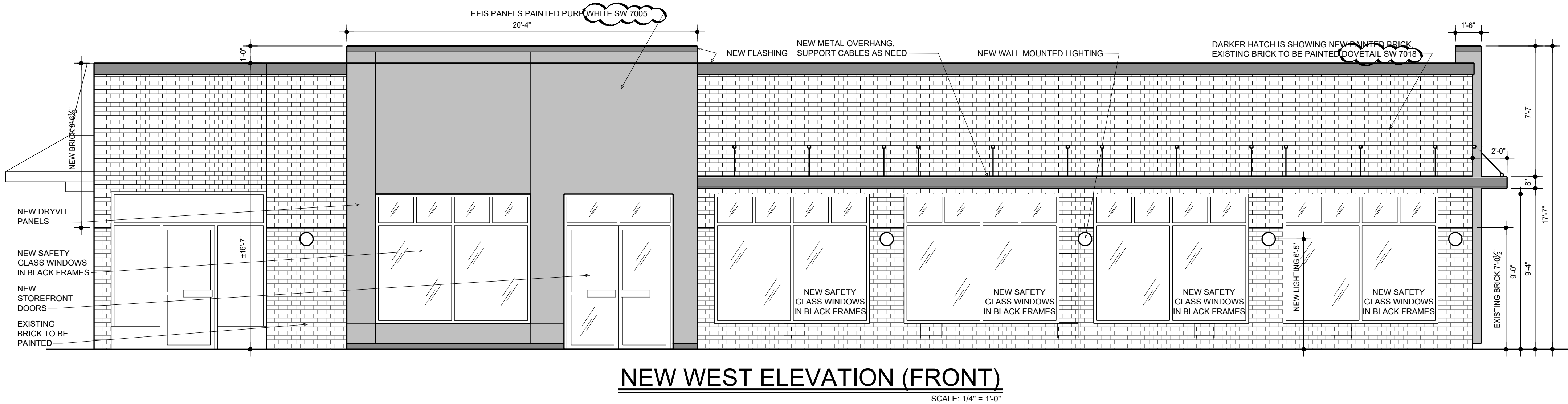
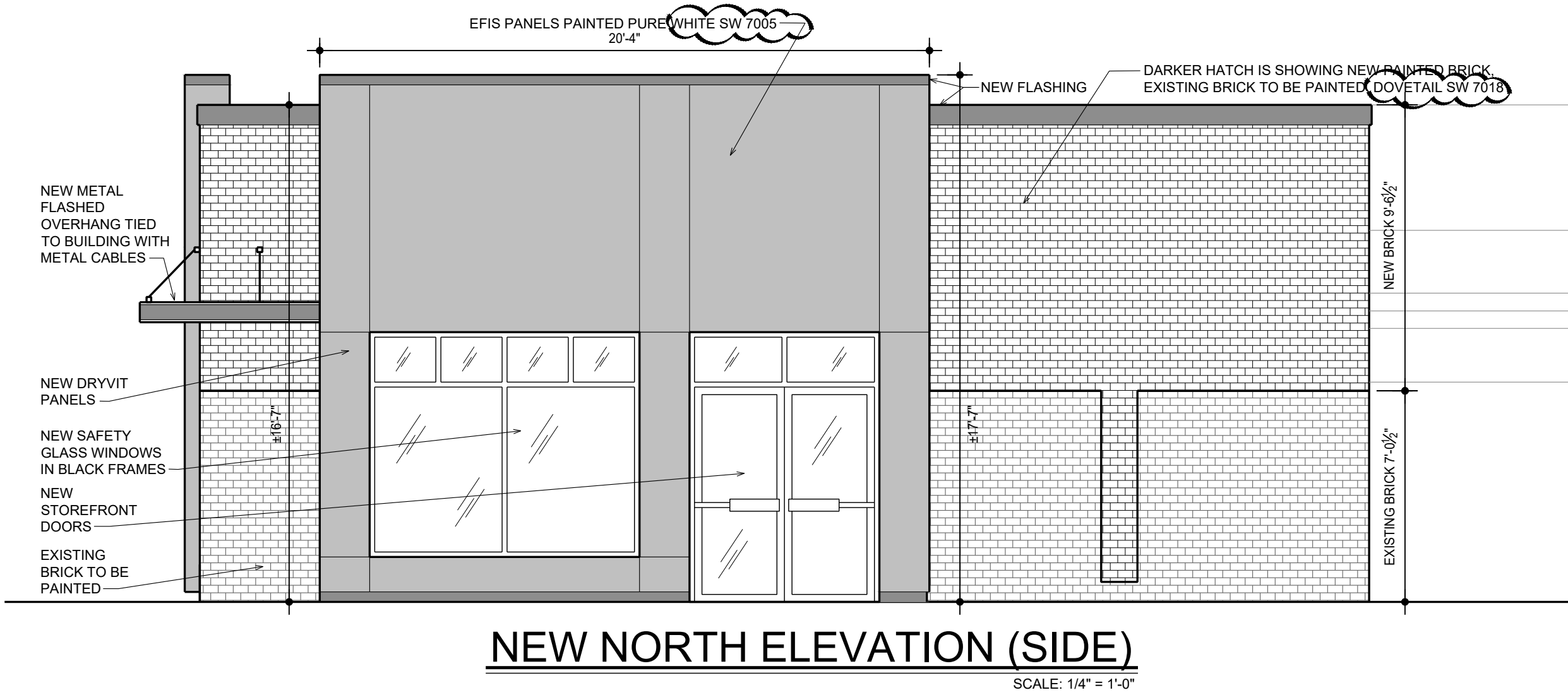
SHEET#

A-2

DATE:

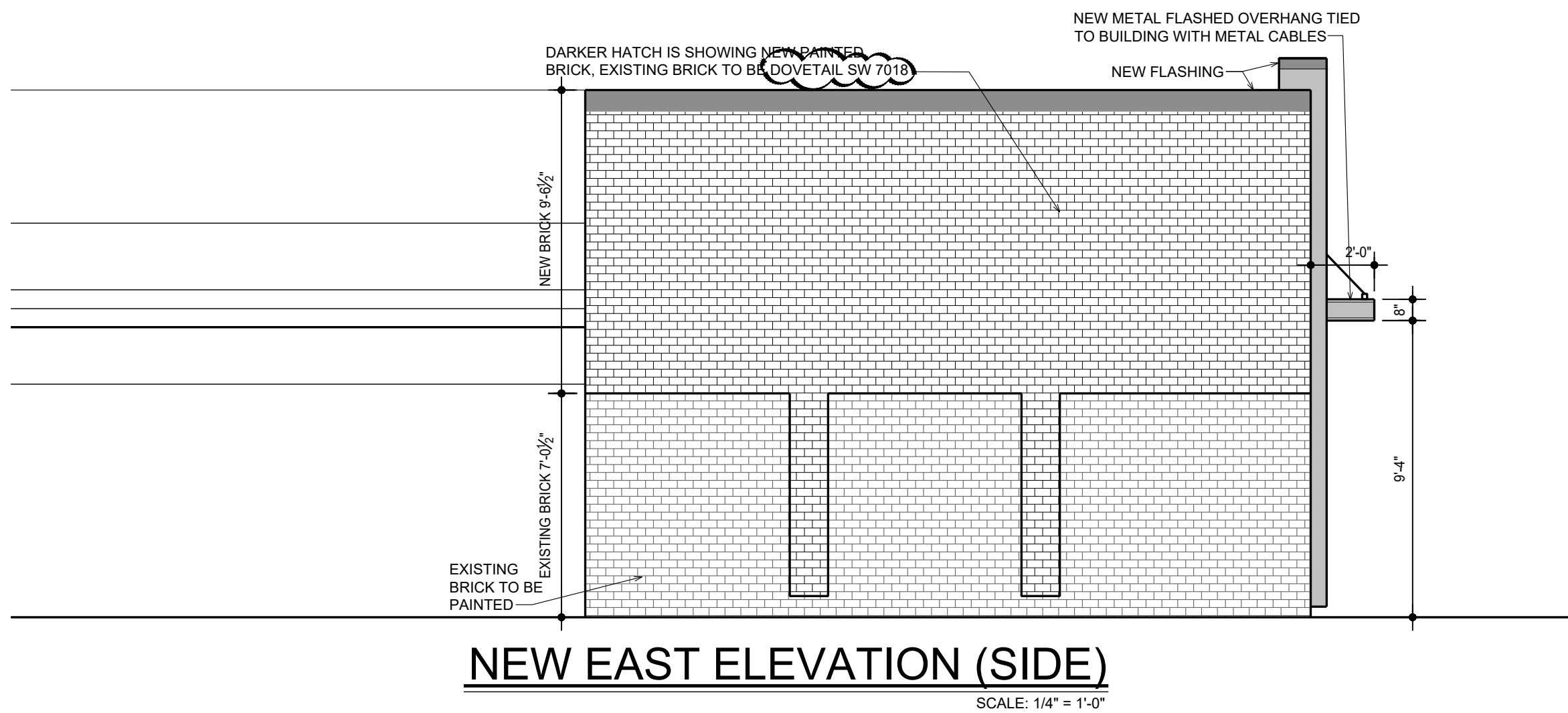
JOB#

NOT FOR CONSTRUCTION



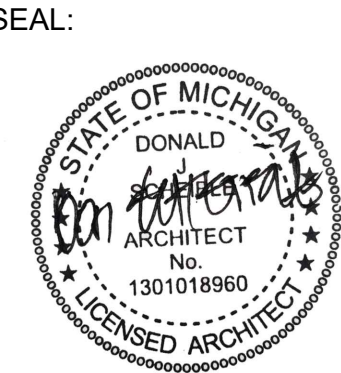
480 SF OF BUILDING FACADE
360 SF OF WINDOWS
75% GLASS ON FACADE
BETWEEN 2' & 8'

DRYVIT PERCENTAGE ON
BUILDING
WHOLE FACADE 1,347 SF
SQ FT OF DRYVIT 233 SF
17% OF FACADE IS DRYVIT



BUILDING RENOVATION
33211 GRAND RIVER AVE
FARMINGTON, MI 48336

ISSUED FOR:
SITE PLAN APPROVAL
11-04-25
REVISION 1
12-22-25



SHEET# A-3
DATE:
JOB#

NOT FOR CONSTRUCTION



DRAWN BY:



NCS TEAM
One Towne Square
Suite 150
Southfield, MI 48076
Tel: 989-992-6179
www.ncs-team.com
Josh@NCS-Team.com



BUILDING RENOVATION

**33211 GRAND RIVER AVE
FARMINGTON, MI 48336**

ISSUED FOR:
SITE PLAN APPROVAL
11-04-25

SEAL:



SHEET#

A-4

DATE:

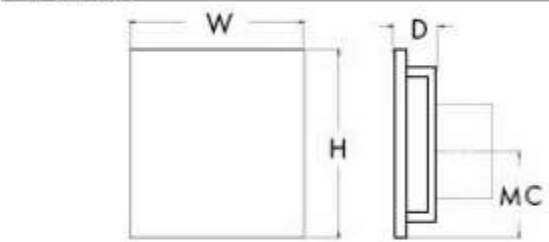
JOB#

NOT FOR CONSTRUCTION

S9450 Series
Semipole



DIMENSIONS



FRONTVIEW				SIDEVIEW	
H	W	D	MU	BASE: MODEL NO.	
16"	16"	4"	8"	S9450-L32 (4-Directional Light)	
16"	16"	4"	8"	S9451-L08 (Downlight Only)	

SPECIFICATIONS

Driver: 0-10V dimming to 1%, 120/277
Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others)

FEATURES

- Opal Acrylic Lens
- Solid Aluminum Material
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

www.ScottArchLighting.com | Tel (707) 864-2172 | Fax (707) 864-2182
© Copyright 2025 Scott Architectural Lighting. All Rights Reserved. Made in the USA.



ORDER AS A COMPLETE UNIT:

Model No. + Lamp Code + CCT + Finish + Option Code
S9450-L32 + 27K + PT
S9451-L08 + 30K + SD
 + 33K + PF
 + 40K + XT
 + + CC

FINISHES

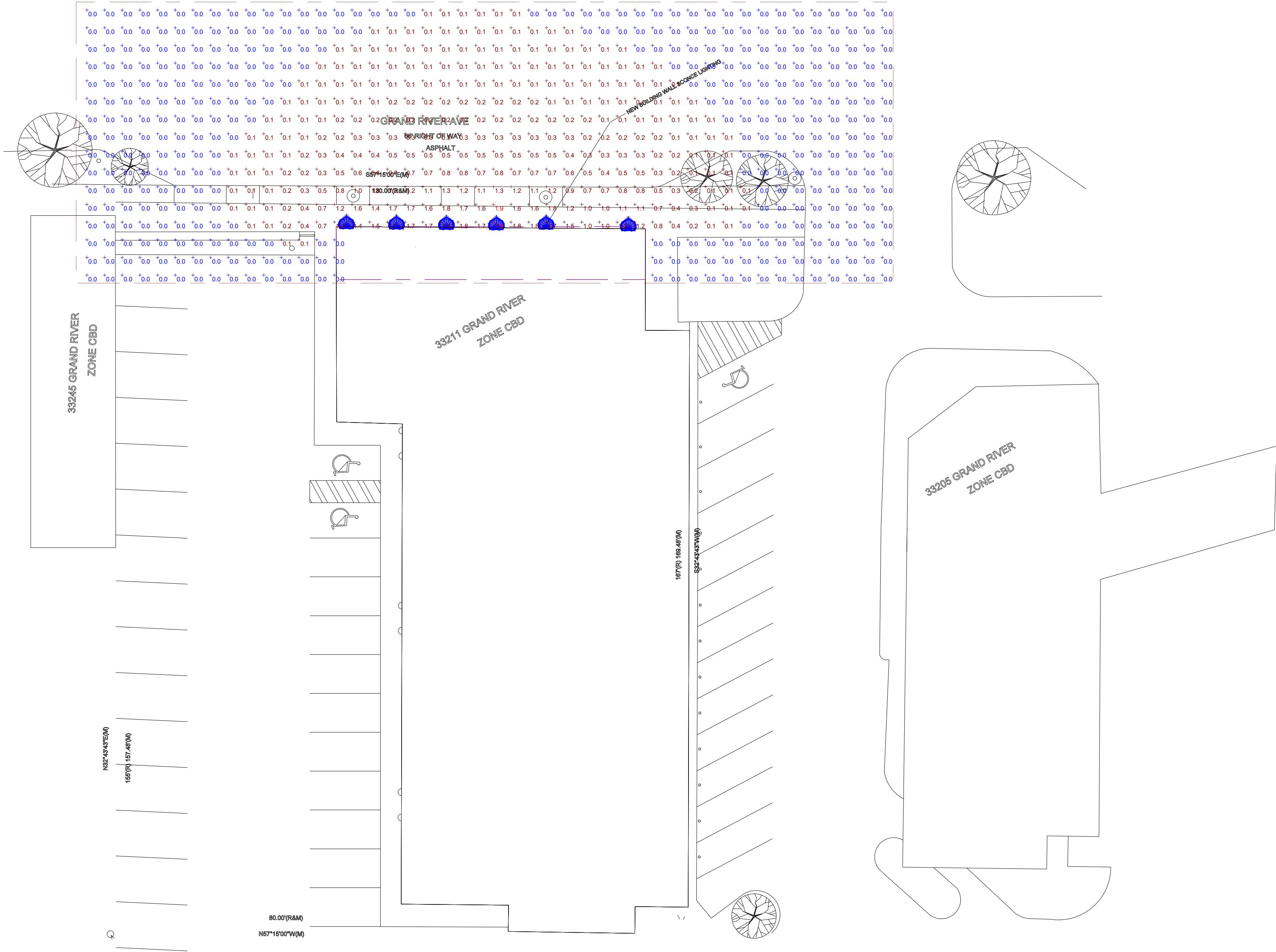
PT Powder Coated Finishes*
SD Shimmer Dimensional Metallic Finishes*
PF Pure Metal Finishes*
XT Trendion Brushed Metal Finishes*
CC Custom Painted Finish
*Specify Color Code from the list of Finishes [except interior only metallics] - ie. Gold Touch would be GT)

OPTIONS

BAC Buy America; Buy American Act; and Build America, Buy America Act Compliant.
EML Remote 10W Emergency LED Battery Backup

LIGHT OUTPUT

LXX = ~ 75 LPW Delivered Lumens (Example: L32= 32W x 75 LPW = 2,400 Lumens)



Plan View

Scale - 1" = 16ft

EXTERIOR LIGHTING FIXTURE SCHEDULE

EXTERIOR LIGHTING FIXTURE SCHEDULE													
BASIS OF DESIGN													
TYPE	DESCRIPTION	LIGHT SOURCE	LUMEN OUTPUT	CCT	CRI	INPUT VOLTAGE	INPUT WATTAGE	BALLAST/ DRIVER TYPE	MANUFACTURER	NOMENCLATURE	EMBEDDED SENSOR/ CONTROLS	MOUNTING INFORMATION	NOTES
	16"X16" SQUARE EXTERIOR WALL SCORCE	LED	1,000	3,000	80	120/277	35	0-10V DIMMING DRIVER	SCOTT ARCH. LIGHTING	S9450-L32-30K_	-	7-6" AFG	CONFIRM FINISH PRIOR TO ORDERING. WET LISTED. OPAL ACRYLIC LENS. ADA COMPLIANT.



DDA Design Committee Meeting
7:30 am December 17, 2025
Farmington, MI 48335

Minutes

The meeting was called to order at 7:32 AM by Claire Perko.

1. Attendance

Present: Claire Perko Steve Schneemann, Brian Golden, Ken Crutcher, Brett Budnik

Others Present: Jess Westendorf, Jenny Gray, Pat Donnelly (FIA), and Dave Przygoda (DNS Contractors)

2. Approve October 30, 2025 Design Committee Minutes

Approval of Minutes

The minutes of the **October 30, 2025** Design Committee meeting were approved unanimously on a motion by Golden, seconded by Schneemann.

3. 33211 Grand River (Farmington Insurance Agency) Review

The committee conducted a preliminary design review for façade improvements at 33211 Grand River. The applicant team explained that the intent is to modernize the building's north façade without expanding the footprint, replacing dated elements and improving curb appeal to support future tenant recruitment. Committee discussion focused on ordinance alignment and submittal clarity—particularly confirmation of façade material selections, color specifications, and compliance calculations for required window/door coverage within the specified height band. The committee also discussed property-line/sidewalk depiction discrepancies in submitted drawings and noted the importance of documenting easements or explaining conditions where existing constraints affect compliance.

Committee agreed to recommend approval to the Planning Commission, contingent upon the applicant providing clearer documentation (including colors, material percentages, and compliance calculations) consistent with the design intent presented.

4. 33211 Grand River Façade Grant Review

The committee reviewed the associated façade grant request and discussed the DDA's annual grant allocation and reimbursement structure, including timing considerations relative to the fiscal year and permitting/construction schedule. Committee members noted the project's value as a meaningful exterior improvement, while also acknowledging it as an incremental upgrade compared to broader long-range redevelopment concepts referenced in ongoing planning discussions. The committee agreed to support the application and defer the final award amount to the DDA Board based on overall program capacity and other potential requests.

Motions

A motion was made by Golden and seconded by Crutcher to recommend that the DDA Board approves the façade grant application and leave the determination of the grant dollar amount to the DDA Board. The motion carried unanimously.

5. Sign Advisory Review

a. Farmington Jewelers

The committee reviewed the sign proposal and noted limited information was provided in the materials available at the meeting. The committee's advisory feedback emphasized simplifying the sign content—specifically recommending removal of additional promotional text (“Jewelry Repairs, Custom Designs, we buy gold”) in favor of a cleaner presentation focused on the business name and logo, moved to the right side. The committee also requested additional specifications (materials, colors, and whether lighting is internal) to support informed review.

b. Famous Hamburgers

The committee reviewed the proposed signage for Famous Hamburgers, including two sign faces for the corner location. Staff noted the applicant was already being asked to reduce signage to meet ordinance requirements 7-10%. The committee recommended approval of the sign design subject to the ordinance-driven size reduction and with the explicit understanding that the business would be “maxed out” on allowable signage and therefore should not anticipate additional window decals beyond what is permitted under the final calculation.

6. Famous Hamburgers Sign Grant Review

The committee discussed eligibility under the sign grant program parameters discussed during the meeting. The committee recommended approval of the sign design subject to the ordinance-driven size reduction and with the explicit understanding that the business would be “maxed out” on allowable signage and therefore should not anticipate additional window decals beyond what is permitted under the final calculation.

Motion

A motion was made by Perko and seconded by Golden to recommend that the DDA Board approve the Famous Hamburgers sign grant, with the final grant amount to be determined by the DDA Board. The motion carried unanimously.

7. Other Business

Perko noted that the committee will be developing its work plan for the coming year and will discuss the Design Committee's role, priorities, and potential new members at an upcoming meeting. Staff also raised a related citywide collaboration topic: the Corridor Improvement Authority (CIA) expressed interest in receiving design input, and the committee discussed the concept of addressing CIA items following DDA business during meetings, with appropriate separation between agendas and participation from corridor representatives.

8. Adjournment

The meeting was adjourned at **8:43 AM**.

Sec. 35-104. Central Business District—Nonresidential and Mixed-Use Development Requirements.

The following regulations shall apply to all nonresidential buildings and "mixed use" buildings, which are those that contain nonresidential uses on the first floor and residential above the first floor. Any development or modification to a building in the CBD that requires planning commission approval under Article 13, Site Plan Review, shall be first reviewed by the DDA design committee prior to being placed on the agenda for final site plan approval by the planning commission. The DDA design committee shall review the site plan and building architecture for compliance with the requirements of this section and provide a recommendation to the planning commission.

A. *Area and Bulk Requirements.*

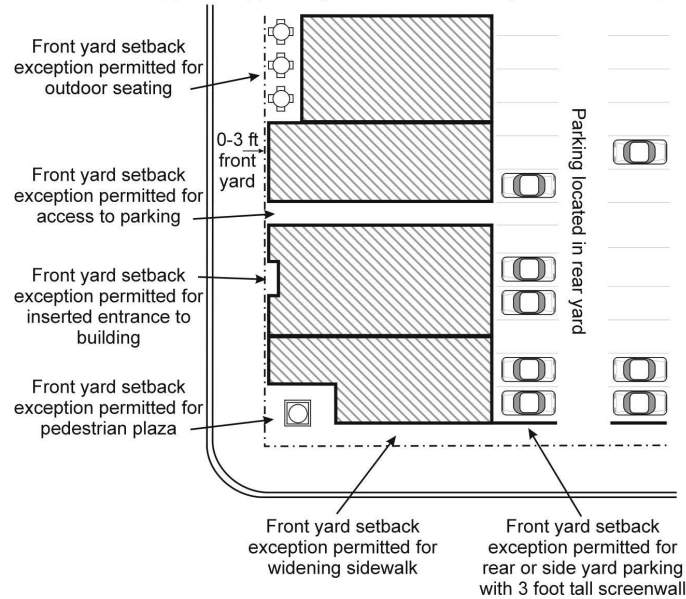
1. *Lot Area and Width.* There is no required minimum lot area or width.
2. *Setback Requirements.* The required nonresidential and mixed-use building setbacks are intended to promote streetscapes that are consistent with the desired character of the CBD and reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones are intended to promote development that will maintain light, air, and the potential for privacy for adjacent residential zones.

	Setback
Front (a)	The building shall be built to within 3 feet of the front lot line and cannot be set back a greater distance except as provided for in subsection 3., below.
Side	There shall not be a minimum side yard setback required; provided a side wall of a building that is not a fire rated wall or contains windows shall be set back a minimum of 10 feet from the side lot line.
Rear	There shall be no minimum rear yard setback.
Lot line abutting a residential zone	Where the side or rear lot line adjoins a lot that is zoned single-family residential, two-family residential or multiple-family residential, a minimum 30-foot setback shall be provided.

- a. Projections into setbacks permitted under section 35-39, projections into yards, including cornices, eaves, sills, balconies, bay windows, awnings, signs and other architectural elements, shall also be permitted to project over the public sidewalk with planning commission approval; provided, there shall be a minimum eight-foot vertical clearance between the sidewalk grade and the architectural element that is overhanging the sidewalk.
3. *Front Yard Building Setback Exceptions.* One hundred (100) percent of the length of the ground level street-facing facade of the building must be built to within three (3) feet of the front lot line. The building height along the frontage shall be a minimum of twenty-four (24) feet. Exceptions may be granted by the planning commission when the front yard area, or forecourt, is used for the following purposes listed below.

Commercial/Mixed use building placement

Building required to be built to within 3 feet of front lot line except as approved by planning commission for front yard setback exceptions

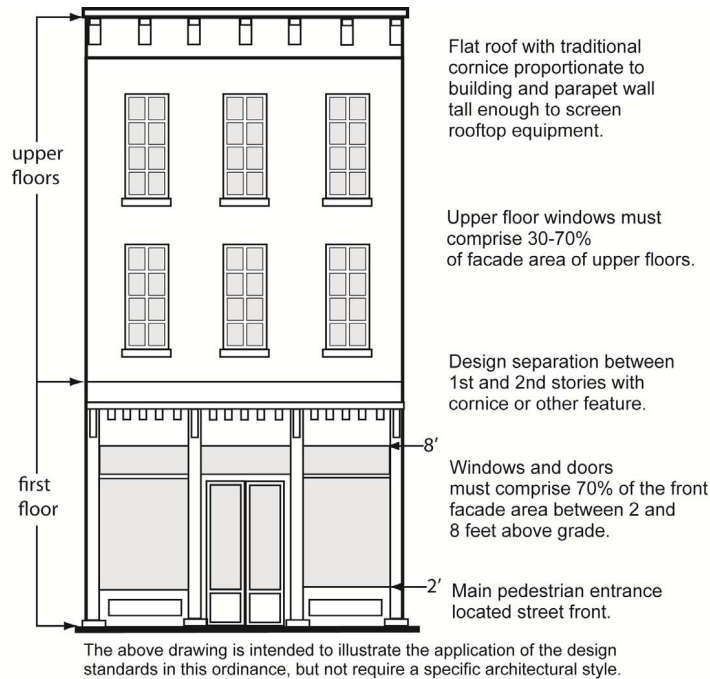


- a. Widening the sidewalk along the frontage of the building.
 - b. Providing a public gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, or other pedestrian amenities.
 - c. Accommodating an inset entranceway to the building.
 - d. Providing outdoor seating for the proposed use.
 - e. Where necessary to avoid utilities.
 - f. The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard.
 - g. Driveway or pedestrian access to parking at the rear of the building.
 - h. Side yard parking along no more than forty (40) percent of the frontage, with a three-foot tall screenwall between the parking and public sidewalk, set back three (3) feet from the front lot line and subject to the requirements of subsection D., below.
 - i. Where older residential structures have been converted to a nonresidential or mixed-use and are to be retained.
 - j. Sandwich board signs (or A-frame signs), marquee signs and wall signs as permitted in the sign ordinance are the only business signs permitted within the forecourt area.
4. **Building Height.** The height limits are intended to control the overall scale of buildings and to discourage buildings that visually dominate adjacent residential areas.

Building Height Requirement	
Minimum	24 feet and 1 story
Maximum	45 feet and 4 stories

-
- a. For buildings with more than two (2) stories adjacent to a single-family residential zone, the floors above the second story of the building shall be tiered back such that the highest point of the building is set back a distance at least equal to twice the height of the building from the adjacent single family residential lot.
 - b. If a development is proposed as a planned unit development (PUD), the planning commission may approve an increase in the maximum building height and number of stories, if the proposed development is for a mixed-use building with retail, or service business on the first floor and residential, or office on the upper floors. The planning commission may require a greater setback from any adjoining single-family residential district in order to minimize the impact of building mass on views and sunlight in the residential district. In determining the amount of additional required setback, the planning commission shall take into account the area and configuration of the adjoining residential parcel or parcels, the size, height, and location of existing residential structures on the adjoining residential parcel or parcels, and any other relevant characteristics of the adjoining residential parcel or parcels.
 - c. If a parking structure is proposed as part of the building the planning commission may approve additional total building height and stories to achieve additional usable building floor area equal to the area occupied by the parking deck, subject to the regulations of subsection D., below.
 - d. Buildings located at the corner of two (2) intersecting streets may be increased in height to fifty (50) feet.
 - e. Refer to section 35-42, exceptions to height limit, for allowable building height projections.
- B. *Pedestrian-Oriented Design Requirements.* All sites shall be designed to promote safe and effective pedestrian and transit-oriented circulation on-site, between sites, and between parking and streets. Sites shall comply with pedestrian-oriented design requirements of section 35-45, pedestrian walkways, and Chapter 28, Streets, Sidewalks and Other Public Places, of the City of Farmington Code.
- C. *Building Design.*
- 1. *Purpose.* The following building design standards ensure that new construction in the CBD reflect a high level of building quality that will endure over time and will incorporate timeless design details. The requirements also ensure that all new construction is consistent because the character of the CBD is not reflected in just one (1) structure, but in all the buildings combined. The regulations herein are intended to ensure proper building form, relationship to the street and compatibility with other buildings. The regulations are not intended to dictate a particular style of architecture, rather to encourage innovative design that is consistent and complementary to the existing built environment.
 - 2. *Main Entrance.* All buildings shall have a main entrance that is located on at least one (1) streetfront. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. The front entranceway shall be inset a minimum of three (3) feet from the front building wall to minimize encroachment on the sidewalk.
 - 3. *Roofs.* Roofs shall be required to meet the following:
 - a. Unless otherwise approved by the planning commission, buildings should have flat roof appearance from the street with a cornice that is designed proportionate to the size of the building and length of the wall.

- b. The planning commission may permit a pitched roof if the design of the roof and building are consistent with the character of the CBD and adjacent buildings. Pitched and mansard roofs shall not be permitted with eaves below a height of twenty-four (24) feet. All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall.
 - c. Flat roofs shall be enclosed by parapets.
 - d. All rooftop-mounted equipment shall be screened from view on all sides of the building.
 - e. Parapets and other screening treatment shall use high-quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.
4. *Awnings.* Awnings in the CBD may project over the public sidewalk; provided they shall be:
- a. Positioned immediately above the ground floor window area of the facade.
 - b. Provide a minimum eight-foot clearance from the sidewalk.
 - c. Constructed of a durable, weather-proof material such as canvas or steel.
 - d. Have a straight shed that projects from the building at a straight angle with open sides.
 - e. Signage is in conformance with the city sign code.
5. *Required Window Area and Exterior Finishes.* While creativity in building design is encouraged, buildings in the CBD must adhere to the following:

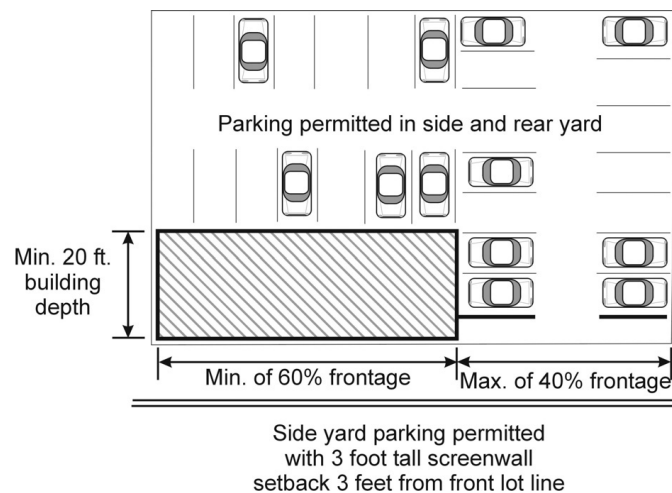


a. *Windows.*

- (1) Facades facing a public street or sidewalk shall include windows that equal seventy (70) percent of the wall area measured between two (2) feet and eight (8) feet above grade. The bottom of any window may not be more than four (4) feet above grade.

-
- (2) Required window areas shall consist of clear glass windows, clear glass doors and clear glass panels, and may not be covered or blocked with the back of shelving units.
 - (3) Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall.
 - (4) Windows and doors above the first floor shall comprise between thirty (30) percent and seventy (70) percent of the total wall area of all upper floors.
 - (5) The number, shape, size, and spacing of the windows shall be compatible with the established rhythm of adjoining or nearby buildings in the downtown.
 - b. *Exterior Finish Materials.* The building wall (exclusive of any windows or doors) of any facade visible from public view shall consist of the following:
 - (1) The wall shall be constructed of at least seventy-five (75) percent modular brick or stone. Panel brick and tilt-up brick textured paneling shall not be permitted on the front facade.
 - (2) Up to twenty-five (25) percent of the remaining wall area may include wood siding, fiber cement siding, exterior insulation finish systems (EFIS), stucco (cementitious finish), precast masonry, metal or molded polyurethane trim.
 - (3) Exterior walls that may be concealed by future building development on adjacent sites may be constructed of lower-cost materials that are consistent with the building facade, including modular brick or stone, panel brick, tilt-up brick textured paneling, wood siding, fiber cement siding, exterior insulation finish systems (EFIS), stucco (cementitious finish), precast masonry, metal or molded polyurethane trim.
 - (4) The planning commission may permit other high-quality exterior finish materials comparable to those required above. The planning commission shall consider the standards of subsection 35-104.C.10., Modifications, and a recommendation of the DDA design committee that the amount, design, and type of materials proposed are consistent with the intended character of the CBD.
 - (5) Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accents such as a cornice, change in material or textures, or an awning or canopy between the first and second stories.
 6. *Corner Buildings.* Buildings situated at a corner shall possess a level of architectural design that incorporates accents and details that accentuate its prominent location. This can be accomplished through height projections incorporated into a design feature such as additional height, a building peak, tower, or similar accent with the highest point located at the intersecting corner. Alternatively, a pedestrian plaza may be provided at the corner of the intersecting streets. A main entrance must be on a street-facing wall and either at the corner or within twenty-five (25) feet of the corner.
 7. *Overhead Doors.* Overhead doors are not encouraged in the CBD. When necessary for loading, unloading, and other service needs they shall be located where it will receive the least visibility to the public or neighboring residential uses, and have the least impact on traffic operations. Overhead doors for loading areas shall be closed when not in use for loading operations.

8. *Converted Dwellings.* Where buildings that were originally constructed for single-family residential purposes have been converted to nonresidential uses, the building design requirements of this subsection may be modified by the city where consistent with the historic character of the building. Such modifications may include allowing the use of siding in lieu of masonry materials and residential fenestration (windows) in lieu of the requirement for storefront windows on the first floor.
9. *Modifications.* The planning commission may approve deviations to the building design standards of this subsection 35-104.C., following the recommendation of the DDA design review committee, in order to achieve the objectives of this subsection through the use of creativity and flexibility in development and design. Each deviation shall require a finding that the design standard sought to be deviated from would, if no deviation was permitted, prohibit an enhancement that would be in the public interest. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:
 - a. Innovations in architectural design may be permitted, provided the building design shall be in keeping with the desired character of the CBD, as articulated in the city Master Plan and the Downtown Plan, and the proposed building fits within the context of adjacent buildings along the block.



- b. The building shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian oriented environment.
 - c. The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the district.
 - d. The exterior finish materials shall be of equal or better quality and durability as those permitted above, with the intent to allow for new technologies in building material while maintaining the desired character of the CBD.
 - e. Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.
- D. *Parking.* Parking lots shall meet the following requirements:

-
1. Parking is permitted only in side and rear yards. When parking is located in a side yard (behind the front building line) and has frontage on a public right-of-way, no more than forty (40) percent of the total site's frontage shall be occupied by parking. Parking in the side yard shall be screened by a three-foot tall brick screening wall between the sidewalk and the parking lot. The screening wall shall be set back a minimum of three (3) feet and designed and located to ensure a safe, clear vision zone is provided for vehicles and pedestrians.
 2. Where off-street parking is proposed, at least sixty (60) percent of the site's frontage shall be occupied by usable building space to a depth of at least twenty (20) feet. Where a parking structure is provided, usable building space shall occupy at least sixty (60) percent of the site's frontage on the first level to a depth of at least twenty (20) feet.
 3. Parking lot design shall conform to the requirements of Article 14, Off-Street Parking and Loading Standards and Access Design. Because the regulations of this section are intended to encourage pedestrian/transit friendly design and compact mixed-use development that requires less reliance on automobiles, on-site parking required under Article 14 may be waived under the following conditions:
 - a. The site is located within five hundred (500) feet of other parking facilities intended for public use, such as a municipal parking lot, parking structure or on-street parking that provides adequate parking spaces to serve the proposed use.
 - b. Failure to provide on-site parking shall be deemed to constitute and acknowledgement and acceptance of a benefit (i.e., the relaxation of on-site parking standards) such that, if the city establishes a special assessment district to fund the construction operation and maintenance of public parking that will serve the property, the property owner agrees to become part of such district and further agrees to payment of the assessment in lieu of providing on-site parking. The city may require a written acknowledgement with respect to the benefit provided.
- E. *Landscaping.* For buildings that comply with the front build-to requirements of this section, street trees located within the public sidewalk may be used to satisfy the frontage landscaping requirements of Article 15, Landscaping Standards. Where existing street trees along the frontage are in poor condition, the planning commission may require replacement of the trees. Where there are no street trees along the site frontage, or there is a gap of sixty (60) feet or more between existing trees, the planning commission may require the installation of a new tree, with a tree grate that matches the other tree grates used in the downtown.
- F. *Access Management.* Refer to Article 14, Off-Street Parking and Loading Standards and Access Design, for access management requirements. In addition to current access management standards, a strong emphasis shall be placed in the CBD to limit driveways on Grand River Avenue and Farmington Road. Whenever possible, existing driveways shall be removed and access provided to the site from rear access or from an intersecting side street.
- G. *Lighting.* Refer to section 35-48, exterior lighting, for lighting requirements.

(Ord. No. C-746-2010, § 1, 4-19-10)

Farmington Planning Commission Staff Report	Planning Commission Date: February 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Description</u> 2025 Annual Report		
<u>Proposed Motion</u> Move to approve the 2025 Annual Report and Forward to City Council.		
<u>Background</u> Section 23-37 – Annual Report of the City’s Code of Ordinances states that the Planning Commission shall make an annual written report to the City Council concerning its operations and the status of the planning activities, including recommendations regarding actions by the City Council related to planning and development. Attached to this staff report is the 2025 Annual Report.		



City of Farmington Planning Commission 2025 Annual Report

January

- Elected Officers
- Received Introduction to Master Plan Process
- Received Update on Capital Improvement Plan
- Approved Planning Commission 2024 Annual Report

February

- Discussed 2026-2031 Capital Improvement Program and Scheduled Public Hearing

March

- Discussed 2026-2031 Capital Improvement Program and Scheduled Public Hearing
- Approved Building Façade Modification for Jax Kar Wash, 31500 Grand River

April

- Held Public Hearing for Zoning Ordinance Text Amendment: Accessory Outdoor Seating, Weather Resistant Outdoor Seating Enclosures, Seasonal Limitations on Outdoor Seating Enclosures, Seasonal Limitations on Outdoor Seating, Banquet Facilities and Event Centers
- Moved to Recommend Approval of the Proposed Amendments to Chapter 35, Article 7, Section 35-102 and 35-158 and to Forward Them to City Council for Their Review and Consideration
- Approved Site Plan for Proposed Outdoor Seating at Spruce and Ash, 33043 Grand River Avenue
- Held Public Hearing for the 2026-2031 Capital Improvement Program
- Adopted 2026-2031 Capital Improvement Program

May

- **No Meeting**

June

- Approved Site Plan for Proposed Outdoor Seating for Blueberry Brunch, 23336 Farmington Road
- Approved Site Plan for Proposed Outdoor Seating for Sante, 33314 Grand River Avenue
- Approved Concept Plan for Art Park Promenade

July

- ****No Meeting****

August

- ****No Meeting****

September

- ****No Meeting****

October

- Received Master Plan Update
- Appointed Steven Majoros to Capital Improvement Steering Committee

November

- Approved Site Plan for a Proposed Dental Office Project at 31030 and 31036 Grand River
- Reviewed Proposed Change to Parking Requirements and Scheduled Public Hearing

December

- Approved Parking Waiver Request for 33431 Grand River
- Reviewed Presentation of Draft of Farmington Parks and Recreation Master Plan and Scheduled Public Hearing
- Approved 2026 Schedule of Planning Commission Meetings

Farmington Planning Commission Staff Report	Planning Commission Date: February 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Discussion of the 2027-2032 Capital Improvement Program and request to schedule public hearing		
Proposed Motion Move to hold public hearing on Monday, March 9 at 7:00 p.m. regarding the proposed 2027-2032 Capital Improvement Program		
<p>Background</p> <p>Michigan P.A. 33 of 2008 and Farmington City Code section 23-39 state that a Capital Improvement Program (CIP) shall be created each year for the ensuing six years. The goal of the CIP is to provide a road map for future funding and planning of capital improvement projects and is based on a number of plans including, the Farmington Master Plan, the Farmington Recreation Master Plan, the Farmington Vision Plan, the Farmington Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Nature Trail Project, and the Orchard Lake & 10 Mile Roads Intersection Report. The Program is put together by the Capital Improvement Program Steering Committee and is based on stakeholder input, including the Public, the Administration of the City of Farmington, the City Council, the Planning Commission, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, and the Pathways Committee. Once a draft of the CIP is created, the Planning Commissions holds a public hearing to give the public a chance to comment on the draft of the Capital Improvement Program.</p> <p>Attached is the proposed Notice of Public Hearing</p>		

**CITY OF FARMINGTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MONDAY, MARCH 9, 2026
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, March 9, 2026 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2027-2032 Capital Improvement Program.

The City of Farmington Capital Improvement Program Steering Committee and City staff have been working diligently the last several months updating the City's 6-year Capital Improvement Program in order to comply with State statutory requirements and the City's Charter. The program will be incorporated within the City's Master Plan.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the Draft 2027-2032 Capital Improvement Program shall be received and considered.

The Draft 2027-2032 Capital Improvement Program is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the city's website at www.farmgov.com.

Publish: February 15, 2026, Oakland Press