



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, April 9, 2026 – 8:00 a.m.

Conference Room A – City Hall

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. March 12, 2026, Minutes**
- 4. UNFINISHED BUSINESS**
 - A. Engagement with Farmington Hills GRCIA**
- 5. NEW BUSINESS**
 - A. Special Land Use Review and Recommendation for 23020 Power Road**
 - B. Discussion of Concept Plans**
- 6. OTHER BUSINESS**
- 7. PUBLIC COMMENT**
- 8. BOARD MEMBER COMMENT**
- 9. ADJOURNMENT**

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

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
MARCH 12, 2026**

1. ROLL CALL:

The meeting was called to order at 8:05 AM by Chairperson Thomas.

Present: Mark Accenttura, David Carron, Richard Graham, Randy O'Dell, Maria Taylor,
Patrick Thomas

Absent: Paul King

Staff: Chris Weber – Assistant City Manager

Public Attendee: Dan Blugerman, John and Julie Petrusia, Farmington Heating and Cooling

2. APPROVAL OF AGENDA:

Motion to approve the agenda made by Taylor, support by Graham . Passed unanimously.

3. APPROVAL OF MINUTES:

A. Minutes from February 5, 2026 meeting.

Motion to approve minutes made by O'Dell, support by Accenttura.

Passed unanimously.

4. UNFINISHED BUSINESS - None

5. NEW BUSINESS:

A. Special Land Use Review and Recommendation for 23105 Power.

Building to be used for business office location and training.

Move to recommend approval of the special land use for 23105 Power because it meets the
Standards for Approval for a Special Land Use, Sec. 35-152

Motion by O'Dell, support by Taylor. Passed unanimously.

B. Grand River Corridor Improvement Authority Challenges and Opportunities

Presented by Dan Blugerman.

C. Proposed 2026-27 Budget

Proposed budget presented by Chris Weber.

Motion to recommend approval of proposed 2026-27 to City Council by O'Dell, support by
Taylor. Passed unanimously.

6. OTHER BUSINESS: None

7. PUBLIC COMMENT: None

8. BOARD MEMBER COMMENT:

A. Paul King's term expires 3/2026 and he has elected to resign from the CIA.

There was discussion about a possible replacement.

B. Litter Walk this spring, CIA members are invited to participate.

9. ADJOURNMENT:

Motion to adjourn the meeting made by Accenttura, support by Taylor.

Passed unanimously.

Adjourned at 9:22 AM.

Farmington Grand River Corridor Improvement Authority Staff Report	Board Meeting Date: April 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Engagement with Farmington Hills GRCIA		
Proposed Motion: Discussion Only		
Background: The GRCIA 2026 Work Plan states that the Board will work toward better engagement with the Farmington Hills GRCIA. The purpose of this agenda item is to define how this will take place.		
Materials: None		

**Farmington Grand River Corridor
Improvement Authority
Staff Report**

**Board Meeting
Date:** April 9, 2026

**Reference
Number**

Submitted by: Chris Weber, Assistant City Manager

Agenda Topic: Special Land Use Review and Approval for 23020 Power

Proposed Motion:

Move to recommend approval of the special land use for 23020 Power because it meets the Standards for Approval for a Special Land Use, Sec. 35-152

Or

Move to recommend denial of the special land use for 23020 Power because it does not meet the Standards for Approval for a Special Land Use, Sec. 35-152 (state reasons)

Background:

Erin R. White on behalf of Tula Grace Holdings, LLC has applied for a special land use for 23020 Power Road for Comfort Keepers In-Home Care Business Office, an in-home senior caregiving service, to occupy the main floor. The nature of the business is provision of services to support clients' health and well-being, often providing support for clients with medical conditions and complex health needs. The existing dental practice on the lower level will be maintained. The property is zoned Office Service and this type of business is considered a special land use in this district. The project has been reviewed by our Planning Consultant and their letter is attached.

Materials:

Planning Consultant Review Letter for 23020 Power Road dated March 25, 2026



City of Farmington Special Land Use Review

Date: March 25, 2026

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

Re: 23020 Power Road, Farmington, MI 48336

Subject: Comfort Keepers In-Home Care Business Office (Special Land Use Review)
Location: 23020 Power Road
Parcel ID: 20-23-27-404-012
Zoning: OS, Office Services District
Applicant(s) and Owner(s): 23020 Power Road, LLC

At the City of Farmington's request, OHM Advisors has performed a review of the above-referenced special land use request and offers the following comments and findings for your consideration. This review is based on a special land use application dated March 12, 2026.

The opinions in this report are based on a review of the application 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) irregularly shaped parcel which is located on the east side of Power Road, south of Valley View Circle and north of Grand River Avenue. Online assessing states that 23020 Power Road is approximately 1.532 acres in size with frontage on Power Road of 145.5'. The existing one-story structure is 5,352 SF, with one unit on the ground level and one unit on the lower level. The ground level unit is currently vacant, and the lower-level unit is occupied by a dental clinic. The surrounding zoning districts are OS, Office Services District to the west (across Power Road), R1, Single Family Residential to the north, OS, Office Services District to the east and C2, Community Commercial District to the south. The applicant is proposing to locate a professional office for Comfort Keepers In-Home Care on the lower-level of the building; professional offices are a special land use in the OS, Office Services District.

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: PARCEL MAP



SPECIAL LAND USE REVIEW

Article 12, *Special Land Uses* of the City of Farmington’s zoning ordinance, provides standards for the Planning Commission to determine the appropriateness of a given special land use. An application for a special land use must be considered against these standards.

General Standards

Prior to approving a special land use application, the Planning Commission shall require that the following general standards be satisfied. The proposed use or activity shall:



1. Be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan.

Comment: This special land use request is compatible with the objective of increasing commercial opportunities and promoting economic growth in the City of Farmington. Additionally, the proposed business offers services that improve quality of life for older residents. **Meets the standard.**

2. Promote the intent of the zoning district in which the use is proposed.

Comment: The intent of the O, Office and OS, Office Service districts is to encourage office uses of a business and professional nature. The OS, Office Service District in particular serves as a transitional area between residential and commercial districts or as a buffer between 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 use to the north and commercial use to the south and provides a buffer for residential neighborhoods and arterial roadways. **Meets the standard.**

3. 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.

Comment: As shown on the aerial image, development of the site has been limited to the building located along the frontage on Power Road and a parking lot along the southern property line. The northern and eastern portions of the parcel have been left undeveloped with a substantial number of trees and brush, which provides a buffer for the residential properties to the north. The site appears to be compatible with the existing and intended character of the general vicinity. **Meets the standard.**

4. 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.

Comment: This property is served adequately by public facilities and services. **Meets the standard.**

5. Not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance.

Comment: We find no evidence that the proposed professional office for Comfort Keepers will involve any uses, activities, processes, materials and equipment or conditions of operation that would be detrimental to the surrounding area or generate excessive production of traffic, noise or other nuisances. **Meets the standard.**

SITE COMMENTS

When an applicant applies for a special land use, the Planning Commission may request site improvements to bring some aspects of the development up to the standards of the current ordinance. For example, the Planning Commission could request that the applicant bring the landscaping to conformity along Power Road per (§35-184B), *Frontage Landscaping*. However, based on a site visit, it appears that there is not room for greenbelt plantings due to the location of public utility poles and wires in the front yard. Other aspects of the site, such as the lighting all appear to meet the code, as they are fully shielded and facing downwards. As such, we did not see any aspects of the site that we would recommend improving at this time.

RECOMMENDATION



Planning recommends approval of the special land use application subject to the following condition:

1. Review and approval of all applicable City departments and consultants.

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

Thank you,

A handwritten signature in cursive script that reads "Kristen Hatfield".

Kristen Hatfield, AICP
Senior Planner

Farmington Grand River Corridor Improvement Authority Staff Report	Board Meeting Date: April 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Concept Plans		
Proposed Motion: Discussion Only		
Background: At a previous meeting, the Board discussed selecting a site to develop a concept plan. The purpose of this agenda item is to discuss which site might be selected.		
Materials: None		