

AGENDA
CITY COUNCIL STUDY SESSION
JANUARY 24, 2022 – 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. [Economic development discussion](#) regarding Public Act 210 and Public Act 255
4. [Permanent outdoor seating for restaurants](#)
5. Adjourn study session

Respectfully submitted,

Pamela B. Smith, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.

MEMO



January 20, 2022

To: Gary Mekjian, City Manager
From: Cristia Brockway, Economic Development Director

Economic Development Tools for Success

We are looking to improve our economic development strategy by focusing on our goals which are:

To “expand and retain the existing business base and enhance the commitment to the redevelopment of the maturing sections of the city”

AND

To “assure the continued vitality of Farmington Hills as a premier community by preserving the tax base, the infrastructure, and quality of life”.

As of today, the City of Farmington Hills is familiar with many economic development tools for success which include, but are not limited to, Industrial Facilities Tax Abatements (PA 198), Brownfield Tax Increment Financing(Act 381), our locally created Grand River Corridor Grant, and others. We would like to discuss new tools that could help accomplish our strategy in expanding, retaining, enhancing, and ensuring the continued vitality within our community and business enterprise districts.

These economic development tools of opportunity for properties are used for property in commercial business enterprises and multifamily residential uses. They are abatement incentives based off taxes generated from new investment for a limited period. New investment would be the rehabilitation of a building(s) of commercial property that is older. Rehabilitation/alteration within these tools are also considered for new construction on vacant property from which a previous structure had been demolished.

It is our belief that these could be used as beneficial tools for substantial developments with a high, positive economic impact or for commercial establishments in dire need. As we continue to explore commercially focused economic development tools for business enterprise locations throughout the city, having these types of incentives would allow the city to continue our pledge in our ongoing vitality efforts and quality of life within these regions.

We welcome your thoughts and feedback at the Council Study Session scheduled for January 24, 2022.

Sincerely,

Cristia Brockway
Economic Development Director



Inter-Office Correspondence

DATE: January 18, 2022

TO: Gary Mekjian, City Manager

FROM: Edward Gardiner, Director, Planning and
Community Development Department

SUBJECT: January 24, 2022, City Council Study Session (Outdoor restaurant seating)

The City Council adopted Resolution R-108-20, dated June 8, 2020, temporarily authorizing the extension of certain permitted uses into outdoor spaces not otherwise permitted including outdoor seating for restaurants and bars.

Council extended this temporary outdoor use by adopting Resolution R-166-21 on September 13, 2021.

The Council also suggested at their September 13, 2021, study session adding an agenda item at a future study session to discuss allowing permanent outdoor seating for restaurants and bars.

A copy of the existing zoning ordinance language regulating outdoor seating space for restaurants is attached for your reference.

Planning staff together with the City Attorney will be present at the study session to address this issue.

Attachments:

[Zoning Code Outdoor seating](#)
[September 13, 2021 City Council Minutes](#)

34-4.32 OUTDOOR SPACE FOR SEATING AREAS

ACCESSORY TO A RESTAURANT

Outdoor space for seating areas accessory to a restaurant are permitted subject to the following conditions:

1. Such outdoor space shall not be located within two hundred (200) feet of a residential district or the residential portion of a PUD, unless separated from such residential area by a major or secondary thoroughfare or by a building..
2. The floor area devoted to such use shall not exceed four hundred (400) square feet or fifty (50) percent of the usable floor area of the principal use, whichever is the greater.
3. The conduct of such use shall not interfere with pedestrian circulation to and from adjacent uses or on sidewalks nor interfere with the sight distances of vehicular traffic.
4. Such outdoor use may be located in a required setback provided that there are no permanent structures and provide that required open space areas and landscaped setbacks are not utilized for this purpose.
5. Off-street parking shall be provided on the basis of one (1) space for each seventy-five (75) square feet of usable floor space.
6. Exterior lighting fixtures shall be permitted provided that the distance between the top of any light source and the ground below the structure does not exceed ten (10) feet and that the lighting complies with the standards set forth in section 17-106 of the City Code.

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION MEETING
COMMUNITY ROOM
SEPTEMBER 13, 2021 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:00pm.

Council Members Present: Barnett, Boleware, Bridges, Knol, Massey, Newlin and Strickfaden

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Monico and Randle and City Attorney Joppich

RESOLUTION FOR TEMPORARY OUTDOOR SALES EVENT LICENSE AUTHORIZATION AND REQUIREMENTS DURING THE COVID-19 PANDEMIC

Attorney Joppich explained that due to the continued concerns with the pandemic and delta variant, it was suggested that the city consider a resolution to continue the temporary outdoor sales event licensing allowing restaurants to maintain their outdoor seating while people are still uneasy about dining indoors.

After discussion, suggestions were made to eliminate the words “and deadly” from the 6th “whereas” paragraph and to extend the licensing through December 31, 2021.

A suggestion was made for a study session to further discuss allowing permanent outdoor seating for restaurants.

It was noted that this resolution was on the regular session agenda for consideration.

ADJOURNMENT

The study session meeting adjourned at 7:25pm.

Respectfully submitted,



Pamela B. Smith, City Clerk

AGENDA
CITY COUNCIL MEETING
JANUARY 24, 2022 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:00 P.M. Community Room – See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Introduction and presentation by Susan Arlin, Executive Director for Greater Farmington Area Chamber of Commerce

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 6 – 10)

All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

3. Public hearing and consideration of [Planned Unit Development Plan 4, 2021](#), located on the south side of Northwestern Highway between Greening Street and Highview Avenue.

UNFINISHED BUSINESS:

4. Consideration of approval of the ENACTMENT of [Ordinance C-1-2022](#) amending the Farmington Hills Code of Ordinances, Chapter 2, “Administration,” Article V, “Employee Benefits,” to amend Section 2-360 to add a new subsection relating to reemployment of court employees; and approval of summary for publication.

NEW BUSINESS:

5. Consideration of approval of [reappointments and appointments](#) for various boards and commissions.

CONSENT AGENDA:

6. Recommended approval of extension of agreement for 2022 Spring/Summer Citywide Planting Program with Crimboli Nursery Inc., in the amount of \$77,000. [CMR 1-22-07](#)
7. Recommended approval of establishing the Normandy Hills Water Main Payback District. [CMR 1-22-08](#)
8. Acknowledgement of the City's Second Quarter [Financial Summary Report and Investment Report](#).
9. Recommended approval of the City Council [study session meeting minutes](#) of January 10, 2022.
10. Recommended approval of the City Council [regular session meeting minutes](#) of January 10, 2022.

ADDITIONS TO AGENDA

ADJOURNMENT

Respectfully submitted,

Pamela B. Smith, City Clerk

Reviewed by:

Gary Mekjian, City Manager

REQUESTS TO SPEAK: Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.



Inter-Office Correspondence

DATE: January 19, 2022 (January 24, 2022, Council Meeting)
TO: Gary Mekjian, City Manager
FROM: Edward Gardiner, Director of Planning and Community Development
SUBJECT: Planned Unit Development (“PUD”) 4, 2021

Request: Approval of PUD Plan 4, 2021
Applicant: Farmington Hills Lofts, LLC
Owner: Ruth C. Langan, Trust and Ten Kids LLC
Location: South side of Northwestern Highway, between Greening Street and Highview Avenue
Zoning: [B-3, General Business](#); [RA-4, One Family Residential](#); [P-1, Vehicular Parking](#); and [OS-1, Office Service District](#)
Master Plan: Non-Center Type Business and Multiple-Family Residential, Northwestern Highway and Orchard Lake Redevelopment Area (No.1) Mixed-Use Planning Area
Proposed Use: Multiple-Family Residential
Overview: The applicant has submitted for City Council consideration [PUD Plan 4, 2021](#) to develop a 6.226-acre site comprised of nine (9) parcels located on the south side of Northwestern Highway, between Greening Street and Highview Avenue. The northern portion of the site is occupied by two (2) commercial buildings and a house; the remainder of the site is vacant.

The applicant proposes to use the site for two (2) multiple-family residential apartment buildings; a four (4)-story, 250-unit building with a parking deck on the northern portion of the site, and a three (3)-story, 66-unit building on the southern portion of the site. A wide range of both interior and exterior onsite amenities for the residents are proposed, as well as streetscape, infrastructure, and access management improvements.

Zoning Exceptions Proposed:

1. **Use.** To permit multiple-family housing where it is not permitted in the underlying zoning districts.
2. **Density.** To permit 819 rooms where the maximum density of the RC-3 District, the City's densest residential zoning district, on the subject parcel would be three-hundred (300) rooms.
3. **Height.** To permit the northern building to be fifty-two (52) feet in height, which exceeds the height limits of the underlying zoning districts but is closest to the that of the B-3 District, which permits fifty (50) feet.
4. **Street side setbacks.** To permit street side setbacks of thirteen (13) and twenty (20) feet, where the required street side setback is twenty-five (25) feet in the underlying non-RA Districts.
5. **Rear setback.** To permit a rear setback of twenty-five (25) feet where the required rear setback is thirty-five (35) feet in the underlying RA-4 District.
6. **Parking.** To permit 533 parking spaces where 645 spaces are required.

Procedural History:

PUD Qualification 2, 2021

At the Planning Commission's [June 17, 2021, Regular Meeting](#), Commissioners voted 6-2 (Schwartz and Trafelet opposed; Stimson absent) finding that the plan qualifies for the PUD Option, as it meets the following qualification criteria under the Zoning Ordinance (Section 34-3.20.2.E):

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

PUD Plan 4, 2021 Final Determination – Set for Public Hearing

At the Planning Commission's November 18, 2021, Regular Meeting, the applicants introduced their PUD plan for final determination and requested that a public hearing be scheduled to consider recommendation of the plan to City Council. The Commission voted unanimously to set the application for public hearing on its next available meeting agenda.

PUD Plan 4, 2021 Final Determination – Public Hearing

At the Planning Commission's [December 16, 2021, Regular Meeting](#), Commissioners voted 4-2 (Schwartz and Turner opposed; Trafelet and Varga absent) to recommend approval of PUD Plan 4, 2021 to City Council, finding that:

- The proposed PUD is consistent with the Special Planning Area of the Master Plan, which envisions a unique development. The applicant has demonstrated through their latest calculations and due diligence that they have sufficient parking for a higher-density, new type of development in this area. The applicant's research may be more current than that which informed the City's older existing standards.
- The consolidation of multiple zoning districts in the area into multi-family is consistent with the Master Plan for the entire area.
- With this development, commercial use is removed from this portion of Northwestern Highway.
- The multi-family use is not contrary to the Master Plan.
- The height is not an issue in the context of the whole area and surrounding properties. There are other nearby buildings that are four (4) stories high, and the fifty-two (52)-foot height is insignificant in comparison to the allowed height of fifty (50) feet in the B-3 District.
- The setback issues can be addressed within the PUD process and agreement.
- Given the on-street parking to the west, if the developers found they did not have sufficient parking after the substantial investment made to bring people into these units, a solution could be found that might include parallel parking on the east side of Greening and/or using underground retention in order to provide more surface parking.

Possible Council Actions:

Resolution of Approval:

If City Council elects to proceed with the approval of PUD Plan 4, 2021, the following suggested motion is offered at this point in the process:

Resolve that the application for approval of PUD Plan 4, 2021, dated October 18, 2021, be granted.

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

Denial of Proposal:

If City Council elects to deny PUD Plan 4, 2021, the following suggested motion is offered:

Resolve that the application for approval of PUD Plan 4, 2021, received October 18, 2021, be denied because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance, and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: [*Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.*]

Department Authorization by: Edward Gardiner, Director of Planning and Community Development

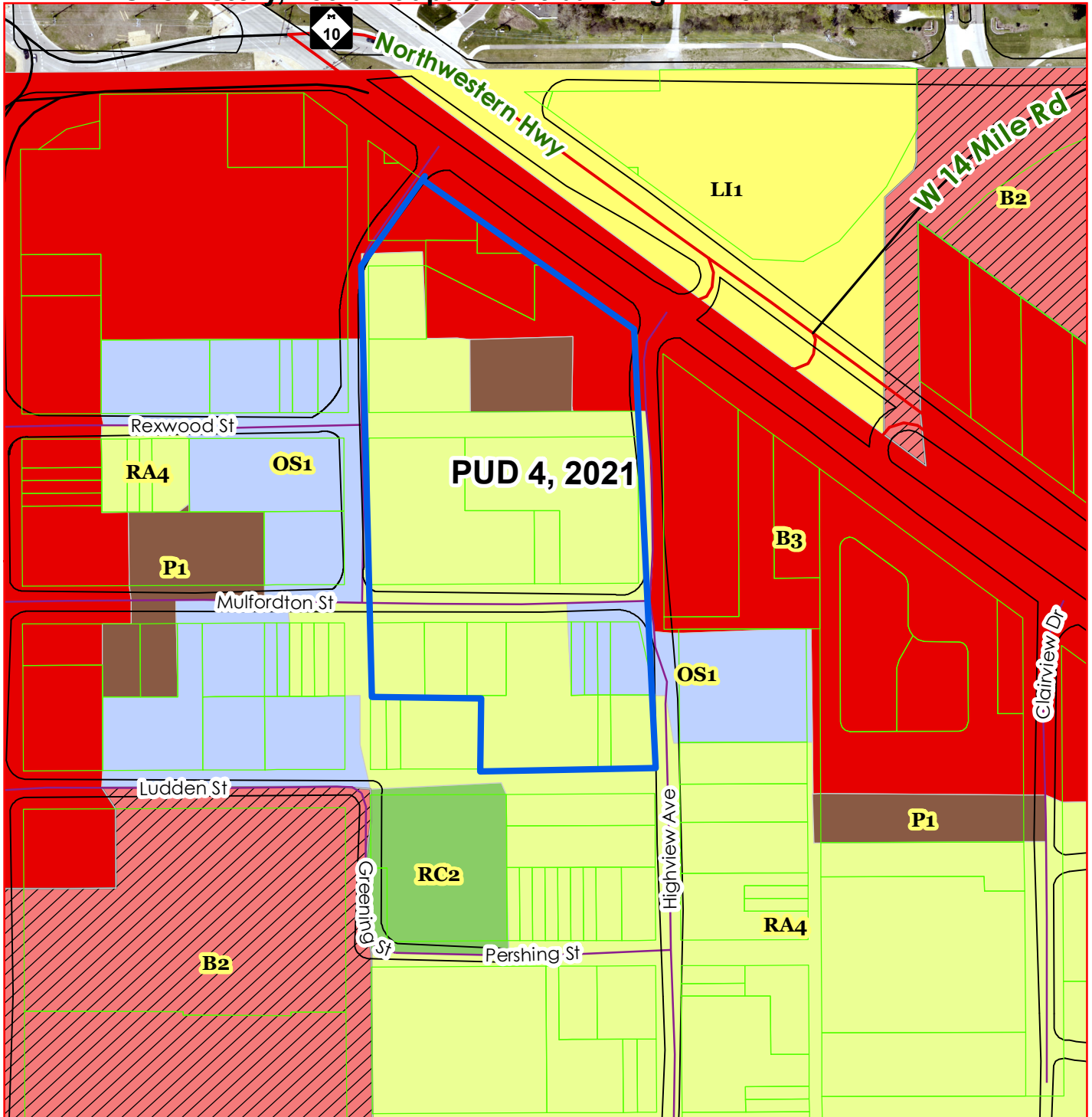
Prepared by: Erik Perdonik, Staff Planner

Attachments:

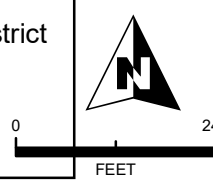
- **PUD Plan 4, 2021**
- **November 11, 2021, Giffels Webster review letter**
- **June 17, 2021, Planning Commission Meeting Minutes**
- **December 16, 2021, Planning Commission Meeting Minutes**

PUD 4, 2021

S. side of Northwestern Hwy. between Greening St. and Highview Ave., 02-106-011, 002, 003, 005, 006, 007, 012, 013, 015, 016: 23-02-104-001, 004, 005, 23-02-102-002, 003, 004, 005, 013. One 4-story, 250-unit apartment building in B-3.



- Tax parcel
- Minor roads
- Zoning Districts**
- LI-1 Light Industrial District
- OS-1 Office Service District
- P-1 Vehicular Parking District
- RA-4 One Family Residential District
- RC-2 Multiple Family Residential
- ▨ B-2 Community Business District
- B-3 General Business District

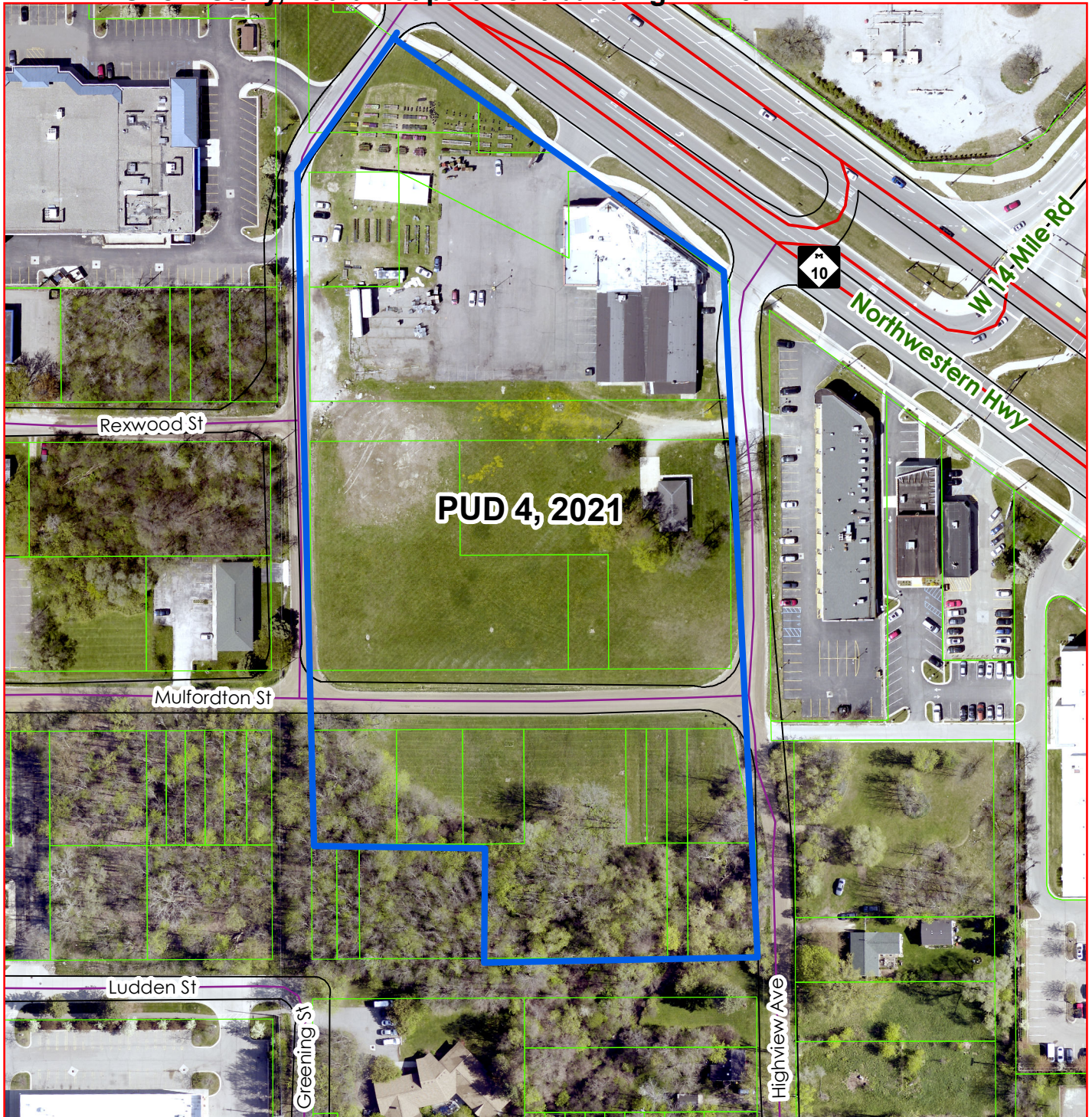


SOURCE: City of Farmington Hills, 2021
Oakland County GIS, 2021



DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

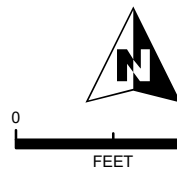
PUD 4, 2021

S. side of Northwestern Hwy. between Greening St. and Highview Ave., 02-106-011, 002, 003, 005, 006, 007, 012, 013, 015, 016: 23-02-104-001, 004, 005, 23-02-102-002, 003, 004, 005, 013. One 4-story, 250-unit apartment building in B-3.



Planning Division

-  Tax parcel
-  Minor roads



SOURCE: City of Farmington Hills, 2021
Oakland County GIS, 2021

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

November 11, 2021

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Final PUD Qualification

Case: PUD 4, 2021
Site: 32905 Northwestern Highway and others
Applicant: Farmington Hills Lofts, LLC/Matt Shiffman
Application Date: 05/12/2021
Zoning: B-3 General Business/RA-4 One Family /OS-1 Office/P-1 Parking

We have completed a review of the application for final PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned a mix of B-3 General Business/RA-4 One Family (8,500 sq ft)/OS-1 Office Service/P-1 Parking.
2. **Existing site.** The site consists of 6.226 acres of private property, plus an additional 1.12 acres of right-of-way, for a total of 7.238 acres. The northern end of the site is occupied by two commercial buildings and a house; the rest of the site is vacant. The Fordson Road and Rexwood Street rights-of-way on the site are not developed as roads; the Mulfordton Street right-of-way is a gravel road. The very southeastern corner of the site is crossed by a drain.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	LI-1	Gas facility
East	B-3/OS-1/RA-4	Commercial/vacant/single family
South	RA-4	Vacant/single family/assisted living
West	B-3/OS-1/RA-4	Commercial/office/vacant

4. **Site configuration and access.** The site is proposed to be accessed from Greening Street and Highview Avenue; driveways directly to Northwestern Highway would be closed.
5. **PUD.** This property was part of the proposed historical PUD (PUD 4, 2000) covering a large area south of the Northwestern Highway/Orchard Lake Road area, but the subject site was not included in the final boundary of the approved PUD. Therefore, it does not apply to the property.

PUD Qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. **At its meeting of June 17, 2021, the planning commission granted preliminary PUD qualification to the proposal, citing its adherence to the qualification criteria, and objectives iv, v and vii of item E below. Preliminary qualification is not a guarantee of final approval of the PUD. Planning commissioners voting no at the time generally cited density and the scale of the northern building as their biggest concerns. There were also calls to consider incorporating sustainability elements (electric car charging, and bicycle-friendly amenities among them).**

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
The proposed use—apartments—is not permitted in the B-3, P-1, OS-1, or RA-4 districts, though much of the site is planned for multiple-family residential on the Future Land Use map.

- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.
- The applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (more than twice the permitted density of the RC-3 district). **The applicant should be prepared to discuss the rationale behind the proposed density with the planning commission; this was a point of debate among planning commission members during preliminary qualification.***
- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.
- The number of apartment units proposed on the site clearly exceeds the number of units that could be built under other multi-family zoning; the site's current mixed zoning designation supports commercial uses with a wide array of traffic demands as well as , though at a fairly small scale. **Given the large number of units, the applicant should provide a traffic study to compare the likely traffic volume from this development to potential development on the site as zoned. The complex would utilize side street access points; it should be noted that these connections will provide egress to Orchard Lake Road as well as Northwestern Highway. The applicant's narrative notes that Greening Street will be improved, with additional right-of-way dedicated; are improvements to Highview also considered as part of this project?***
- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city:
- i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
 - ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
 - iii. To accept dedication or set aside open space areas in perpetuity.
 - iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.**
- The applicant notes that this use provides a transition from the Northwestern Highway corridor to uses to the south.*
- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.**

The applicant's narrative cites improvements to Greening Street, including the dedication of additional right-of-way as a public improvement. As noted above, Highview Avenue is not addressed in discussion of the qualification criteria.

vi. To promote the goals and objectives of the Master Plan for Land Use.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant cites high-quality architecture as meeting this criterion; examples of the type of materials and design are not provided.

viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

*Though only one objective must be met by the plan, the applicant's narrative directly addresses objectives iv, v and vii; these are bolded and commented upon above. **At the preliminary qualification stage, the motion to approve cited items iv, v and vii.***

F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

A large increase in density is sought by the applicant. Given that the proposed use is not permitted in the underlying districts, it appears that the request is not made solely to avoid a variance. It also appears that several other deviations from ordinance standards would be requested to facilitate the conceptual plan.

G. Request for qualification:

i. Any person owning or controlling land in the city may make application for consideration of a Planned Unit Development. Unless otherwise provided, such application shall be made by submitting a request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.

ii. A request shall be submitted to the city. The submission shall include the information required by subparagraph iii. below.

iii. Based on the documentation submitted, the planning commission shall make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Section 34-3.20.2 above. A preliminary determination that the parcel qualifies will not assure a favorable recommendation or approval of the PUD option, but is intended only to provide an initial indication as to whether the applicant should proceed to prepare a PUD plan upon which a final determination would be based. The submittal must include the following:

a. Substantiation that the criteria set forth in Section 34-3.20.2 above, are or will be met.

b. A schematic land use plan containing enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and

- vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated.
- c. A plan for the protection of natural features. In those instances where such protection is not an objective of the PUD option, the plan need not be submitted.
 - iv. The planning commission shall approve or deny the applicant's request for qualification. Whether approved or denied, the applicant may then proceed to prepare a PUD plan upon which a final determination will be based.

The applicant has submitted a narrative describing the use, addressing the objectives of 34-3.20.2, and a conceptual plan, including a breakdown of the number and types of units sought.

Request for final determination. Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	Y
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	Y
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	Y
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	*
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	Y
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	Y
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	Y
(5) The general location of residential unit types and densities and lot sizes by area.	Y
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	Y,,
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	Y
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	Y

(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	Y
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	Y
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	Y
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	Y

* The applicant is proposing only a multi-family residential use for the full site.

** At the site plan approval stage, a tree survey superimposed on an aerial image of the site will be required.

The applicant has submitted a package meeting the minimum requirements for final determination. As noted above, this is not a submission for site plan, landscape plan, and tree protection plan approval; all of these will need to be submitted with full detail if the City Council grants a final determination that the site qualifies for a PUD.

Conceptual PUD Plan & Use:

1. **Summary of Proposed Use.** The planning commission is not assessing the site plan in detail. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the planning commission can expect if preliminary qualification is granted. The applicant is proposing to construct two apartment buildings with 250 units in a northern building with a parking deck and 66 units in a smaller southern building. Access to the site would be from Greening Street and Highview Avenue; driveways directly to Northwestern Highway would be closed. The plan would require vacation of the Fordson, Rexwood, and Mulfordton rights-of-way.

2. **Density.** The total site is 7.238 acres, or approximately 315,000 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

One-bedroom unit: 2 rooms

Two-bedroom unit: 3 rooms

Three-bedroom unit: 4 rooms

The applicant proposes 316 units (155 one-bedrooms, 135 two-bedrooms, 26 three-bedrooms) with a total of 819 rooms, based on the standard above (**the applicant supplies an incorrect total of 503 rooms; this is the number of actual bedrooms, which is different from the ordinance’s density standard**). The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	165 rooms
RC-2	1,400	225 rooms
RC-3	1,050	300 rooms

The proposed density greatly exceeds that of the densest multiple-family district in the city.

3. **Master Plan.** The master plan’s Future Land Use map designates the portion of the site zoned B-3 as Non-Center-Type Business, and the remainder as Multiple-Family Residential. The B-3 portion of the property is consistent with these designations; the rest of the property is not. The portion of the property not zoned B-3 is designated High Density, consistent with the RC-1, RC-2, and RC-3 districts, on the residential density map.
4. **Special Planning Area.** The site is part of the Northwestern Highway & Orchard Lake Road (No. 1) mixed use planning area. This designation includes the following specific goals and policies:
 - A. Take into account the approved PUD Plan for this area. *This has been provided by the applicant.*
 - B. Encourage redevelopment of the entire Farmington Heights Subdivision as a mixed-use development that could be similar to a central business district. Include the major road business frontages in the redevelopment as much as possible.
 - C. Provide significant transition/buffer adjacent to existing condominiums to the south and group care facility if they remain.
 - D. Encourage non-motorized access alternatives with connections to the east
 - E. Promote mixed-use development, including increased height limit, for the entire area under a unified plan, provided that:
 - Changes would be permitted only if most properties are involved and that no isolated one-family residential uses remain. Include the two existing multiple-family developments if possible
 - Intensity of uses allowed by increasing heights is in proportion to the amount of land included in the development
 - Bike paths and/or sidewalks are installed to provide non-motorized access throughout the area
 - Pedestrian friendly environments are created including landscaping, walks, trees, shrubs and street furniture
5. **Dimensional Standards.** The conceptual plan does not note any specific relief from ordinance standards that will be requested, though we have identified six at the end of this letter.
6. **Parking.** The concept plan unit count, based on the number of rooms per unit, requires 645 parking spaces. The concept plan notes 533 spaces, many of which are in a parking structure; some are also in tuck-under garages in the southern building.
7. **Requirements of the B-3, OS-1, and RA-4 districts:**

Standard	B-3 Requirement	OS-1 Requirement	RA-4 Requirement	Provided
Min lot size	--	--	8,500 sq ft	7+ acres
Min lot width	--	--	60 ft	204.7 feet
Lot coverage	--	--	35%	43%
Front setback	25 ft	40 ft	25 ft	30 ft
Rear setback	20 ft	20 ft	35 ft	25 ft
Side setback	10 ft	10 ft	5 ft/15 ft total	--
Residential setback	20 ft	20 ft	--	25 ft
Side street setback	25 ft	25 ft	--	13 ft/20 ft

Building height	Max. 50 ft/3 stories	34 ft/stories	25 ft	52 ft/40 ft
Front yard open space	50%	50%	--	100%

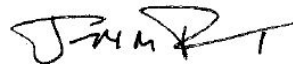
8. **Exceptions to Zoning Standards.** The project is proposed over multiple underlying zoning districts with differing standards. In order to be constructed, the PUD agreement would have to grant the following exceptions from the typical standards of the ordinance:
- A. **Use.** Multi-family housing is not permitted in the underlying districts.
 - B. **Density.** The maximum density of RC-3 district on a parcel this size would be 300 rooms. The applicant is requesting 819 rooms.
 - C. **Height.** The 52-foot height of the northern building exceeds the height limit of all underlying districts, and is closest to that of the underlying B-3 district, which is 50 feet.
 - D. **Street side setbacks.** In the underlying non-RA districts, the required street side setback is 25 feet; 13 feet and 20 feet are proposed.
 - E. **Rear setback.** In the underlying RA-4 district, the required rear setback is 35 feet, and 25 feet is proposed in one area.
 - F. **Parking.** 645 parking spaces are required, the applicant proposes 533 spaces.

We are available to answer questions.

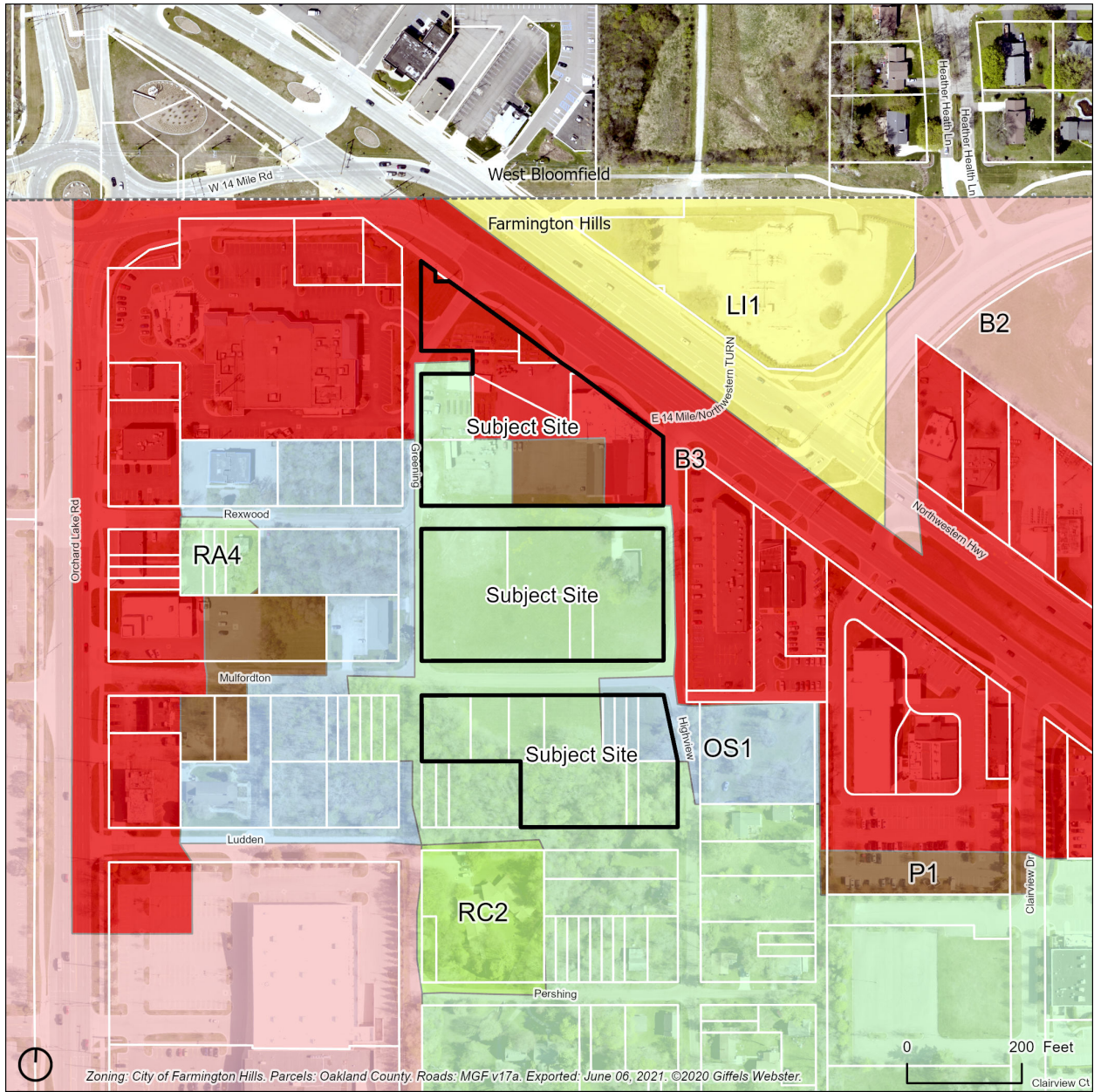
Respectfully,
Giffels Webster



Rod Arroyo, AICP
Partner



Joe Tangari, AICP
Senior Planner

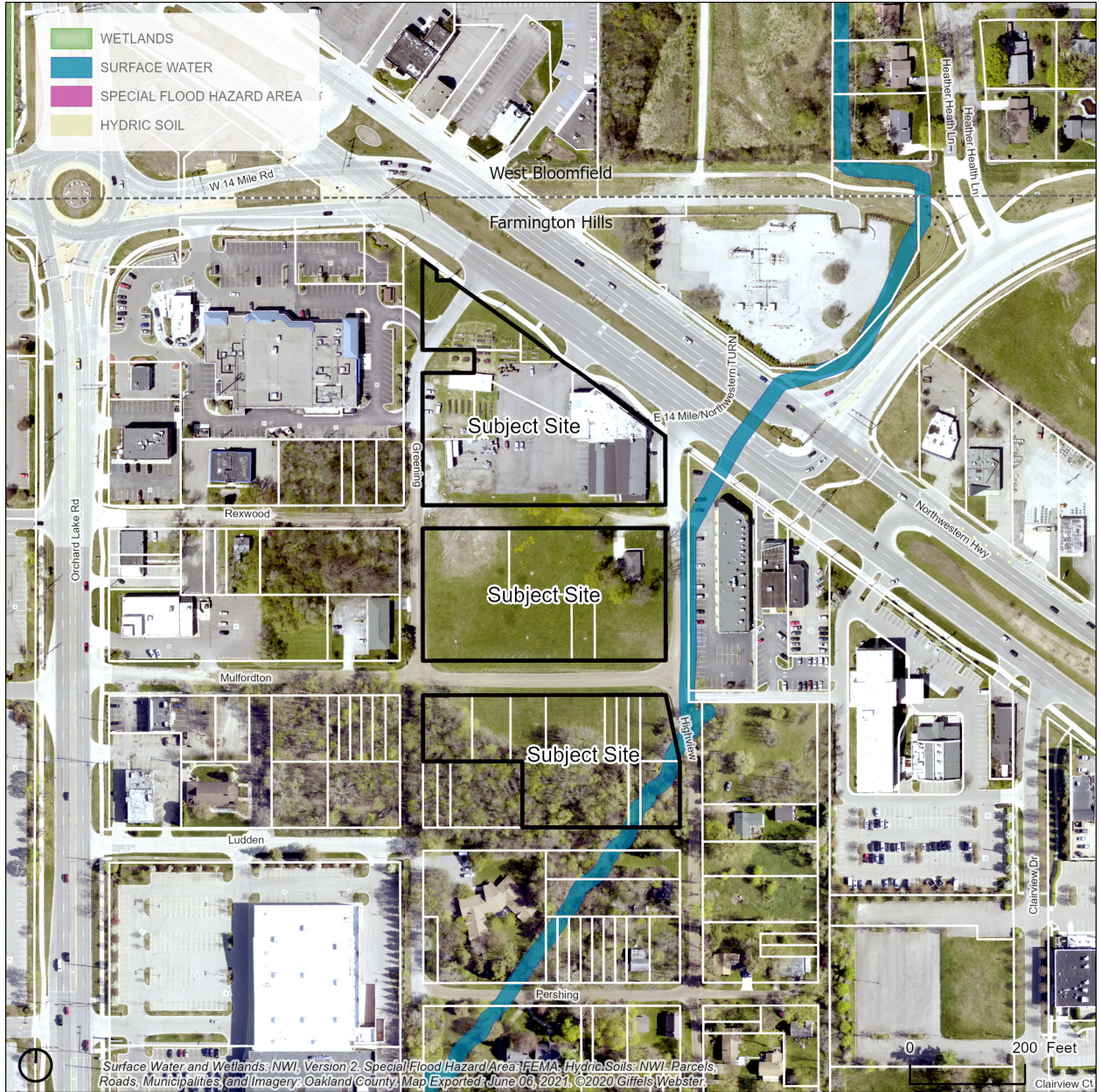


Current zoning



Master Plan designations for this area.







CONSULTING. ENGINEERING. CONSTRUCTION.

October 18, 2021

Mr. Edward Gardiner
City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336

Re: The Emerson Luxury Lofts of Farmington Hills
PUD Package

Dear Mr. Gardiner:

On behalf of our client, Farmington Lofts, LLC, please accept the accompanying PUD package submittal for The Emerson Luxury Lofts of Farmington Hills.

The Emerson is a proposed upscale residential development fronting on Northwestern Highway with access to both Greening St and Highview Ave. The site consists of 9 parcels that will be combined to accommodate the 316 total rental loft units broken down into two Buildings - a four story wrap-style building fronting Northwestern Highway and a three-story building situated at the south end of the site. The residents of the Emerson will have access to over 6,500 square feet of interior amenities, along with two private and one publicly accessible courtyards, which will allow residents to enjoy the safety and security of their own space while also allowing the community to experience the development. These courtyards will feature amenities such as group gathering areas, a swimming pool, yard games, outdoor culinary suites, fire features and other outdoor amenities.

The Emerson luxury lofts of Farmington Hills will bring modern-day living to the gateway of Farmington Hills. Located within walking distance to the central business district/retail-corridor along Orchard Lake Road, the development will introduce a new sense of connectivity to the heart of the downtown commercial district. Aiming to offer young families and business professionals an opportunity to put roots in a community-based neighborhood, the Emerson will offer a sense of place and home that will enhance both the community at large and also local businesses within the retail district of the City. The Emerson will complement the streetscape along Northwestern Highway by providing street trees, enhanced pedestrian paths, extended patios, and lush landscaping.

The Emerson Lofts are proposed to be developed utilizing the City's Planned Unit Development ordinance. Included with the proposed development are the following community benefits:

- The high quality of architecture proposed will complement the aesthetics along the Northwestern Hwy corridor and be a significant improvement over the current site conditions. The Emerson will feature a contemporary color palette of dark and light greys, along with accents of warm masonry and wood tones. Several factors were taken into consideration while designing building elevations and massing in order to achieve a well-balanced blend into the overall site conditions and proximity to surrounding residential neighborhood features. The Emerson's facade on Northwestern Highway proposes a softer approach with different scaled elevations to enhance curb appeal and create a warm residential feeling rather than a larger massed building or complex. Further, the use of pitched

roofs, warm materials, and softer lines, helps draw similarities to the aesthetics of single-family developments and provide an experience which will enhance the residential character at the entryway to the City's urban district.

- The existing driveway from the parcel onto Northwestern Highway is going to be eliminated to assist with traffic flow concerns
- Significant improvements to Greening Street are proposed including dedication of additional right of way from the subject parcel, relocating & paving of the street and introduction of parallel parking and streetscape elements to enhance pedestrian circulation including sidewalks, a dog park, bench seating and landscaping.
- The gravel sections of Rexwood St. and Mulfordton St. are proposed to be paved up to Greening Street.
- Reconstruct and pave Highview Ave along development frontage.

The development will offer a total of 533 parking spaces allocated through structured parking, tuck under garages, and supplemental surface parking including parallel spaces along Greening Street. The amount of proposed spaces is a deviation from the current parking requirements stated in the City's zoning ordinance, however the zoning ordinance does not reflect the current parking trends for the targeted demographic. The amount of parking spaces being utilized by young professionals are decreasing based on current market trends. The increasing number of individuals working from home combined with infusion of ride sharing applications are resulting in lower car ownership within the targeted demographics.

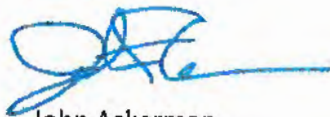
Included with this application package are the following:

- 8 sets of PUD plans
- 15 sets of 11" x 17" reduced copies of PUD plans
- PUD application and supplemental application requirements
- 3 copies of tree survey sheets
- Proposed Development sign exhibit
- Submittal fees in the amount of \$2,380.00

Please feel free to contact me once you have reviewed the plans, and I will be available to discuss any additional comments if applicable.

Sincerely,

ATWELL, LLC



John Ackerman
Team Leader

THE EMERSON

A PLANNED UNIT DEVELOPMENT

THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PRELIMINARY PUD PLANS



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
FARMINGTON LOFTS, LLC
353 NORTH OLD WOODWARD
BIRMINGHAM, MI 48009
CONTACT: MATT SHIFFMAN
PHONE: (248) 430-8888
EMAIL: MSHIFFMAN@ALDENDEVELOPMENT.COM

SURVEYOR
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
CONTACT: MICHAEL EMBREE
PHONE: (248) 447-2000
EMAIL: MEMBREE@ATWELL-GROUP.COM

CIVIL ENGINEER
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PHONE: (248) 447-2000
EMAIL: JACKERMAN@ATWELL-GROUP.COM

ARCHITECT
HUMPHREYS & PARTNERS ARCHITECTS
121 WEST WACKER DRIVE, SUITE 1900
CHICAGO, IL 60601
CONTACT: JENNIFER FRITZ
PHONE: (312) 858-4448
EMAIL: JENNIFER.FRITZ@HUMPHREYS.COM

LANDSCAPE ARCHITECT

ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MI 48167
CONTACT: JIM ALLEN
PHONE: (248) 467-4668
EMAIL: JCA@WIDEOPENWEST.COM

PROJECT NARRATIVE

The Emerson luxury lofts of Farmington Hills will bring modern-day living to the gateway of Farmington Hills. Located within walking distance to the central business district/retail-corridor along Orchard Lake Road, the development will introduce a new sense of connectivity to the heart of the downtown commercial district. Aiming to offer young families and business professionals an opportunity to put roots in a community-based neighborhood, the Emerson will offer a sense of place and home that will enhance both the community at large and also local businesses within the retail district of the City. The Emerson will complement the streetscape along Northwestern Highway by providing street trees, enhanced pedestrian paths, extended patios, and lush landscaping.

The Emerson Lofts are proposed to be developed utilizing the City's Planned Unit Development ordinance. The proposed development will eliminate the existing driveway onto Northwestern Highway to assist with traffic flow. The design for the site will promote walkability and pedestrian circulation along Northwestern Highway, down Greening Street, and throughout the entire development. By dedicating additional Right of Way, Greening Street will receive upgrades including widened sidewalks, parallel parking spaces, extended patios, and street trees. The main entrance to The Emerson will be tucked around the corner from Northwestern Highway on Greening Street and will feature an entrance plaza with landscaping, site lighting, and storefront glazing at street level to provide visibility and a connection to the amenities within the development.

The Emerson includes 316 residential units, 533 parking spaces, and 6,500 sf of amenities. The residential units are split between a 4-story building fronting Northwestern Highway and a three-story building situated at the rear of the site. The development will offer structured parking, tuck under garages, and supplemental surface parking including parallel spaces along Greening Street, part of the streetscape upgrades which will accompany the project. The residents of the Emerson will have access to over 6,500 square feet of interior amenities, along with two private and one publicly accessible courtyards, which will allow residents to enjoy the safety and security of their own space while also allowing the community to experience the development. These courtyards will feature amenities such as group gathering areas, a swimming pool, yard games, outdoor culinary suites, fire features and other outdoor amenities.

The Emerson will feature a contemporary color palette of dark and light greys, along with accents of warm masonry and wood tones. Several factors were taken into consideration while designing building elevations and massing in order to achieve a well-balanced blend into the overall site conditions and proximity to surrounding residential neighborhood features. The Emerson's facade on Northwestern Highway proposes a softer approach with different scaled elevations to enhance curb appeal and create a warm residential feeling rather than a larger massed building or complex. Further, the use of pitched roofs, warm materials, and softer lines, helps draw similarities to the aesthetics of single-family developments and provide an experience which will enhance the residential character at the entryway to the City's urban district.

The site currently consists of 9 parcels of land that will be combined for this development. The developer is proposing to pave the adjacent gravel sections of Rexwood St and Mulfordon St. to their connections to Greening St. The site is proposed to be serviced by public water and sewer and stormwater management will be accommodated with a detention pond that meets all City and County standards.



OVERALL DEVELOPMENT MAP

SHEET INDEX	
SH. #	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	TREE SURVEY
4	TREE SURVEY
5	LAYOUT PLAN
6	PRELIMINARY GRADING & STORMWATER MANAGEMENT
7	PRELIMINARY UTILITY PLAN & CALCULATIONS

ARCHITECTURAL PLANS	
SH. #	SHEET TITLE
A201	SITE AERIAL
A410	4 STORY BUILDING PLANS
A411	4 STORY BUILDING PLANS
A412	4 STORY BUILDING PERSPECTIVE
A413	4 STORY BUILDING PERSPECTIVE
A414	4 STORY BUILDING ELEVATIONS
A415	4 STORY BUILDING ELEVATIONS
A416	3 STORY BUILDING PLANS
A417	3 STORY BUILDING ELEVATIONS
A418	RENDERING
A419	RENDERING

LANDSCAPE PLANS	
SH. #	SHEET TITLE
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS

RECEIVED
OCT 18 2021
CITY OF FARMINGTON HILLS
PLANNING DEPT.

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
COVER SHEET

DATE: OCT. 18, 2021

REVISIONS

DRAWN BY: HW
CHECKED BY: JA
P.L.: JACKERMAN
JOB #: 18002962
FILE CODE: -
SHEET NO. 1

CAD FILE: 18002962PUD-01-CV.DWG

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CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS VALUE TO EXISTING UTILITIES.



SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

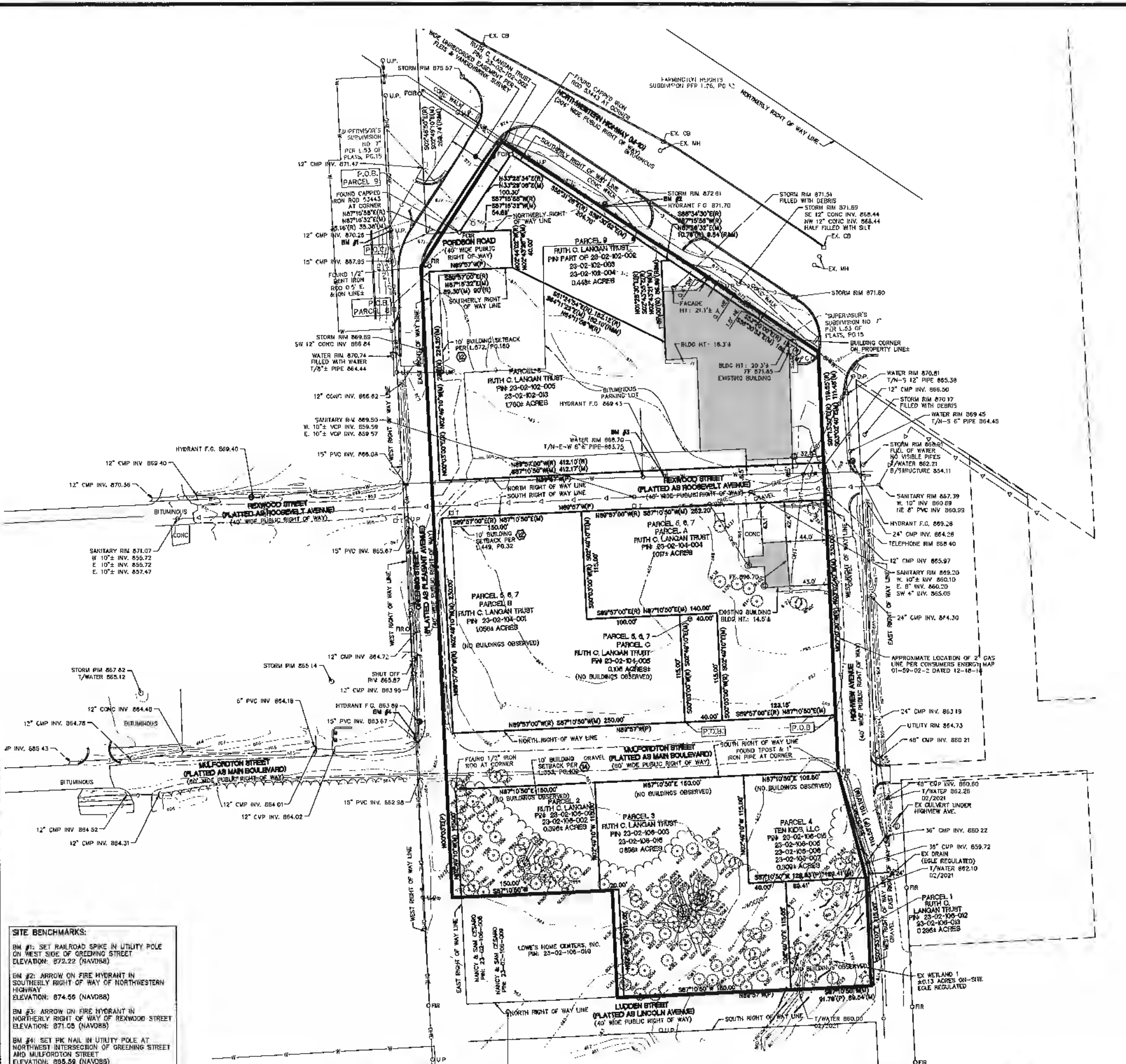
FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
EXISTING CONDITIONS
PLAN

DATE: OCT. 18, 2021

Table with columns for REVISIONS, SCALE (1" = 50 FEET), DRAWN BY: RJA, CHECKED BY: JA, P.L.S.: JACKERMAN, JOB #: 1902892, FILE CODE: 2

LEGEND

- COMBINED PARCEL LINE
PROPERTY LINE
EX. 1' CONTOUR
EX. 5' CONTOUR
EX. R.O.W. LINE
CENTERLINE OF ROAD
EXISTING CURB AND GUTTER
EASEMENT
EX. CENTERLINE OF DITCH
EX. GAS
EX. STORM SEWER
EX. MANHOLE/CATCH BASIN/END SECTION
EX. HYDRANT
EX. GATE VALVE & WELL
EX. SANITARY SEWER
EX. SANITARY SEWER MANHOLE
EX. UTILITY POLE
EX. OVERHEAD LINE
EX. SIGN
EX. LIGHT POLE
EX. TELEPHONE RISER
EX. CABLE RISER
EX. TREE
EXISTING WETLAND
EXISTING BUILDING



SITE BENCHMARKS:
BM #1: SET RAILROAD SPIKE IN UTILITY POLE ON WEST SIDE OF GREENING STREET ELEVATION: 872.22 (NAVDS8)
BM #2: ARROW ON FIRE HYDRANT IN SOUTHERLY RIGHT OF WAY OF NORTHWESTERN HIGHWAY ELEVATION: 874.56 (NAVDS8)
BM #3: ARROW ON FIRE HYDRANT IN NORTHERLY RIGHT OF WAY OF REXWOOD STREET ELEVATION: 871.05 (NAVDS8)
BM #4: SET PK NAIL IN UTILITY POLE AT NORTHWEST INTERSECTION OF GREENING STREET AND MULFORDTON STREET ELEVATION: 895.59 (NAVDS8)

LEGAL DESCRIPTION:

DESCRIPTION OF A 7.238 ACRES PARCEL OF LAND BEING A PART OF FARMINGTON HEIGHTS SUBDIVISION, AS RECORDED IN LIBER 26, PAGE 32 OF PLATS, OAKLAND COUNTY RECORDS, ALSO BEING A PART OF SUPERVISOR'S SUBDIVISION NO. 7, AS RECORDED IN LIBER 53, PAGE 15 OF PLATS, OAKLAND COUNTY RECORDS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.

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ATWELL logo and contact information: 688.680.0200, www.atwell-group.com, 248.447.2200

SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
TREE SURVEY

DATE: OCT. 18, 2021

Table with columns for REVISIONS, NA, N/A, and a grid for drawing details.

DRAWN BY: NM
CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 19022982
FILE CODE:
SHEET NO. 4

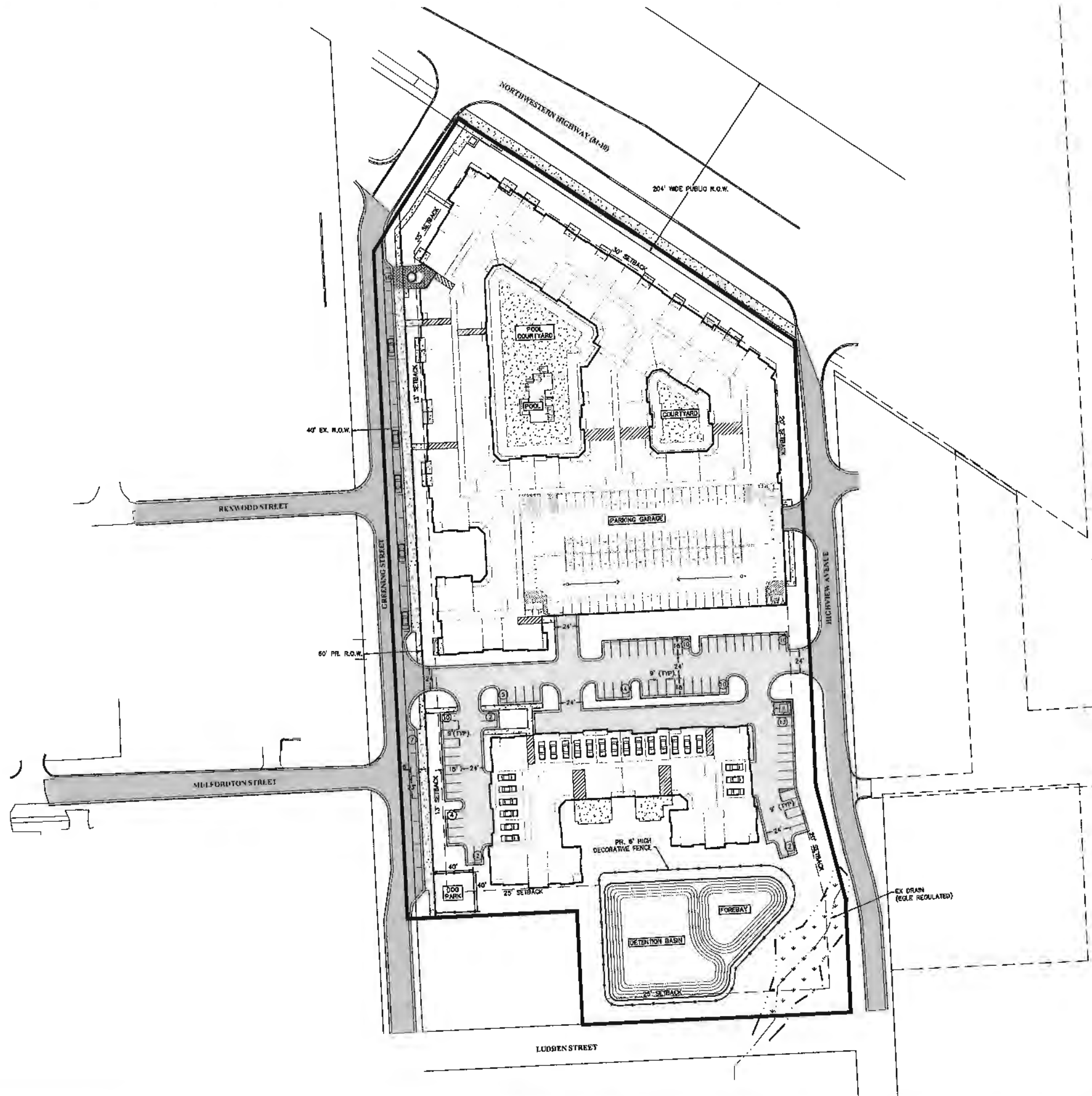
Northwestern Highway Development - Atwell Project #19022982

Main data table with columns: Tree Tag#, Data Code, Scientific Name, Common Name, DBH (inches), Condition, Comments, Trunk Condition, Growth Rate, Tree Structure, Insects/Disease, Crown Development, Life Expectancy, Total Score, Likely Exempt, Landmark Tree, Invasive Species, To Be Removed.

19022982.DWG (PLOT) SETS (PLOT) 19022982-02-EC.DWG 10/18/2021 2:42 PM KMMH/MENZEL

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K:\18002582\DWG\PLAN SETS\SUB-DIV\PLAN\18002582-05-Land-10/18/2021 2:32 PM A0044.MXD



LEGEND

- COMBINED PARCEL BOUNDARY
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED BUILDING SETBACK
- PROPOSED FENCE
- PROPOSED ASPHALT
- PROPOSED ASPHALT IN R.O.W.
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVING
- EXISTING WETLAND



SITE DATA

PARCEL DATA:
 PARCEL SIZE (ACRES): 7.74 acres
 GREENING STREET ROW: 0.43 acres
 NORTHWESTERN HWY ROW: 0.66 acres
 PARCEL SIZE (NET): 6.73 acres

EXISTING: B-3, RA-1, OS-1 & P-1
PROPOSED: PLANNED UNIT DEVELOPMENT

PROPOSED SITE SETBACKS:
 NORTH SIDE TO NORTHWESTERN HWY: 30'
 NORTH SIDE TO GREENING STREET: 35'
 EAST SIDE TO HIGHVIEW STREET: 30'
 WEST SIDE TO GREENING STREET: 13'
 SOUTH SIDE: 25'

BUILDING INFORMATION:
 - **NORTH BUILDING (4 STORY WRAP)**
 BUILDING HEIGHT: 52' (TOWER AT ENTRY: 62')
 PROPOSED UNITS:
 124 - 1 BEDROOM UNITS
 103 - 2 BEDROOM UNITS
 23 - 3 BEDROOM UNITS
 250 UNITS (399 TOTAL BEDROOMS)

GROSS FLOOR AREA:
 LEVEL 1: 70,000 SF
 LEVEL 2: 71,000 SF
 LEVEL 3: 71,000 SF
 LEVEL 4: 71,000 SF
 TOTAL: 283,000 SF

- **SOUTH BUILDING (3 STORY WRAP)**
 BUILDING HEIGHT: 40'
 PROPOSED UNITS:
 31 - 1 BEDROOM UNITS
 32 - 2 BEDROOM UNITS
 3 - 3 BEDROOM UNITS
 66 UNITS (104 TOTAL BEDROOMS)

GROSS FLOOR AREA:
 LEVEL 1: 19,000 SF
 LEVEL 2: 27,500 SF
 LEVEL 3: 27,500 SF
 TOTAL: 74,000 SF

OVERALL TOTAL UNITS: 316 UNITS (503 TOTAL BEDROOMS)

OVERALL LOT COVERAGE:
 - NORTH BUILDING (4 STORY WRAP) & PARKING GARAGE: 107,157 SQ. FT.
 - SOUTH BUILDING (3 STORY WRAP): 28,314 SQ. FT.
TOTAL LOT COVERAGE: 45%

PARKING:
 REQUIRED SPACES: 632 (2 SPACES PER UNIT W/ 3 OR FEWER BEDROOMS)
 PROVIDED SPACES: 416 PARKING GARAGE SPACES
 71 SURFACE PARKING SPACES
 23 PARALLEL PARKING SPACES
 21 TUCK UNDER PARKING SPACES

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SECTION 2
 TOWN 1 NORTH, RANGE 9 EAST
 CITY OF FARMINGTON HILLS
 OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
 THE EMERSON
 PRELIMINARY PUD PLAN
 LAYOUT PLAN

DATE: OCT. 18, 2021

REVISIONS

SCALE: 1" = 50 FEET

DRAWN BY: NM
 CHECKED BY: JA
 P.M.: JACKERMAN
 JOB #: 18002582
 FILE CODE: --
 SHEET NO.: 5

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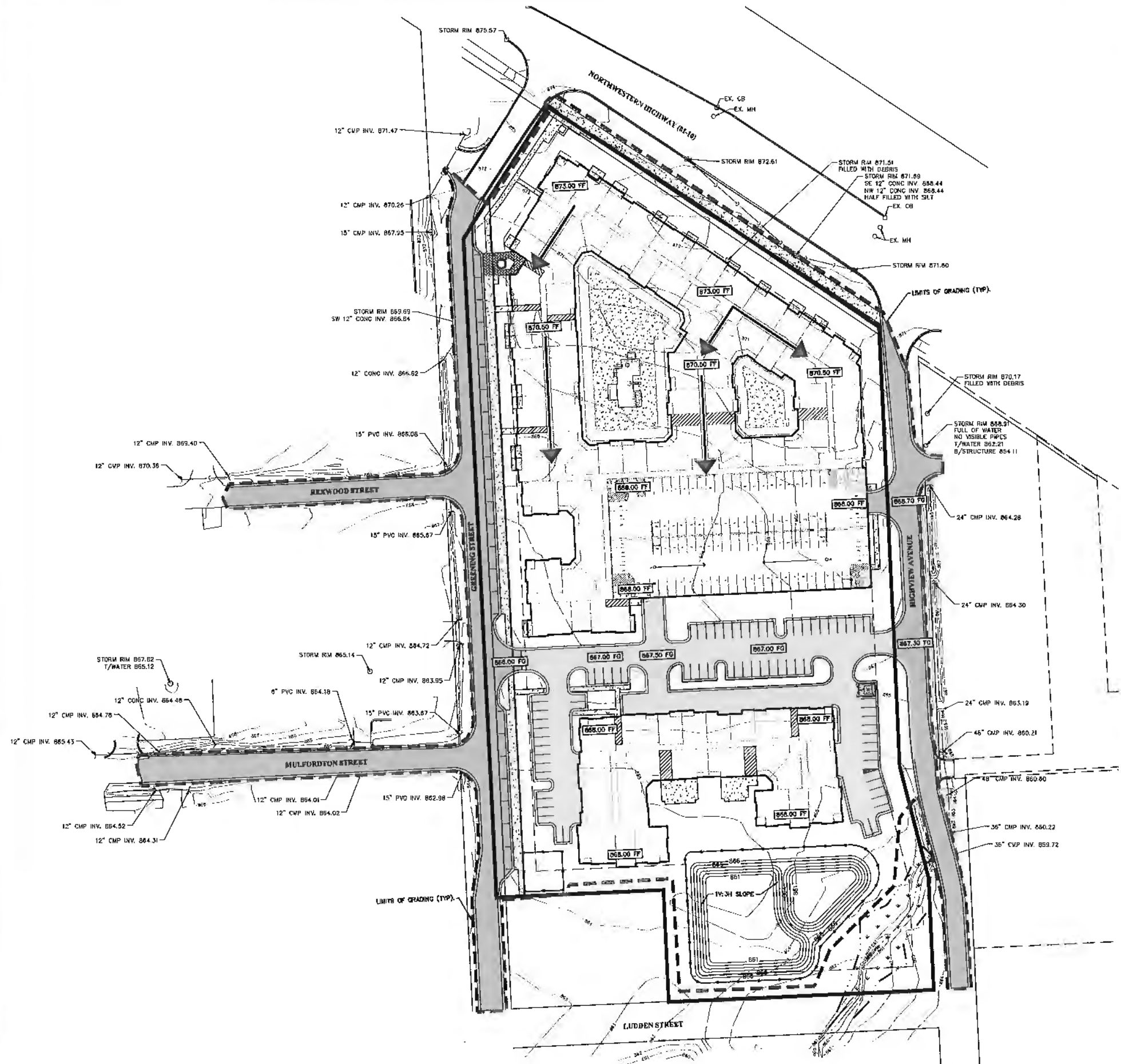
LEGEND

	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED R.O.W. LINE
	EXISTING DRAIN
	EXISTING MANHOLE / CATCH BASIN
	PROPOSED MANHOLE / CATCH BASIN
	PROPOSED ASPHALT
	PROPOSED ASPHALT IN R.O.W.
	PROPOSED CONCRETE
	PROPOSED DECORATIVE PAVING
	EXISTING WETLAND
	PROPOSED FINISH FLOOR / FINISH GRADE
	PROPOSED FALLING GRADE



DRAINAGE NARRATIVE:

The storm water runoff generated from the proposed redevelopment of the site will be collected in a proposed storm sewer system and routed to a proposed detention pond located on the south end of the site. This pond will detain the storm water and discharge to the adjacent drain at a restricted rate. The drain currently receives the majority of the existing un-detained runoff from the site. The pond will be designed to meet all local storm water management criteria.



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500 WEST 10TH STREET
248-447-2000

SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON HILLS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
PRELIMINARY GRADING &
STORMWATER
MANAGEMENT

DATE: OCT. 18, 2021

REVISIONS:

NO.	DESCRIPTION

SCALE: 1" = 50 FEET

DRAWN BY: NM

CHECKED BY: JA

P.M.: JANKERMAN

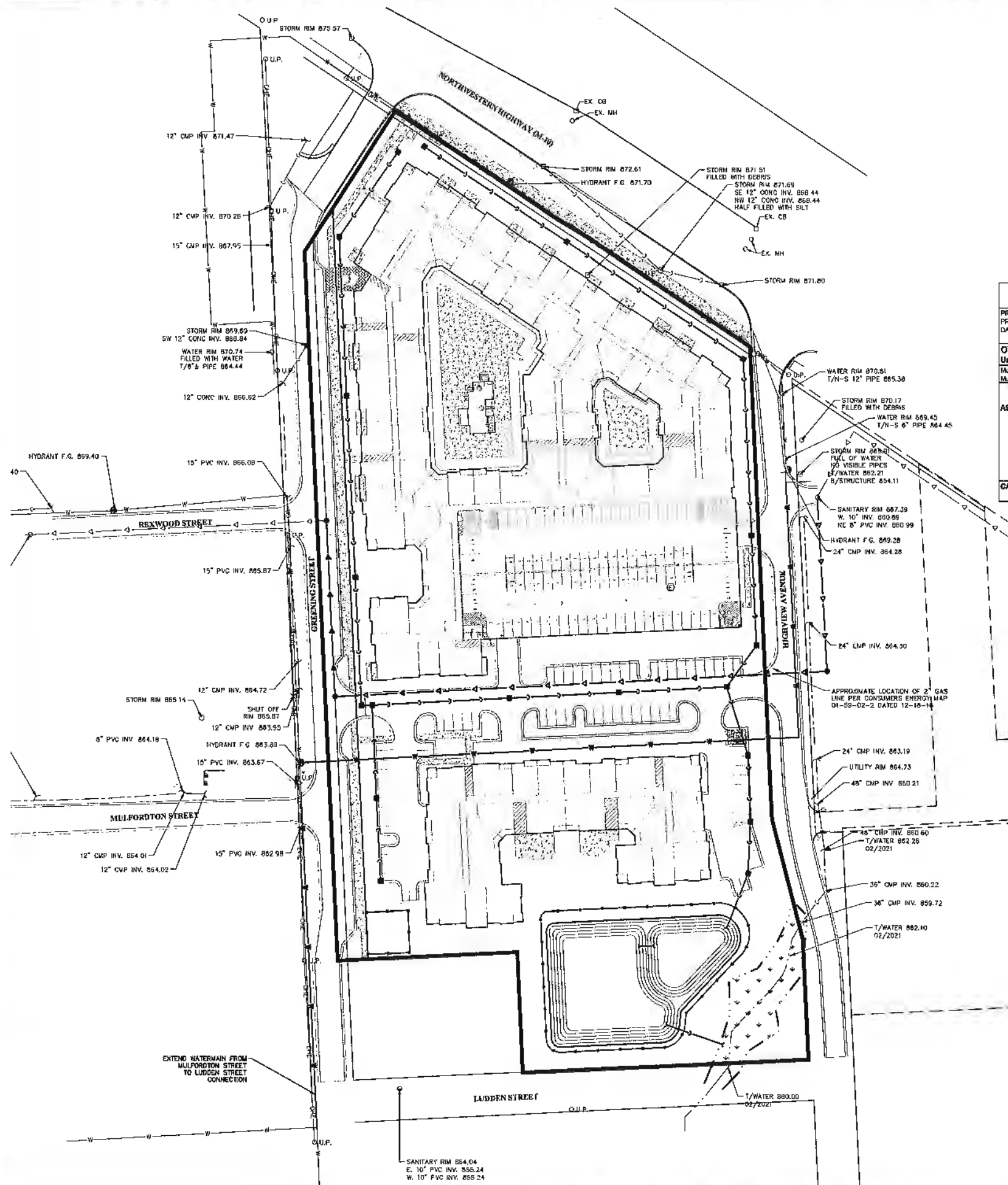
JOB #: 18002962

FILE CODE: -

SHEET NO. 6

NOT FOR CONSTRUCTION

14.5.18.2021 (MAY) PLAN SETS (PUD) - QUALIFICATION 18002962-04 - STAMMING 10/18/2021 2:33 PM (MAY) MOBILITY



LEGEND

---	PROPERTY LINE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
○	EX MANHOLE/CATCH BASIN/END SECTION
○	PR MANHOLE/CATCH BASIN/END SECTION
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	EXISTING HYDRANT
---	PROPOSED HYDRANT
---	EXISTING GATE VALVE & WELL
---	PROPOSED GATE VALVE & WELL
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
○	EXISTING SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER MANHOLE



**THE EMERSON
SANITARY SEWER BASIS OF DESIGN**

PROJECT NUMBER: 18002982
 PROJECT LOCATION: FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN
 DATE: October 14, 2021

OVERALL DEVELOPMENT Usage	Unit Factors	Unit	REU	POPULATION	AVERAGE FLOW (MGD)	AVERAGE FLOW (CFS)	PEAK FLOW (CFS)
Multifamily Units - North	0.6 per unit	250	150	420	0.042	0.005	0.257
Multifamily Units - South	0.8 per unit	60	40	111	0.011	0.007	0.068
			190	531	0.053	0.002	0.325

ASSUMPTIONS:

Population = 2.8 people per REU
 Average Usage = 100 gallons per person per day
 Peaking Factor = $1.8 + \frac{\text{population in thousands}}{4 + \text{population in thousands}}$

PEAK FACTOR (Overall): 3.81

ESTIMATED MAXIMUM PEAK FLOW (Overall): 0.33 CFS

CAPACITY ANALYSIS:

Overall Site - Capacity of s	10 pipe @	0.38%	1.162 CFS	>	0.33
------------------------------	-----------	-------	-----------	---	------

UTILITY NARRATIVE:

Sanitary Sewer
 The site contains an existing 10" sanitary sewer that runs along Rexwood St. The portion of the sewer between Greening St and Highview Ave will be removed and a new sewer alignment will be installed to route through the site between the two proposed buildings. The proposed buildings will be connected to this new sewer line.

Water Main
 The site contains an existing 8" water main that runs along Rexwood St. The portion of the water main between Greening St and Highview Ave will be removed and a new water main alignment will be installed to route through the site between the two proposed buildings. The proposed buildings will be served from this new water main. Additionally, with the extension of Greening St from Mulfordon St to Ludden St, the water main will also be extended and connected to the existing water main on Ludden St.

811
 Know what's below.
 Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION WORK AND AVOIDS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK ALL UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE DESIGNER SHALL BE EXCUSED TO AVOID ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS EMPLOYED IN THE WORK, OF ANY NATURE OR CHARACTER, OR OF ANY OTHER PERSONS.

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ATWELL
 866.650.4200 www.atwell-pro.com
 TWO TORONTO SQUARE, SUITE 200
 SOUTHFIELD, MI 48078
 248.447.2000

SECTION 2
 TOWN 1 NORTH, RANGE 9 EAST
 CITY OF FARMINGTON HILLS
 OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC
 THE EMERSON
 PRELIMINARY PUD PLANS
 PRELIMINARY UTILITY PLAN & CALCULATIONS

DATE: OCT. 18, 2021

REVISIONS

SCALE: 1" = 80 FEET
 DRAWN BY: JIM
 CHECKED BY: JA
 P.L.: JACKERMAN
 JOB #: 18002982
 FILE CODE: ---
 SHEET NO: 7

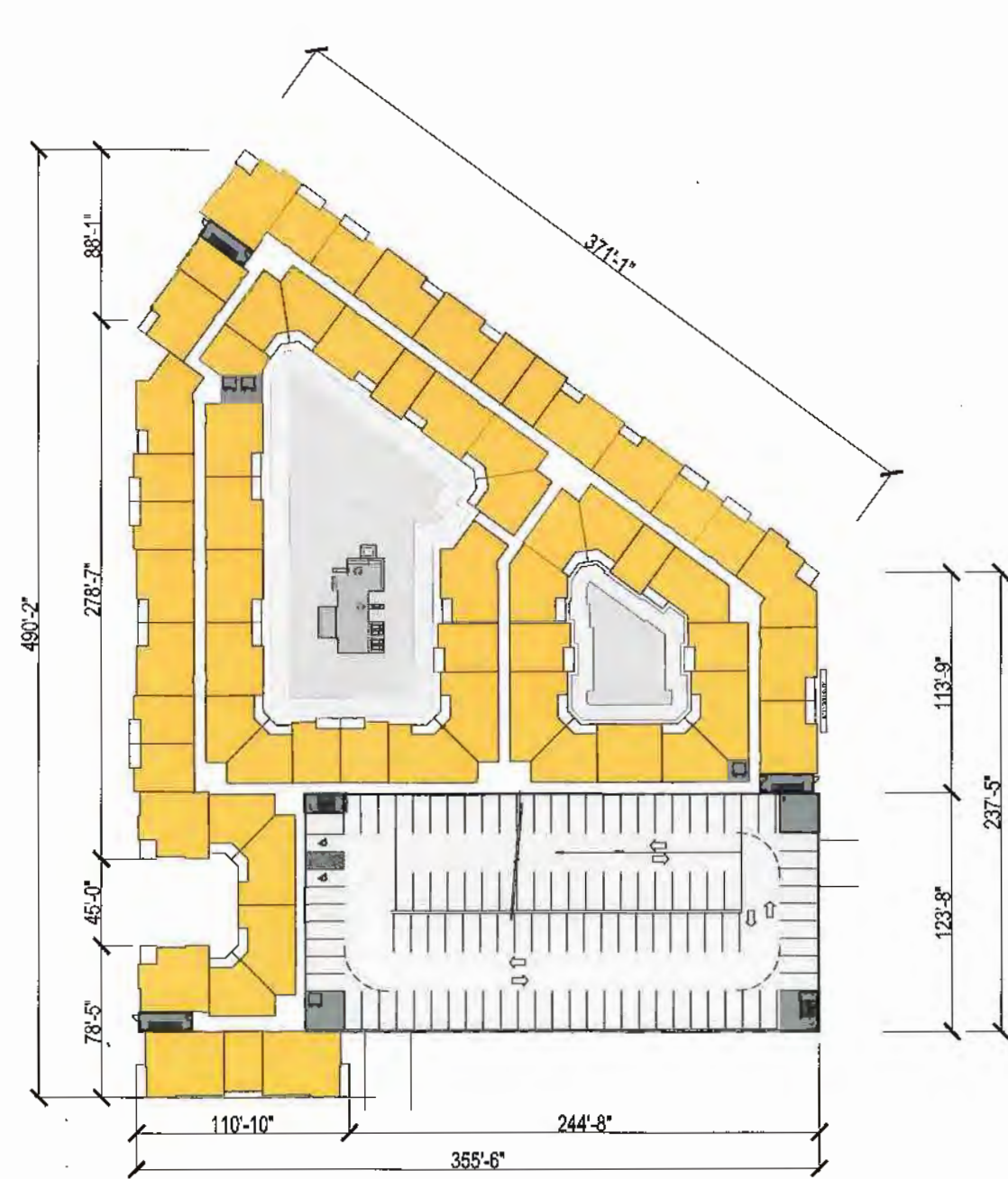
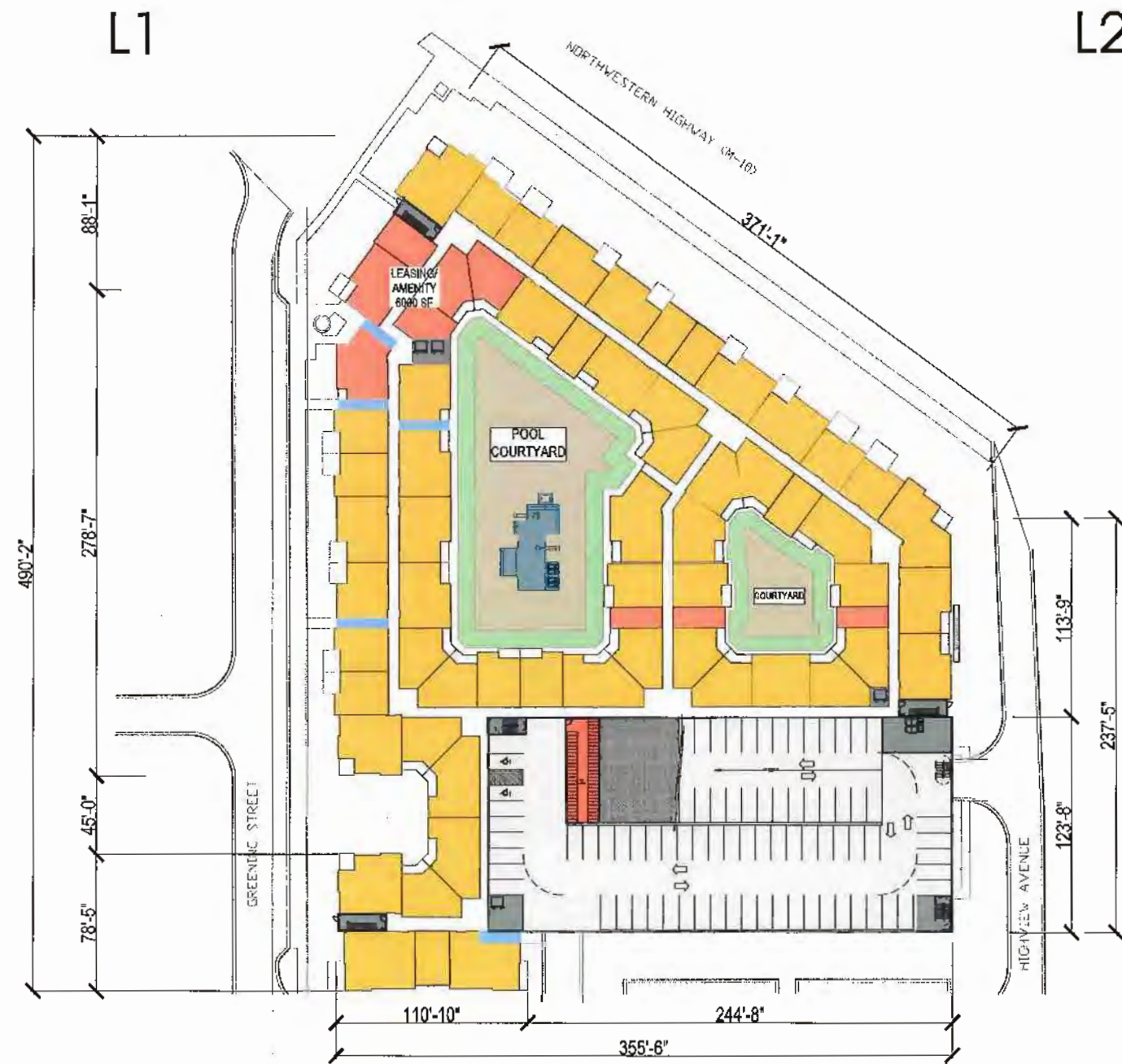
NOT FOR CONSTRUCTION

SITE AERIAL



A201

FLOOR PLANS- 4 STORY BUILDING



- RESIDENTIAL UNITS
- BUILDING ENTRANCE
- AMENITIES
- STAIR/ELEVATOR CORE, TRASH
- GARAGE PARKING

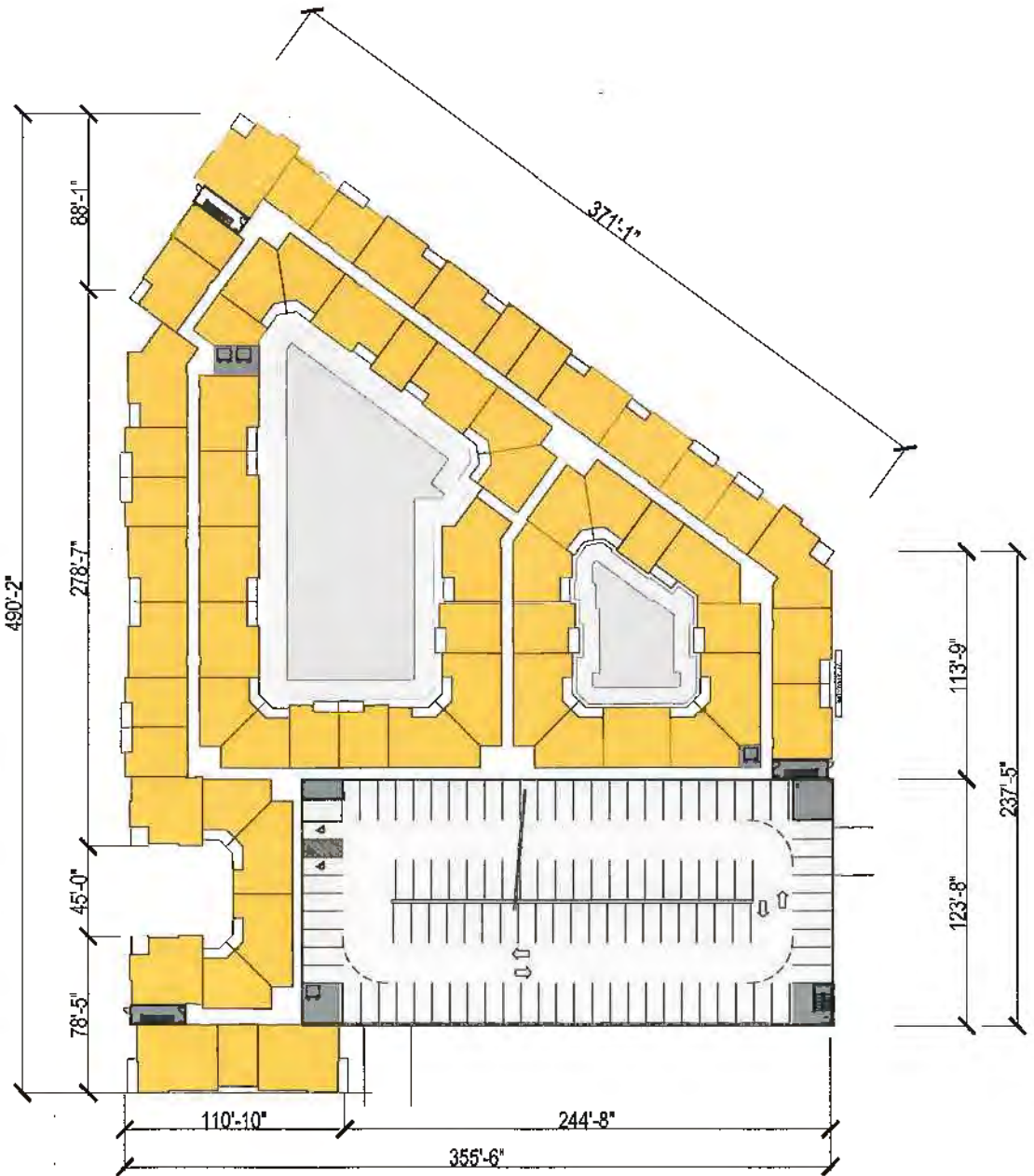
A410

FLOOR PLANS- 4 STORY BUILDING

L3



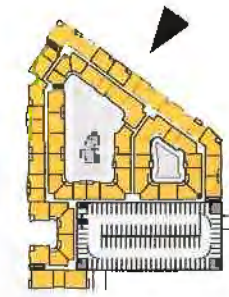
L4



- RESIDENTIAL UNITS
- BUILDING ENTRANCE
- GARAGE PARKING
- AMENITIES
- STAIR/ELEVATOR CORE, TRASH

A411

PERSPECTIVE VIEW

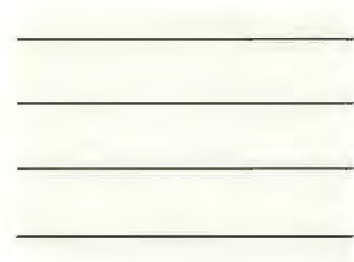


MASONRY

BRICK 1



BRICK 2



CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN

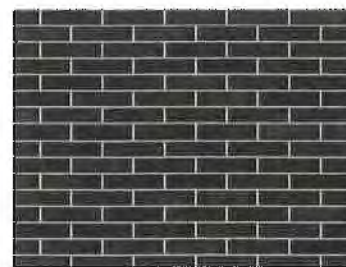
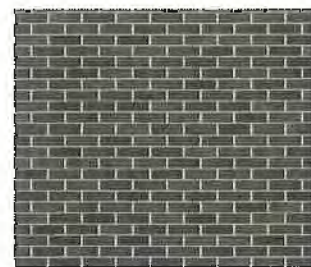


HORIZONTAL SIDING, WOOD LOOK TEXTURE



ROOF

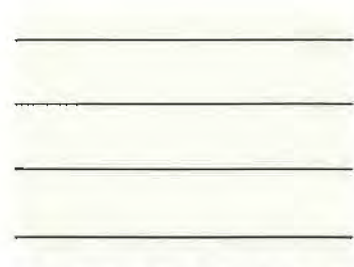
PERSPECTIVE VIEW



MASONRY

BRICK 1

BRICK 2



CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



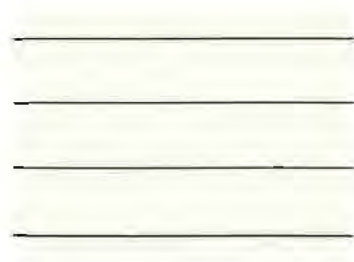
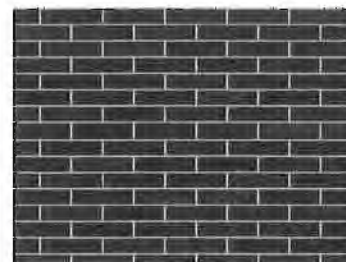
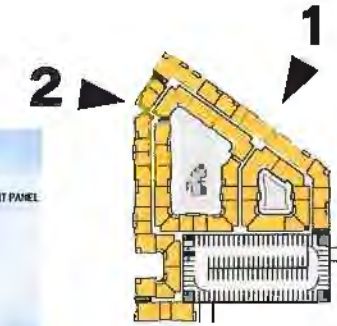
HORIZONTAL SIDING, WOOD LOOK TEXTURE



ROOF

A413

ELEVATIONS- 4 STORY BLDG



MASONRY

BRICK 1

BRICK 2

CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING

HORIZONTAL LAP SIDING

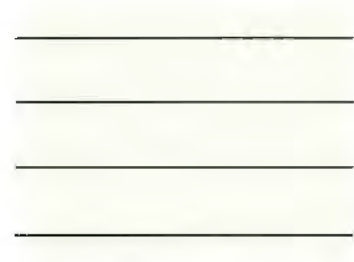
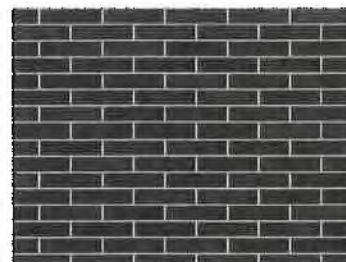
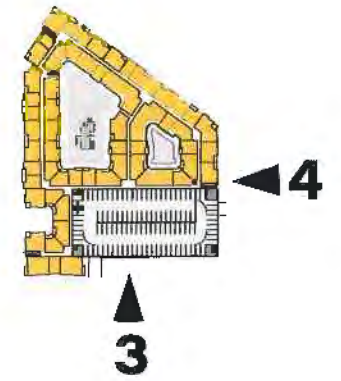
BOARD AND BATTEN

HORIZONTAL SIDING, WOOD LOOK TEXTURE

ROOF

A414

ELEVATIONS- 4 STORY BLDG



MASONRY

BRICK 1

BRICK 2

CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING

HORIZONTAL LAP SIDING

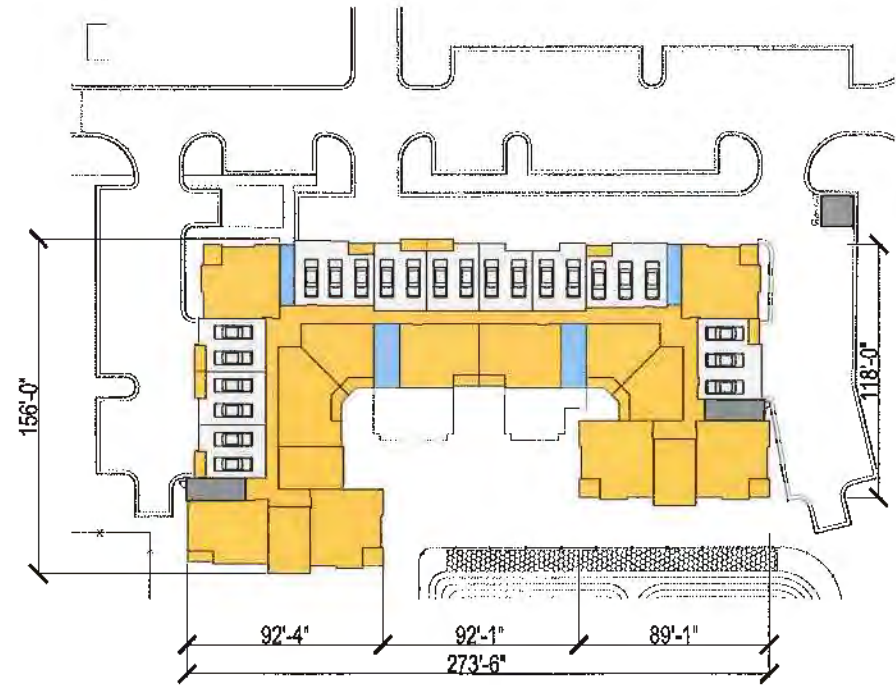
BOARD AND BATTEN

HORIZONTAL SIDING, WOOD LOOK TEXTURE

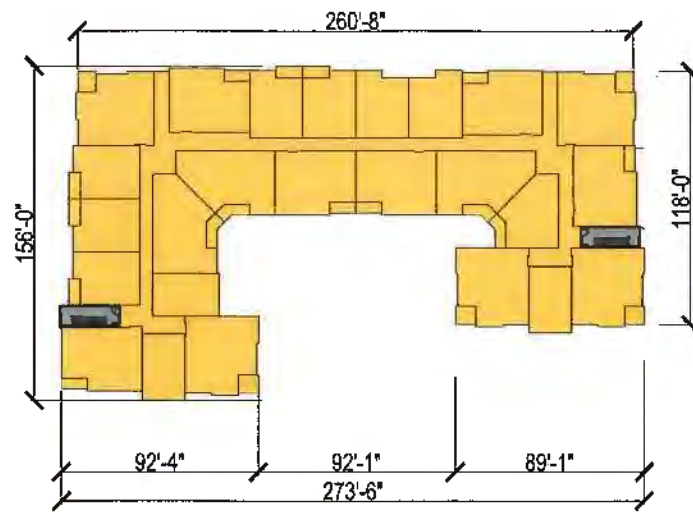
ROOF

FLOOR PLANS- 3 STORY BUILDING

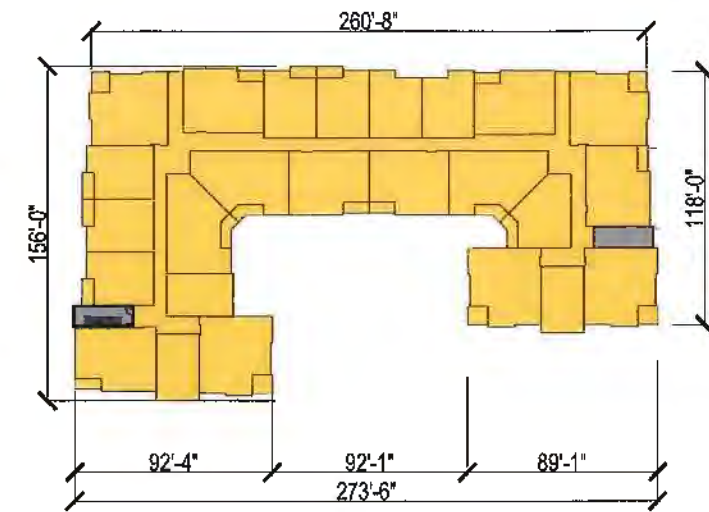
L1



L2



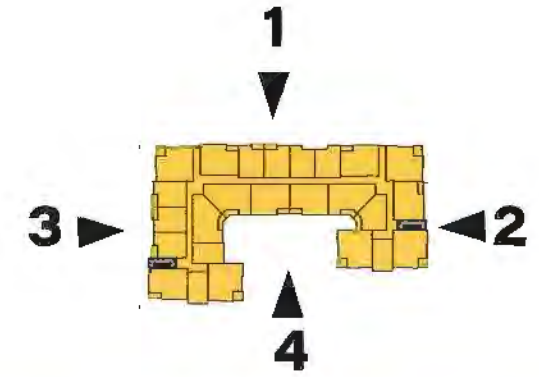
L3



- RESIDENTIAL UNITS
- BUILDING ENTRANCE
- GARAGE PARKING
- AMENITIES
- STAIR/ELEVATOR CORE, TRASH

A416

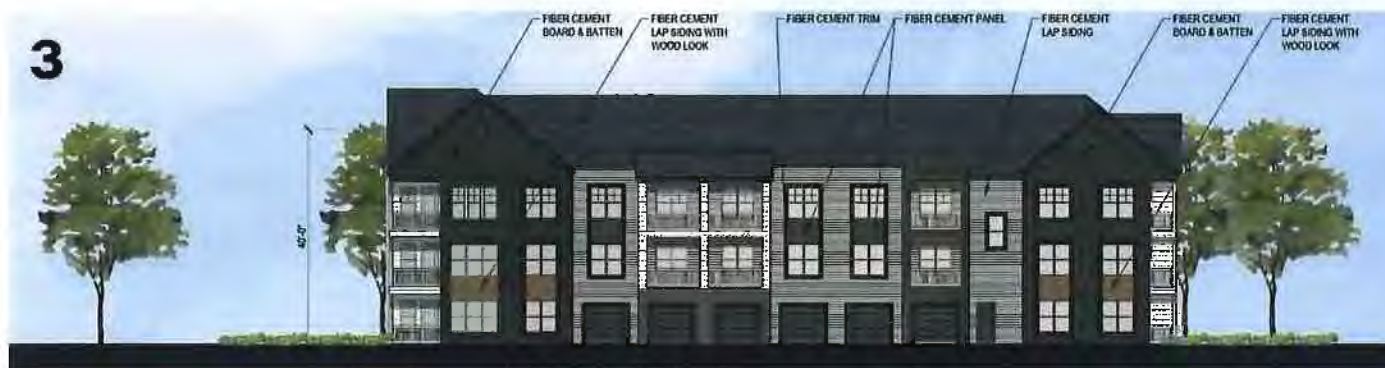
ELEVATIONS- 3 STORY BUILDING



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

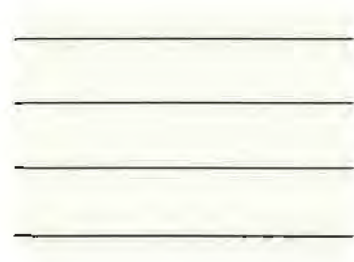


MASONRY

BRICK 1



BRICK 2



CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



HORIZONTAL SIDING, WOOD LOOK TEXTURE



ROOF

RENDERING- VIEW FROM NORTHWESTERN HWY



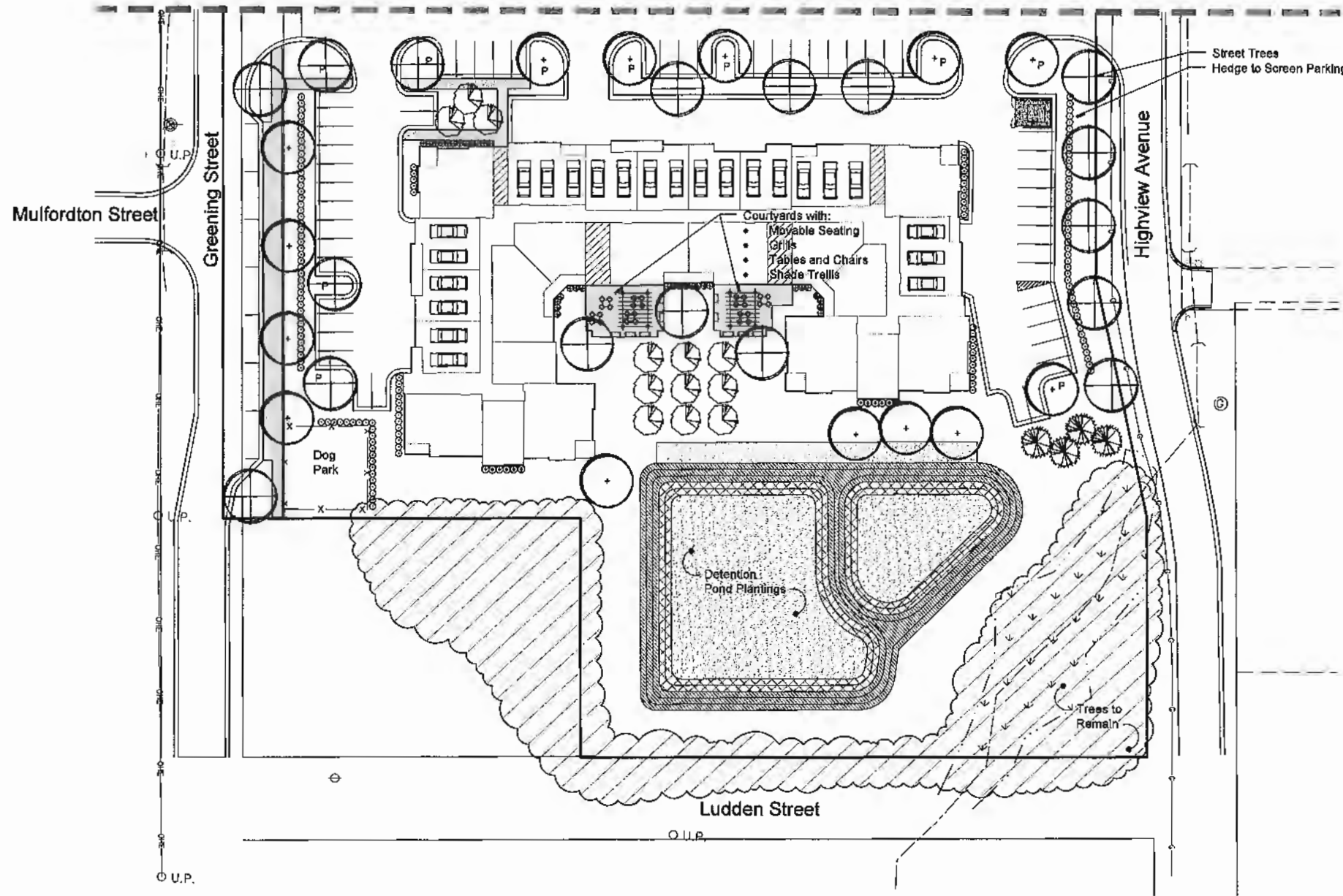
A418

RENDERING- VIEW OF ENTRY ON GREENING ST



A419

Matchline Sheet L-1



Landscape Summary - This Sheet

Parking Lot Landscaping	26,857 s.f.
Paved Area	9.2 Trees (25,957 / 2,800)
Trees Required	10 Trees
Trees Provided	

Legend

- Deciduous Trees
- Evergreen Trees
- Ornamental Tree
- Shrubs
- Perennial / Annual Beds

Seal:



Title:
Landscape Plan

Project:
**The Emerson
Farmington Hills, Michigan**

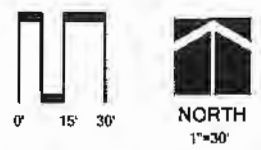
Prepared for:
Alden Development Group
369 Old Woodward
Birmingham, Michigan 48009

Revision:
Submission

Issued:
October 15, 2021

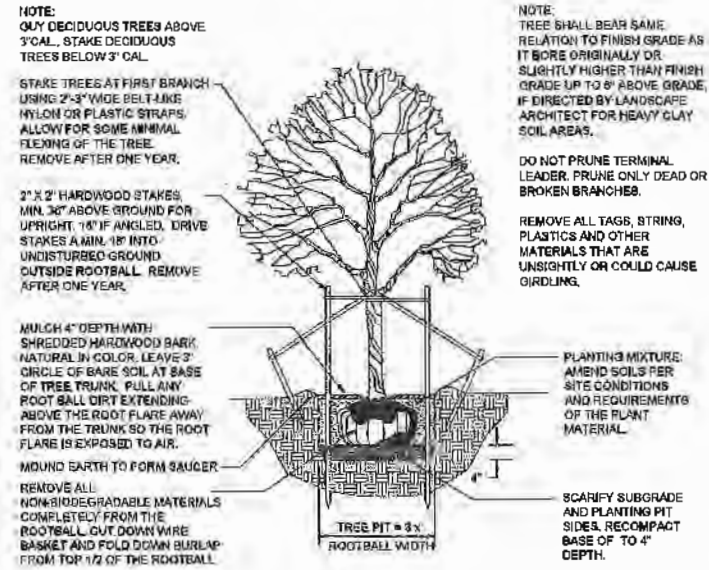
Job Number:
21-068

Drawn By: Jca
Checked By: Jca



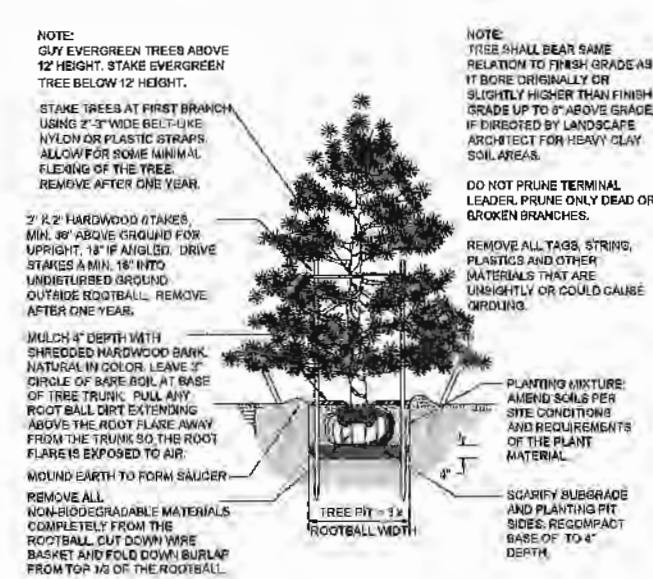
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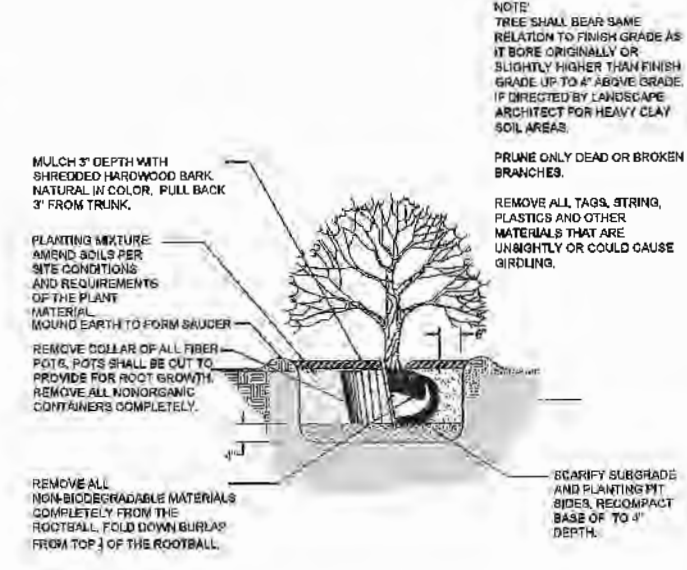
DECIDUOUS TREE PLANTING DETAIL

Not to scale



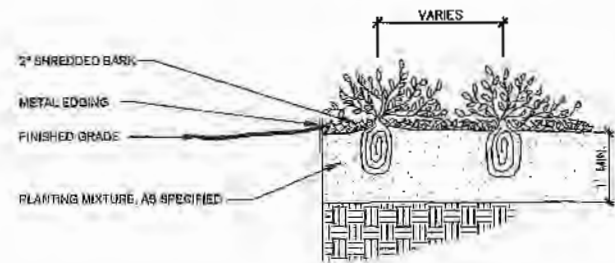
EVERGREEN TREE PLANTING DETAIL

Not to scale



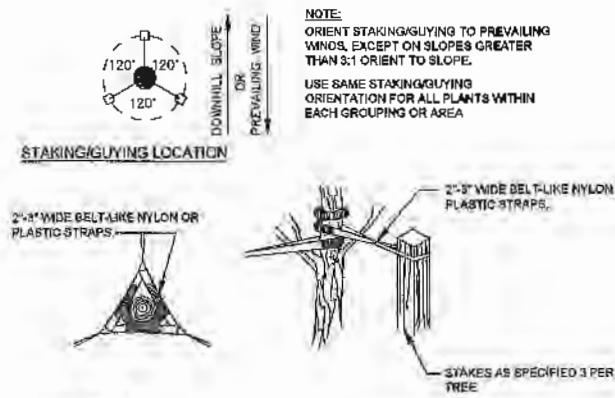
SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

Not to scale



TREE STAKING DETAIL

Not to scale

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant material and shall be true to name, free from physical damage and who bust.
- Plants shall be full, well-developed, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil using material stockpiled on site. Soil shall be screened and free of any sticks, twigs, stones, and stones.
- "Antlox" type or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for choosing plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract term.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Buron/Chesapeake" Kentucky Blue Grass grown in a seed nursery on loam soil.

Seal:



Title:
Landscape Details

Project:
**The Emerson
 Farmington Hills, Michigan**

Prepared for:
**Alden Development Group
 369 Old Woodward
 Birmingham, Michigan 48009**

Revision: Issued:
 Submission October 15, 2021

Job Number:
 21-089

Drawn By: Checked By:
 jca jca

Sheet No.



**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JUNE 17, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was held electronically as authorized under the Open Meetings Act, MCL 15.261, *ET SEQ.*, as amended, and called to order by Vice Chair Countegan at 7:30 p.m. Commission members were asked to state their name and location, as to where they were attending the electronic meeting.

ROLL CALL

Commissioners Present:

Brickner, City of Farmington Hills, Oakland County, Michigan
Countegan, City of Farmington Hills, Oakland County, Michigan
Orr, City of Farmington Hills, Oakland County, Michigan
Mantey, City of Farmington Hills, Oakland County, Michigan
Schwartz, City of Farmington Hills, Oakland County, Michigan
Traflet, City of Farmington Hills, Oakland County, Michigan
Turner, City of Farmington Hills, Oakland County, Michigan
Varga, City of Farmington Hills, Oakland County, Michigan

Commissioners Absent: Stimson

Others Present:

City Planner Stec, City Attorney Schultz, Planning Consultant Arroyo
Staff Engineers Natasha Sonck, Mirandi Alexander, ShonQuase Dawkins, Kristina Crimmins

APPROVAL OF AGENDA

MOTION by Brickner, support by Turner, to approve the agenda as published.

Roll call vote:

Yeas:	Brickner, Countegan, Mantey, Orr, Schwartz, Traflet, Turner, Varga
Nays:	None
Absent:	Stimson
Abstentions:	None

MOTION carried 8-0.

A. PUD Qualification 2, 2021

LOCATION:	South side of Northwestern Hwy. between Greening Street and Highview Avenue
PARCEL I.D.:	23-02-106-001, 002, 003, 005, 006, 007, 012, 013, 015, 016; 23-02-104-001, 004, 005; 23-02-102-002, 003, 004, 005, 013
PROPOSAL:	One 4-story, 250-unit apartment building and one 3-story 66-unit walk-up multiple family building in the B-3 General Business, RA-4 One Family Residential, OS-1 Office Service, and P-1 Vehicular Parking zoning districts

ACTION REQUESTED: Preliminary PUD Qualification
APPLICANT: Farmington Hills Lofts, LLC, Matt Shiffman
OWNERS: Ruth C. Langan, Trust and Ten Kids LLC

John Ackerman, Atwell, Southfield, MI was present on behalf of this request for preliminary PUD Qualification. Matt Shiffman and Tom Herbst, ADG Development, and Brad Lutz, Humphreys & Partners, were also present.

Utilizing a PowerPoint presentation, Mr. Ackerman explained that the subject site was the old Langan bowling alley site combined with some property to the south, and was located in a gateway into the City from the primary intersection of Northwestern Highway and Orchard Lake Road. The southern portion of the site included natural features connecting to the golf course to the south, with commercial frontage along Northwestern Highway and Orchard Lake Road.

Mr. Lutz described the proposed plan, showing a 4-story residential building at the north end of the site, with an urban, walkable scale to the building, and with streetscape improvements and close proximity to nearby commercial and retail areas. A 3-story single-family building would be located to the south. The 4-story building would have 250 units; the 3-story building would have 66 units.

Most of the amenities will be located at the northwest corner of the site, with lighted evening activity centers, along with 3 courtyards, a pool, fitness center, and dog park.

Mr. Lutz showed representative graphics of the different components of the site plan, including the 4- and 3-story buildings, the greenscape, and common space interiors.

Their intention was to bring an intensity of residents to liven up this property, while providing a strong connection to adjacent complementary uses.

Mr. Ackerman made the following points:

- This was a quality urban infill project, for a property that has been vacant for some time.
- The high class building will act as a gateway for the City.
- Removal of curb cut to Northwestern.
- Greening Street improvements, including:
 - Right-of-way dedication
 - Road improvements
 - Quality streetscape
- Pedestrian scale improvements – enhancing the walkability of area.
- Quality design drives the price point for leases on this property.
- Target demographics – young professionals.

Regarding PUD qualification, Mr. Ackerman stated the following:

- The quality of the buildings, site improvements and amenity options cater to a business professional demographic.
- Density is required for a successful development.
- Traffic improvements.
- Development acts as a transition from intensity of uses.
- Greening Street improvements and additional street paving will be completed as part of the project. A curb cut will be removed from Northwestern; traffic entering the interior of the site will come in through side streets.

Mr. Ackerman continued that parking will be internal to the site via a shielded 4-story parking structure, with no parking pavement on Northwestern or Greening.

The applicants concluded their presentation.

Referencing his June 8, 2021 written comments, Planning Consultant Arroyo gave the background and review for this request for preliminary PUD qualification, and explained the PUD process as outlined in the Zoning Ordinance.

The site is currently zoned a mix of B-3 General Business/RA-4 One Family (8,500 sq ft)/OS-1 Office Service/P-1 Parking. The site consists of 6.226 acres of private property, plus an additional 1.12 acres of right-of-way, for a total of 7.238 acres. The northern end of the site is occupied by two commercial buildings and a house; the rest of the site is vacant. The Fordson Road and Rexwood Street rights-of-way on the site are not developed as roads; the Mulfordton Street right-of-way is a gravel road. The southeastern corner of the site is crossed by a drain.

The site is proposed to be accessed from Greening Street and Highview Avenue; driveways directly to Northwestern Highway would be closed.

This property was part of the proposed historical PUD (PUD 4, 2000) covering a large area south of the Northwestern Highway/Orchard Lake Road area, but the subject site was not included in the final boundary of the approved PUD. Therefore, that PUD does not apply to the property.

PUD qualification

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

1. The PUD option may be effectuated in any zoning district.
2. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.

The proposed use—apartments—is not permitted in the B-3, P-1, OS-1, or RA-4 districts, though much of the site is planned for multiple-family residential on the Future Land Use map.

3. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

The applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (more than twice the permitted density of the RC-3 district).

The applicant should be prepared to discuss the rationale behind the proposed density with the Planning Commission.

4. The Planned Unit Development option may be effectuated only when the proposed land use will

not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

The number of apartment units proposed on the site clearly exceeds the number of units that could be built under other multi-family zoning; the site's current mixed zoning designation supports commercial uses with a wide array of traffic demands as well, though at a fairly small scale. Given the large number of units, the applicant should provide a traffic study to compare the likely traffic volume from this development to potential development on the site as zoned. The complex would utilize side street access points; it should be noted that these connections will provide egress to Orchard Lake Road as well as Northwestern Highway. The applicant's narrative notes that Greening Street will be improved, with additional right-of-way dedicated. Are improvements to Highview also considered as part of this project?

The Planned Unit Development must also meet, as a minimum, one of eight objectives listed in the ordinance. The applicant's narrative addresses 3 objectives, as follows:

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

The applicant notes that this use provides a transition from the Northwestern Highway corridor to uses to the south.

- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

The applicant's narrative cites improvements to Greening Street, including the dedication of additional right-of-way as a public improvement. As noted above, Highview Avenue is not addressed in discussion of the qualification criteria.

- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant cites high-quality architecture as meeting this criterion; examples of the type of materials and design are not provided.

Conceptual Site Plan and Use:

Summary of Proposed Use. The Planning Commission is not assessing the site plan in detail this evening. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the Commission can expect if preliminary qualification is granted. The applicant is proposing to construct two apartment buildings with 250 units in a northern building with a parking deck and 66 units in a small southern building. Access to the site would be from Greening Street and Highview Avenue; driveways directly to Northwestern Highway would be closed. The plan would require vacation of the Fordson, Rexwood, and Mulfordton rights-of-way.

Density. The total site is 7.238 acres, or approximately 315,000 square feet. Density is determined by the number of rooms, as outlined in the ordinance and in the review memorandum. The applicant proposes 312 units (155 one-bedrooms, 135 two-bedrooms, 26 three-bedrooms) with a total of 819 rooms, based on ordinance standard. Under conventional zoning, 300 rooms could be constructed in an RC-3 District property of this size. RC-3 is the City's most dense district. 225 rooms could be constructed in an RC-2 district and 165 rooms could be constructed in an RC-1 district.

Master Plan. The master plan's Future Land Use map designates the portion of the site zoned B-3 as Non-Center-Type Business, and the remainder as Multiple-Family Residential. The B-3 portion of the property is consistent with these designations; the rest of the property is not. The portion of the property not zoned B-3 is designated High Density, consistent with the RC-1, RC-2, and RC-3 districts, on the residential density map.

Special Planning Area. The site is part of the Northwestern Highway & Orchard Lake Road (No. 1) mixed use planning area. This designation includes the following specific goals and policies:

1. Take into account the approved PUD Plan for this area. *This has been provided by the applicant.*
2. Encourage redevelopment of the entire Farmington Heights Subdivision as a mixed-use development that could be similar to a central business district. Include the major road business frontages in the redevelopment as much as possible.
3. Provide significant transition/buffer adjacent to existing condominiums to the south and group care facility if they remain.
4. Encourage non-motorized access alternatives with connections to the east
5. Promote mixed-use development, including increased height limit, for the entire area under a unified plan, provided that:
 - Changes would be permitted only if most properties are involved and that no isolated one-family residential uses remain. Include the two existing multiple-family developments if possible.
 - Intensity of uses allowed by increasing heights is in proportion to the amount of land included in the development.
 - Bike paths and/or sidewalks are installed to provide non-motorized access throughout the area.
 - Pedestrian friendly environments are created including landscaping, walks, trees, shrubs and street furniture.

The relationship of this proposal to adjacent sites is important. Several areas to the west and south are conceptually shown by the applicant, although their development future is unknown. If the City allows a fairly high level multiple-family density in the area, it needs to support nearby local businesses, many of which are suffering along this corridor. The idea of introducing more residential could be attractive in terms of supporting the businesses.

The Commission did not have to determine that they are pleased with the density tonight, but rather they need to determine if the PUD is an appropriate mechanism for developing this property, including as a way to provide more rooftops to support local businesses. Final density can be decided at a later date, should the project move forward. Bike and pedestrian amenities will be critical at this location.

Planning Consultant Arroyo reviewed the requirements of the underlying district, as listed in his review memorandum. Again, this was a request for preliminary qualification for a PUD, with more approval steps yet to follow.

Planning Consultant Arroyo completed his review.

In response to questions from Commissioner Schwartz, City Attorney Schultz explained that the PUD option was, as stated, an optional form of development. The Commission was not obligated to make any particular finding of compliance. The Ordinance allowed the applicant to submit to City Council without the Planning Commission's positive recommendation.

The PUD option offered the Commission the ability to make a discretionary determination. However, if under the Statute the project met the requirements for preliminary determination, the Commission should make that finding. Discretion will come with review of the actual PUD application.

In response to questions from Commissioner Brickner, City Planner Stec went over the boundaries of the property, including the Greening Road right-of-way, now owned by the City.

Commissioner Brickner noted that the Commission had seen many plans for this site that fizzled over time. Did this plan have "legs"?

Mr. Shiffman gave some of the history of the property, and of this proposal. The current developers were fully under contract, and had invested significant funds into this project. They were committed to it, and hoped to provide the reality of putting a shovel in the ground.

Vice Chair Countegan said that he supported this project going through the PUD process. It was important for the Commission to have a big picture of this development as it integrated into its surrounding community. Tonight's action would initiate a process, not approve a plan. The PUD process was a deliberative one.

The Commission discussed this project in relationship to direction received by City Council during a recent study session, in that the proposed plan provided for a younger demographic, was upscale and modern in scope, was nontraditional in that it did not fit under regular zoning requirements but did fit in a special planning area.

Commissioner Schwartz asked the applicants to answer 4 questions:

- 1) Why were the units rental rather than condo units?
- 2) Why did young professionals want an apartment next to Northwestern Highway?
- 3) What happens to the economics of the development if the northern building is 3 stories and not 4?
- 4) Is there a way to significantly reduce the number of rooms? This proposal is almost 3X the density as the City's densest conventional zoning district.

The applicants explained that trending demographics and demand in this metropolitan area called for rental units. Until young professionals settled down with families, they were averse to the debt that came with home ownership. Often this demographic did not own cars but used uber or bicycles to get around. The developer's forecast was that upscale rental units in this specific area would do very well, as the location was complementary to the amount of business up and down the Orchard Lake Corridor as well as provided easy access to downtown Detroit. The project should be a "home run" for the targeted demographic.

Regarding the traffic on Northwestern Highway, this development provided its amenities internal to the site or via side streets. Only a handful of amenities will front on the highway.

It was not economically possible to reduce the northern building to 3 stories. A certain price point had to be achieved in order to accommodate the quality construction for this multi-million dollar project.

At a future meeting the applicants would show visually why this project is so costly to build in order to meet the needs of the targeted demographic. Density was driven by the cost factor.

Commissioner Mantey commented that this project and discussion brought the Commission back to the need to update the Master Plan.

Commissioner Mantey referred to standard v., which said in part: . . . *to guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare* . . . Commissioner Mantey asked the applicants to think about the proposed 400-car structure and how that would be impacted when electric cars could not be charged there. Perhaps the wiring could be provided, even if charging stations were not actually constructed.

Commissioner Mantey also suggested that a bike trail along the sidewalk would provide a benefit for the greater community.

Vice Chair Countegan indicated he was ready to entertain a motion.

MOTION by Brickner, support by Turner, to make a preliminary finding that PUD Qualification 2, 2021, dated May 12, 2021, submitted by Matt Shiffman of Farmington Hills Lofts, LLC qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34-3.20.2.E.i. thru viii., and that it be made clear to the petitioner that final granting of the P.U.D. plan and contract requires approval by City Council, after recommendation by the Planning Commission.

- The proposed plan preliminarily meets the following qualification standards of Section 34.3.20.2.E.i. thru viii:
 - iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
 - vi. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

Yeas: Brickner, Countegan, Mantey, Orr, Turner, Varga
Nays: Schwartz, Trafelet
Absent: Stimson
Abstentions: None

PUBLIC COMMENT

None

COMMISSIONERS' COMMENTS

ADJOURNMENT:

MOTION by Brickner, support by Orr, to adjourn the meeting at 9:58 pm.

Roll call vote:

Yeas:	Brickner, Countegan, Mantey, Orr, Schwartz, Trafelet, Turner, Varga
Nays:	None
Absent:	Stimson
Abstentions:	None

MOTION carried 8-0.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
DECEMBER 16, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Stimson at 7:30 p.m.

ROLL CALL

Commissioners Present: Brickner, Countegan, Schwartz, Stimson, Trafelet, Turner

Commissioners Absent: Trafelet, Varga
(one vacancy)

Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultant Arroyo, Staff Engineer Sonck

APPROVAL OF AGENDA

MOTION by Brickner, support by Turner, to approve the agenda as published.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. PUD PLAN 4, 2021

LOCATION:	South side of Northwestern Hw. Between Greening Street and Highview Avenue
PARCEL I.D.'s:	23-02-106-001, 002, 003, 005, 006, 007, 012, 013, 015, 016; 23-02-104-001, 004, 005; 23-02-102-002, 003, 004, 005, 013
PROPOSAL:	One 4-story, 250-unit apartment building and one 3-story 66-unit walk-up multiple family building in a B-3 General Business, in an RA-4 One Family Residential, OS-1 Office Service, and P-1 Vehicular Parking zoning districts
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Farmington Hills Lofts, LLC, Matt Shiffman
OWNERS:	Ruch C. Langan, Trust and Ten Kids LLC

Applicant presentation

John Ackerman, Atwell, Southfield MI, was present on behalf of this request for positive recommendation to City Council for PUD Plan 4, 2021. Architect Jennifer Fritz, Humphreys & Associates, 121 W. Wacker, Chicago, was also present, as well as Matt Shiffman and other members of the development team, and members of the Langan family.

Mr. Ackerman gave the following information:

- The approximately 7-acre site on the south side of Northwestern is in a gateway location for the City, that provides a good transition between commercial uses, and from the highway to the north and existing development to the south. The project would also provide circulation through the property to the existing southern residential neighborhoods.
- The site contained 4 different zoning districts. None of the underlying zoning districts allowed for multi-family use. However, about 2/3 of the site is allocated on the Map for Future Land Use as multi-family, with the northern portion being non-center type business.
- The development included 250 1-3 bedroom units in a 4-story wrap style loft building to the north, with amenities that included courtyards, pool, and a fitness center. The proposed 3-story building to the south included 66 1-3 bedroom townhome/flats, with covered garages and surface parking. The buildings offered high quality architectural features. The southern building tenants would have use of all the loft building amenities. There would be a dog park on the southwest corner of the Greening Street area.
- Regarding parking, 645 spaces were required; they were providing 533 spaces. 416 spaces would be garage parking, and 23 spaces would be tuck-under parking. The remaining 71 spaces would be surface parking, including 23 parallel parking spaces along Greening Street. The parallel parking spaces would not impede the Greening Street traffic.
- There were 506 bedrooms on the property, or more than one car per unit. Overall they were at 1.7 spaces per unit. In today's market, 2 parking spaces per unit was excessive. Other developments in the area had similar parking spaces per unit. For instance, Town Court in West Bloomfield had 1.67 spaces per unit, and was highly successful with no parking issues. The Bond development in Novi was approved to have 1.7 spaces per unit; this development was not yet constructed.
- Development benefits of this urban infill development included a high quality building on a gateway site. The project did a good job of unifying the various zoning districts, and the resulting residential density will benefit all the nearby commercial services. The Northwestern Highway curb cut had been eliminated. 20 feet of their property on Greening Street was being dedicated to the City so that Greening would have a full traffic corridor, with urban streetscape amenities included – pedestrian benches, dog bark, bike racks, etc. Road improvements and utility extension will help other commercial and residential uses in the area. The targeted demographic will be young professionals, adding to the diversity of population as well as spending in the City.
- The proposed building height was 52 feet, compatible with the nearby Holiday Inn Express and Hampton Inn, both of which were also 4 stories.

Ms. Fritz overviewed the buildings as follows:

- The northern loft building was a wrap style building, with 3 courtyards. Pitched roofs and a variety of materials increased the residential feel. The parking garage was minimally visible on two sides, and care was taken for the garage to reflect the same character as the building.
- High quality materials were used throughout the buildings, including several types of masonry, cementitious panels, and wood tone look products. A materials palette was part of tonight's submission.
- The 3-story U-shaped southern walk-up building with tuck-under garages provided a good transition to the neighboring residential neighborhood. Elevations showed a similar character and materials palette as the loft building.
- High quality amenities were provided both inside and outside the buildings.
- An inviting pedestrian plaza will spill out into the upgraded streetscape on Greening Street. The main amenities were located off of Greening Street.

Mr. Ackerman again addressed density on the site. The proposal was for a high end high-quality building, with significant amenities and improvements included, and the density was needed to provide economic viability for this project.

Referencing his November 11, 2021 review letter, Planning Consultant Arroyo gave the background and review for this request for recommendation of Final PUD Qualification to City Council for PUD 4, 2021. As the applicant had mentioned, there were a variety of zoning districts on the 6.2 acre site, with the addition of roughly 1.1 acres of right-of-way.

At its June 17, 2021 meeting the Planning Commission granted preliminary PUD qualification to the proposal, citing its adherence to the qualification criteria, and objectives iv, v and vii of Section 34-3.20.2.E. Planning Commissioners voting no at the time generally cited density and the scale of the northern building as their biggest concerns. There were also calls to consider incorporating sustainability elements (electric car charging, and bicycle-friendly amenities among them). The applicant had addressed some of those issues.

Planning Consultant Arroyo summarized the PUD approval process. City Council would ultimately make the decision to approve the PUD. If approved by Council, a site plan would be submitted for review by the Planning Commission. Criteria for PUD approval were listed on pages 2-3 of the review letter; those had been discussed in detail at the June 17 meeting.

The qualification criteria cited by the applicant under Section 34-3.20.2.E. were:

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
The applicant notes that this use provides a transition from the Northwestern Highway corridor to uses to the south.
- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
The applicant's narrative cites improvements to Greening Street, including the dedication of additional right-of-way as a public improvement. As noted above, Highview Avenue is not addressed in discussion of the qualification criteria.
- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
The applicant cites high-quality architecture as meeting this criterion; examples of the type of materials and design are not provided.

Regarding density, per ordinance standards, there were 316 units, with a total of 819 rooms. The applicant supplied an incorrect total of 503 rooms; this was the number of actual bedrooms, which was different from the ordinance's density standard. The greatest density allowed under the ordinance in any zoning district – RC-3 – would be 300 rooms.

When a PUD was brought forward that departed from the underlying zoning, it was important to look to the Master Plan. In this instance, the Master Plan called the area out as a Special Planning Area, with the following specific goals and policies:

- A. Take into account the approved PUD Plan for this area. *This has been provided by the applicant.*
- B. Encourage redevelopment of the entire Farmington Heights Subdivision as a mixed-use development that could be similar to a central business district. Include the major road business frontages in the redevelopment as much as possible.
- C. Provide significant transition/buffer adjacent to existing condominiums to the south and group care facility if they remain.
- D. Encourage non-motorized access alternatives with connections to the east.
- E. Promote mixed-use development, including increased height limit, for the entire area under a unified plan, provided that:
 - Changes would be permitted only if most properties are involved and that no isolated one-family residential uses remain. Include the two existing multiple-family developments if possible.
 - Intensity of uses allowed by increasing heights is in proportion to the amount of land included in the development.
 - Bike paths and/or sidewalks are installed to provide non-motorized access throughout the area.
 - Pedestrian friendly environments are created including landscaping, walks, trees, shrubs and street furniture .

Planning Consultant Arroyo said that the proposal provided elements of the Master Plan vision, consistent with what the Special Planning Area described.

Regarding parking, this type of development typically generated a little less parking demand. Not every one of the one-bedroom units will need two parking spaces, for example. The 1.7 parking spaces per unit was not especially troubling. If the Master Plan vision was for this type of urban development, sometimes parking needed to be reduced so that there was not a sea of parking that was never used. The PUD agreement could state that if a parking problem became apparent the applicant would need to provide appropriate remedies, such as off-site parking, but Consultant Arroyo's experience was this would probably not be an issue. If this type of development were going to happen anywhere in the City, based on the Master Plan this location and pattern might make sense. Also, businesses and restaurants in this corridor would benefit by more residential rooftops.

The plan proposed the following exceptions to Zoning Standards:

1. Use. Multi-family housing is not permitted in the underlying districts.
2. Density. The maximum density in the RC-3 district on a parcel this size would be 300 rooms. The applicant is requesting 819 rooms.
3. Height. The 52-foot height of the northern building exceeds the height limit of all underlying districts, and is closest to that of the underlying B-3 district, which is 50 feet.
4. Street side setbacks. In the underlying non-RA districts, the required street side setback is 25 feet; 13 feet and 20 feet are proposed.
5. Rear setback. In the underlying RA-4 district, the required rear setback is 35 feet, and 25 feet is proposed in one area.
6. Parking. 645 parking spaces are required, the applicant proposes 533 spaces.

Commission discussion and questions

Commissioner Brickner noted that a PUD could not be used to avoid zoning compliance.

Planning Consultant Arroyo said that since some areas planned for commercial were being incorporated into less intense residential use, justification could be made to allow greater residential density. It was not uncommon for greater densities to be requested in a PUD development, especially when tied to a Master Plan vision.

City Attorney Schultz advised that while an applicant can't use a PUD to "go around" the required density, the Planning Commission could determine that given the constraints and multi-use districts of the site, the application was not being used to avoid zoning standards. In any event, City Council would make the final determination.

Commissioner Schwartz said that in his opinion this was the least walkable portion of the City. If the development was constructed and it became apparent there was a significant shortage of parking spaces, how would the applicants remedy this situation other than using nearby commercial property for parking?

Commissioner Mantey suggested that people who needed 2 parking spaces and couldn't obtain them would not rent at this development. The developers had proposed a large number of on-bedroom units, of which many would not require more than one parking space.

Commissioner Mantey said that he looked forward to the Master Planning Update process in terms of potentially looking at reducing parking requirements.

Planning Consultant Arroyo agreed that the availability of parking would impact who would choose to rent at the proposed development. Perhaps the applicants could relate their experience in building this type of density with this type of reduced parking. Have they ever had to provide additional parking, and if so, what options did they use?

Chair Stimson opened the public hearing.

John Clarahan, 31918 Highview, said he lived about 90 yards from the southeast corner of the proposed development. Their neighborhood acted as a small community and he was concerned that the proposed development would severely damage that. He described the state of the nearby commercial development including Home Depot and the closed Sam's Club, and also described cut through traffic that avoided the 14 Mile intersection by speeding through his neighborhood, and noise that often came from the nearby hookah lounge. Specifically, his concerns included: 1) Cut through traffic on their dirt road as already noted. 2) Elimination of the cut-through of Mulfordton Street, making Highview more attractive as a cut-through route. 3) Stagnant water breeding mosquitoes in the proposed detention pond. 4) Potential crime. 5) Noise. 6) Litter along Ludden Street being exacerbated.

Seeing that no other public indicated they wished to speak, Chair Stimson closed the public hearing and asked the applicant to address questions and concerns raised by the Commission and by Mr. Clarahan.

Regarding parking, Mr. Ackerman said they were very confident there would be no parking issues. They had never experienced an under parked project. More often, they had the opposite problem with parking fields not used. Based on current ITE (Institute of Traffic Engineers) studies and through discussion with other developers they were comfortable with 1.7 spaces per unit.

Regarding other concerns, the detention basin will not hold stagnant water; it was designed as a dry basin. Regarding cut-through and noise issues, the hope was if Rexford and Mulfordton were expanded out to Orchard Lake Road as paved corridors, drivers would choose those streets over Highview. There had

been discussion regarding paving Highview, but the applicants were reluctant to do that because Highview was the primary access for the residential to the south, and the applicants were trying to direct the majority of the vehicular traffic to Northwestern or on one of the improved roads to Orchard Lake Road.

Commissioner Countegan felt the two examples provided regarding similar developments with similar parking spaces represented due diligence on behalf of the developer. If the developer was going to make the investment to construct this project, they would make sure they had enough parking, and it did not appear the developer felt compelled to provide more spaces than the 1.7 spaces per unit.

Mr. Ackerman reiterated that they were comfortable with the number of parking spaces provided. Additionally, Humphreys Architects had significant experience nation-wide with this type and size of development, with similar parking space numbers.

Commissioner Countegan emphasized that the developer, who was making this investment and had performed due diligence research, believed there was adequate parking.

Commissioner Countegan said he liked what was proposed. The Master Plan contemplated this area as a Special Planning Area; the proposed project was somewhat unique in terms of the look, the offer of parallel parking, and its density. He was not concerned with the height: 2 feet would not be discernable. Regarding density, there was a tradeoff between commercial and residential use in terms of parking and what kind of impact there would be on the infrastructure and the road system. Additionally, the parking issue had been addressed with due diligence and research, looking at similar types of developments. Other issues regarding setbacks, etc., could be addressed through a PUD amendment and plan. He liked the off-site improvements that were proposed, and the aesthetics of the overall development. The density would provide synergy and support businesses in the area. Regarding Mr. Carahan's concerns, the City needed to make sure traffic would not worsen on his street, and nuisance issues such as noise, dust and litter be handled through enforcement. The developer, traffic engineer, police department and City should work together to ensure that current residents were not harmed. Stagnant water was not allowed in retention ponds. He hoped the project did not bring additional crime to the neighborhoods; if that did occur there were resources in place to deal with it.

Chair Stimson said that 2 examples had been given of similar developments, but one of them had not been built, so there was no experience with the proposed parking. How long had the Town Court been open? Were there other examples? He'd prefer to have more than one data point.

Mr. Ackerman said the project in Novi had not been constructed; they were going to break ground shortly. They had proposed another similar development in Northville Township at Beck and 5 Mile that would be under 2 spaces per unit as well; hopefully that would be constructed in 2022. The Town Court had been operating less than a year. Another example might be The Griffin, located across from the zoo in Royal Oak, which was about a year old as well.

Chair Stimson said The Griffin offered other alternatives for parking, including street parking, and he did not think the Griffin had full occupancy yet. He was looking for something that could tell him the 1.7 spaces per unit parking worked.

Ms. Fritz said that when they planned wrap type units they always tried for 1.7 spaces per unit, and sometimes ended up with 1.6. They had developments in Ohio, Florida and Texas.

Chair Stimson said he was looking for comparable examples in this area.

Planning Consultant Arroyo said that in the event more parking was needed for this project, more parallel spaces could be added to the west side of Greening. Subject to permitting, stormwater detention could be put underground and surface parking constructed there. He tended to agree that 1.7 spaces per unit represented the actual demand.

Commissioner Mantey objected to imposing any parking minimums.

Commissioner Brickner said the detention area would help the neighbors by keeping the water on site. His concern had been with the high density, but based on the City Attorney's comments he felt the Commission could move forward with this proposal, and eventually Council would make the final decision regarding density. This property had been sitting vacant for decades; this project appeared to be a good use for the site. However, there was no transportation in this area other than people having their own cars. There was no mass transit system on Northwestern Highway. The bike lanes on Northwestern Highway were not used. Still, if there were not enough parking spaces, that was the developer's problem.

MOTION by Countegan, support by Mantey, that the Planning Commission recommend to City Council that PUD 4, 2021, dated October 18, 2021, submitted by Matt Shiffman of Farmington Hills Lofts, LLC, be approved because the plans are in accordance with the objectives, goals, and policies of the Master Plan for Future Land Use, and the applicable provision of the Zoning Ordinance,

With the following findings:

- The proposed PUD is consistent with the Special Planning Area of the Master Plan, which envisions a unique development. The applicant has demonstrated through their latest calculations and due diligence that they have sufficient parking for a higher-density, new type of development in this area. The applicant's research may be more current than that which informed the City's older existing standards.
- The consolidation of multiple zoning districts in the area into multi-family is consistent with the Master Plan for the entire area.
- With this development, commercial is removed from this portion of Northwestern Highway.
- The multi-family use is not contrary to the Master Plan.
- The height is not an issue in the context of the whole area and surrounding properties. There are other nearby buildings that are four stories high, and the 52 foot height is insignificant in comparison to the allowed height of 50 feet in the B-3 District.
- The setback issues can be addressed within the PUD process and agreement.
- Given the on-street parking to the west, if the developers found they did not have sufficient parking after the substantial investment made to bring people into these units, a solution could be found that might include parallel parking on the east side of Greening and/or using underground retention in order to provide more surface parking.
- The applicants had met the provisions of objectives iv, v and vii of Section 34-3.20.2.E. of the zoning ordinance:
 - i. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - ii. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
- The proposed development will provide economic investment in the community, supporting city services and schools.

Motion discussion:

Commissioner Schwartz said he thought the density was too high, and the parking was still a problem, although Planning Consultant Arroyo had given solutions if parking became an issue. He did not see The Griffin in Royal Oak being comparable to this development. All the comparables were either under construction or less than a year old. He recognized that if ultimately a less dense development were constructed, perhaps some of the amenities would not be included. He felt the proposal was too dense, there was already a traffic issue in this area, partly due to a roundabout that did not work well. He would not be voting for this motion, though as a concept the development made sense. It was just squeezing too many units in too small a space.

Commissioner Mantey said that the mass transit in this area was the worst in the world. He understood why some on the Commission might hesitate to support this development, but he believed that couples would not rent one-bedroom apartments, especially with the need for a home office. The internet, with its accompanying home offices, was not available when the parking minimums were originally approved.

Commissioner Brickner said he supported moving this PUD request to City Council. He felt that the proposed development would be better than having nothing on this site, and he supported residential development in terms of an apartment building in this area.

Chair Stimson said he still believed the density was too high, and he remained concerned about the lack of experience with 1.7 parking spaces per unit. This was a tough call.

Motion carried 4-2 (Schwartz, Turner opposed).

APPROVAL OF MINUTES November 18, 2021

MOTION by Brickner, support by Turner, to approve the November 18, 2021 Planning Commission meeting minutes as presented.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

None.

January meetings will be January 20 (regular meeting) and January 27 (CIP)

ADJOURNMENT

MOTION by Brickner, support by Countegan, to adjourn the meeting at 9:04 p.m.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

ORDINANCE NO. C-1-2022

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 2, "ADMINISTRATION," ARTICLE V, "EMPLOYEE BENEFITS," TO AMEND SECTION 2-360 TO ADD A NEW SUBSECTION RELATING TO REEMPLOYMENT OF COURT EMPLOYEES.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 2, "Administration," Article V, "Employee Benefits," is hereby amended to read as follows:

Sec. 2-360. - Reemployment by city—Effect on pension payments.

If a retired member becomes employed by the city in a position that would entail membership in the defined benefit retirement system were the individual not a retired member, the following rules shall apply:

- (a) The retired member's pension payments will be suspended effective as of the first of the month following the retired member's rehire date, unless reemployment by the city has ended by that date.
- (b) The retired member's pension payments will be reinstated as of the first of the month following termination of the retired member's reemployment.
- (c) The amount of the reinstated pension shall be the amount the retired member would have received had the retired member not become reemployed by the city. Pension payments shall not be suspended provided:
 - (1) The retired member is employed on or after July 1, 2006, and is a member of Benefit Group A, E or G; or
 - (2) The retired member is employed on or after January 1, 2007, and is member of Benefit Group D; or
 - (3) The retired member is employed on or after January 1, 2008, and is a member of Benefit Group T; or
 - (4) The retired member is employed on or after January 1, 2022, and is a member of Benefit Group J; or

- (5) The retired member meets all of the following requirements:
- (i) The retired member is reemployed by the city in a part-time or temporary position;
 - (ii) The retired member will not be employed for more than one thousand (1,000) hours during any period of twelve (12) consecutive calendar months;
 - (iii) The retired member will not be eligible for city-sponsored fringe benefits; and
 - (iv) The retired member's reemployment shall not qualify the member for membership in the defined benefit retirement system.

(d) Former employees who were one hundred (100) percent vested in the city's 401(a) Defined Contribution Pension Plan when their employment terminated with the city, may be reemployed by the city at the discretion of the city and may be eligible for participation in the city's 401(a) Defined Contribution Pension Plan.

Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 3 of Ordinance. Savings.

The amendments of the Farmington Hills Code of Ordinances set forth in this Ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Farmington Hills Code of Ordinances set forth in this Ordinance.

Section 4 of Ordinance. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 5 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the ___ day of _____, 2022, and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

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

PAMELA B. SMITH, City Clerk
City of Farmington Hills

SUMMARY
ORDINANCE NO. C-1-2022
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 2, "ADMINISTRATION," ARTICLE V, "EMPLOYEE BENEFITS," TO AMEND SECTION 2-360 TO ADD A NEW SUBSECTION RELATING TO REEMPLOYMENT OF COURT EMPLOYEES

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance Amendment

Section 2, Repealer

Section 3, Savings

Section 4, Severability

Section 5, Effective Date

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6, Date and Publication

PAMELA B. SMITH, City Clerk

Publish: Farmington Observer 2/3/2022



INTEROFFICE CORRESPONDENCE

DATE: January 24, 2022
TO: City Council
FROM: Vicki Barnett, Mayor
SUBJECT: Recommendation for appointments and reappointments to various Boards and Commissions.

I would like to recommend the following reappointments at the January 24, 2022 City Council meeting:

Brownfield Redevelopment Authority

	Length of Term:	Term ending:
Kurt Brauer	3 years	February 1, 2025
Ed Gardiner	3 years	February 1, 2025
Jackie Boleware	3 years	February 1, 2025

Building Appeals Board

	Length of Term:	Term ending:
Frank Reid	3 years	February 1, 2025

Commission on Children, Youth & Families

	Length of Term:	Term ending:
Sharon Snodgrass	3 years	February 1, 2025
Tammy Luty	3 years	February 1, 2025

Commission on Community Health

	Length of Term:	Term ending:
TR Carr	3 years	February 1, 2025
Andrea Anderson	3 years	February 1, 2025
La Keshia Young	3 years	February 1, 2025
Bernard Hooper	3 years -alternate	February 1, 2025

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Rose Christoph	3 years	February 1, 2025
Karen Bartos	3 years	February 1, 2025

Corridor Improvement Authority

	Length of Term:	Term ending:
Kimberly Guesman	4 years	February 1, 2027

Economic Development Corporation

Fritz Beiermeister

Length of Term:
6 years

Term ending:
February 1, 2028

Emergency Preparedness Commission

Keith Ciaramitaro
Dan Wecker

Length of Term:
3 years
3 years

Term ending:
February 1, 2025
February 1, 2025

Farmington Area Arts Commission

Cindy Carleton
Lindsay Hawkins

Length of Term:
3 years
3 years

Term ending:
February 1, 2025
February 1, 2025

Farmington Area Commission on Aging

Carl Christoph
Daniel Fantore
Colleen Irvin

Length of Term:
3 years
3 years
3 years

Term ending:
February 1, 2025
February 1, 2025
February 1, 2025

Farmington Hills Beautification Commission

Katherine Massey
Sherry Jones

Length of Term:
3 years
3 years

Term ending:
February 1, 2025
February 1, 2025

Farmington Community Library Board of Trustees

Ernie McClellan, Jr.

Length of Term:
4 years

Term ending:
February 1, 2026

Fire Board of Appeals

Frank Reid

Length of Term:
3 years

Term ending:
February 1, 2025

Historical Commission

Earl Baxtresser
John Willyard

Length of Term:
3 years
3 years

Term ending:
February 1, 2025
February 1, 2025

Historic District Commission

James Paulson
Ken Klemmer
Steve Olson

Length of Term:
3 years
3 years
3 years

Term ending:
February 1, 2025
February 1, 2025
February 1, 2025

Housing Rehabilitation Loan Board

	Length of Term:	Term ending:
John Goshorn	2 years	February 1, 2024
Tracy Clark	2 years	February 1, 2024
Samuel Ramsey III	2 years	February 1, 2024

International Property Maintenance Board

	Length of Term:	Term ending:
Frank Reid	3 years	February 1, 2025

Parks and Recreation Commission

	Length of Term:	Term ending:
Don Fritz	3 years	February 1, 2025
David Prueter	3 years	February 1, 2025

Planning Commission

	Length of Term:	Term ending:
Joseph Mantey	3 years	February 1, 2025

Water Advisory Council

	Length of Term:	Term ending:
Tammy Gushard	3 years	February 1, 2025
Mike Pucher	3 years	February 1, 2025
Anthony Drautz	2 years	February 1, 2024
Erin Quetell	2 years	February 1, 2024

Zoning Board of Appeals

	Length of Term:	Term ending:
Azam Masood	3 years	February 1, 2025
Dan Irvin	3 years	February 1, 2025

Additionally, I would like to recommend the following appointments:

Water Advisory Council

	Length of Term:	Term ending:
Katrina Kennedy	1 years	February 1, 2023

Ms. Kennedy will fill the vacancy of Connie Sims who is not seeking reappointment. Ms. Kennedy will be replacing Ms. Simms at WRC. Her letter of interest and resume are attached.

Children Youth & Families

Jeff Boyle	Length of Term: 3 years	Term ending: February 1, 2025
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Mr. Boyle will move from the alternate position and fill the vacancy of Dr. Mahmood who is not seeking reappointment. His letter of interest and resume are attached.

Committee to Increase Voter Participation

Marjorie Whittemore	Length of Term: Unexpired term	Term ending: February 1, 2025
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Ms. Whittemore will fill the vacancy of John Lawler who is not seeking reappointment. Her resume and letter of interest are attached.

Ashley Riley	3 years	February 1, 2025
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Ms. Riley will fill the vacancy of Gail Haynes who resigned in 2019. Her resume and letter of interest are attached.

Emergency Preparedness Commission

Michael Sweeney	Length of Term: Unexpired term	Term ending: February 1, 2023
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Mr. Sweeney will fill the vacancy of Paul Szymusiak who resigned in 2021. His resume and letter of interest are attached.

Tim Siegrist	3 years	February 1, 2025
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Mr. Siegrist will fill the vacancy of Tim Tutak who resigned in 2021. His resume and letter of interest are attached.

Board of Review

Andrew Exline	Length of Term: Unexpired term	Term ending: February 1, 2025
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Mr. Exline will fill the vacancy of Michael Crew who is not seeking reappointment. His resume and letter of interest are attached.

Thomas Downs	3 years - Alternate	February 1, 2025
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Mr. Downs will fill the vacancy of Andrew Exline who was moved to regular membership. His resume and letter of interest are attached.

Janet Cisneros

From: Tammy Gushard
Sent: Friday, October 29, 2021 4:12 PM
To: Janet Cisneros
Cc: Karen Mondora
Subject: FW: Farmington Hills WSAC - WRC Member
Attachments: Katrina Kennedy Resume 20211029.pdf

Janet – Please see below. I recommend Katrina Kennedy be appointed to the WSAC as the replacement member to Connie Sims.

Feel free to contact me if you have any questions or need additional information.

Thanks – Tammy

Tammy Gushard, P.E.
Senior Engineer – Public Services
City of Farmington Hills
Phone: 248-871-2535



From: Kennedy, Katie <kennedyk@oakgov.com>
Sent: Friday, October 29, 2021 12:46 PM
To: Tammy Gushard <TGushard@fhgov.com>
Subject: RE: Farmington Hills WSAC - WRC Member

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Tammy,

Please let this email serve as my letter of interest for appointment to the Farmington Hills Water System Advisory Council. I look forward to hopefully representing WRC on this council on behalf of all consumers on the Farmington Hills water system. Please see attached for my resume.

Thank you,
Katie

Katrina Kennedy, P.E.

Civil Engineer II



One Public Works Drive
Waterford MI 48328
kennedyk@oakgov.com

My name is Jeffrey Thomas Boyle, born June 29th 1975 in Royal Oak MI. I graduated from Thurston High School in Redford in 1994. I began my first job at the age of 14 as a busboy at a Big Boy restaurant. In 1991 starting working at Western Gold & Country Club as a busboy and eventually became a floor supervisor. In 2001 I graduated from Eastern Michigan University with a bachelor's degree in criminal justice. During this time I worked full time to pay for own tuition and graduated debt free. In 2003 I began working for the Wayne County Sheriff's Office as a police officer. In 2008 I graduated from the WCSO police academy as class vice president. In 2018 I was promoted to Police Sergeant where I currently oversee the classification for the Wayne County Jail. As classification Sergeant I oversee and manage the jail population.

I moved to Farmington Hills in 2012 with my wife of 13 years Jennifer. Jennifer is a RN who works for Blue Cross as a case manager. We have 3 Children; Jamie 11, Johnny 10 and Joey 8, all who attend Farmington Hills public schools. In my spare time I try to spend as much time as I can with my kids. My hobbies include computers and astronomy. I am one of the original members of the Farmington Community Stargazers, a club to enrich our community by promoting an appreciation for the science of astronomy. I now wish to be more involved with our community.

Jeffrey Boyle



Re: Appointment of an Associate Member to the Commission on Children, Youth and Families

Dear Mayor Barnett, City Manager Dave Boyer and Farmington Hills City Council members:

My name is Jeff Boyle and I attended the February meeting of CYF and I am interested in becoming a member and participating in serving the Community by becoming an Associate Member on the Commission. Todd Lipa has advised me to apply for this position because the quota for members has been filled. I have been a student, a law enforcement official, a husband and father and I would like to be a more active member of the Community that I have been a resident for 8 years. I have served as law enforcement official for 17 years and I want to expand my Community service. Ed Cherkinsky, Jerry Ellis and Steve Schwartz are my neighbors and I have been inspired and encouraged by them to pursue my goal of expanding my involvement in the Community.

Please consider my request to be appointed as an Associate Member of CYF.

Respectively submitted,

Jeff Boyle



MARJORIE M. WHITEMORE



EDUCATION

M.S.W., June 1973, Jane Addams Graduate School of Social Work, University of Illinois, Chicago, IL, Community Organization and Planning.

B.A., June 1969, Michigan State University, E. Lansing, MI, Social Science Education. Honors: Phi Beta Kappa, Phi Kappa Phi, Kappa Delta Pi, Honors College, Mortar Board, Tower Guard.

VOLUNTEER ACTIVITIES

Tutor, Geometry and Algebra, Harrison High School (2009-2017), and Farmington High School, (2018-2019) Senior Extraordinaire Volunteer of the Year 2013, Farmington Public Schools

Secretary, Forestbrook-Pebblebrook Association, 2016- Present

Volunteer, Voters Not Politicians, 2018-Present

Trustee, Kirk in the Hills Presbyterian Church, 2015-18

Elder, Kirk in the Hills Presbyterian Church, 2005-8

Kirk Tutor, Pontiac Elementary Schools, 2003-9

PROFESSIONAL EXPERIENCE

Deputy Director, Business Development, Department of Jobs and Economic Development, County of Wayne, Detroit, MI. Responsible for small business lending, EDC, and brownfield redevelopment programs. County Executive Meritorious Individual Award 2000. 1987-2003

Deputy Director, Downriver Community Conference, Southgate MI. Responsible for development and funding of economic development programs. 1985-87

Investment Officer, MBW Management, venture capital management company. 1985

Assistant to the Executive Director, Downriver Community Conference, Southgate, MI. Developed funding proposals and programs to grow jobs and services. Staff recognition award, 1984. 1977-85

Project Development Officer, BILD (Housing Development) Corporation, Lansing, MI. 1975-77

1973-75 Urban Lending Officer, Hyde Park Bank & Trust Company, Chicago, IL. Made loans and provided financial counseling to minority businesses and community organizations. 1973-75

Social Studies Teacher, Spellacy Jr. High School, Cleveland, Ohio. 1969-71

Madison Grisdale

From: Allan and Marge Whittemore <[REDACTED]>
Sent: Thursday, June 17, 2021 4:15 PM
To: CMO
Subject: The Committee to Increase Voter Participation
Attachments: Marge Resume 6.17.21.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am interested in volunteering for the Committee to Increase Voter Participation.

I have resided in Farmington Hills for 35 years. I retired from Wayne County Economic Development in 2003. Most of my volunteer work has been tutoring, but I became a volunteer for Voters Not Politicians (VNP) in 2018. I continue to do some work with VNP, but I am also interested in helping encourage voter participation in my community.

I am in northern Michigan most of the summer and spend about 6 weeks in Florida in the winter. If this is not too much time away, I would like to serve either as a member or alternate.

I have attached my resume.

Thank you for your consideration.

Sincerely,

Marjorie M. Whittemore

Ashley Riley

Committee for
Increased Voter
Participation

Ashley Riley



Skills

Internet & computer skills	Written and verbal communication
Organizational skill	Multi-tasking
Time management skills	Public speaking
Decision making	Self-motivated
Leadership	Adaptability
Teamwork	Enthusiastic

Experience

Christ the King / Homeschool co-op Teacher

August 2016 - PRESENT, West Bloomfield, MI

As a general science and logic teacher I provide instruction and guidance to help students explore and understand important concepts in science and logic. This includes teaching problem-solving and how to gather evidence to support ideas or decisions. This position creates lesson plans, presents science demonstrations and real world examples, as well as grading tests and assignments.

St. Joseph Medical Center / Certified Nurses Assistant

2009 - May 2010, Kansas City, Mo

As a CNA, I assisted patients with various activities in a hospital setting, under the direction of a nurse in charge, such as taking blood pressure, glucose monitoring, ect. The position also consisted of helping patients with day-to-day activities such as bathing, toileting, dressing, etc

St. Joseph's Child Development Center / Teacher

June 2005- 2009, Kansas City, MO

As a lead preschool teacher I was responsible for the early education of children in my care. My position also was responsible for the basic needs for children. Provide tools and resources for children to use and explore during learning and play activities. Adapt teaching methods and materials to meet the interests and learning styles of children.

Education

Johnson County Community College / Certified Nursing Assistant Certification
2009, Shawnee, Kansas

Michigan Technological University
August 2002 - May 2004, Houghton, MI

Dear Ms. Cisneros:

My name is Ashley Riley. I am a stay at home, homeschooling mother of five children. I am married to my husband who is an engineer with an engineering firm in Ann Arbor. I have been a Farmington Hills resident since June 2016. I love my community.

The last few years my interest in voting and the election process has increased. I have enjoyed learning more about federal and local government and desire to learn more. Back in November 2020 I decided to jump in and start learning the election process by becoming an election day worker. To date, I have worked two elections as an electronic poll book worker. I have also been learning more about the local government as I regularly attend the Farmington Hills City Council meetings and Oakland County Commissioner meetings. I have also attended coffee hour chats by local representatives and other local government events. I am currently in the process of becoming a precinct delegate.

I have really valued having hands-on experience and am trying to discover how I can get even more involved. This is why I would love to be considered to be on the committee to increase voter participation. I look forward to hearing from you and getting involved at a local level.

Sincerely,

Ashley Riley



Michael J. Sweeney, PE

Career Objectives

Program Manager / Quality Manager / Engineering Manager

Summary of Qualifications

- Account Manager met or exceeded customer requirements for prototype builds, financial goals, company objectives,
- Senior Program Launch / UAP Plant Manager / Quality Manager at a high-volume Instrument Panel facility,
- Product Development Program Manager of LS-RDU for Motor trends 2014 car of the year,
- Quality Manager directed purchased parts for cost, quality and PPAP timing to program objectives.
- Manufacturing Professional with 30 years of high-volume Automotive Industry experience,
- Engineering Manager directed, developed & implemented die casting, machining, assembly & test processes.

Professional Experience

LOC Performance, Inc. **Plymouth, MI., May 2019 to February 2021**
Account Manager

Developed and maintained business relationships for several customers of precision machined powertrain, suspension and assembled products for military and off-road industrial vehicle applications.

- Build new business relationship serving as the liaison between key customers & internal departments
- Resolve customer issues with cost, delivery, quality and warranty
- Successfully participated in the AS9100 2019 & 2020 3rd party recertification audits.

Detroit Manufacturing Systems, **Detroit, MI., April 2013 to May 2019**
Senior Launch Manager / UAP Plant #3 - Plant Manager

Directed all new model and MCA Launches for the Ford Focus, Mustang, Expedition, & Lincoln Navigator, Taurus & Explorer and F150 assembly lines from the spring of 2013 onto the present. A total of 37 program launches on six assembly lines, with fourteen more scheduled in the next calendar year.

- Trained the Focus Instrument panel production line associates hired through Michigan Works!, team leaders and supervisors to build Instrument Panels at production rates. At SOP+35 days the Focus team celebrated 31 continuous days of running green to budget.
- In 2014 the launch team took control of the Ford PD DCV builds from FIS resulting in sales revenues of \$4.8MM (2018) \$3.1MM (2017), \$5.1MM (2016), \$3.5MM (2015) & \$375k (2014). Used the early product exposure to improve the design for manufacturability draft SWI, APQP and confirm 3EC costs for all the new models.
- Leadership position at DMS Detroit Plant with autonomous mission to develop into a full-service supplier of Product Development and Program management earning **TS16949 Q1** status in 3Q2018
- Lead a team for Four Launch Managers, One Launch Supervisor, Four launch builders and one PC&L support.

Linamar Driveline Systems, McLaren Division **Southfield MI., October 2010 to March 2013**
Product Development Program Manager for GM projects.

Directed the MY2014 Corvette Limited Slip Differential (LS-RDU) prototype project team to meet project financial (\$1MM) and customer deliverables. Supported the manufacturing process development and prove out.

- Directed advanced supplier quality, component cost timing and engineering resource planning.
- Delivered 196 Prototype Rear Differential Units on program timing, budget and with zero Quality Rejects.
- Led the supplier development Quality process for MY2014 Stingray Corvette mechanical/electronic LS-RDU's required to support program PPAP approval.
- Directed APQP responsibilities and conducted supplier launch readiness reviews.
- Lead a team of Three Engineers, Two assembly technicians' and one intern. Technical resource to both the machining, assembly & test production facilities to support Job1 launch in Guelph, Canada.

Ford Motor Co./Visteon/Automotive Components Holding (ACH) Power train, Interiors, Lighting, Van Buren Twp. MI, January 1989 – October 2010

Advanced Supplier Quality Development Manager (ASDE): **Dearborn MI. June 2006 to October 2010**

Directed five (5) ASDE engineers to release 108 new components through Advance Product Quality Planning (APQP) process. Verify supplier quality and delivery supporting new product launches. Reviewed and approved Production Part Approval Process (PPAP) packages and provided consulting and training for process error proofing, process robustness, supplier continuity and reducing program costs.

- Led the supplier development Quality process for the Ford 2008 Escape/MKZ Lincoln Instrument panel and the Mustang, Econoline van and F150 truck Fuel tank programs. Directed risk assessments, APQP responsibilities and conducted supplier launch readiness reviews. Reporting directly to senior management.
- Corrected the SPX supplier quality driven short ships for the 2007 Escape SUV High Pressure Die Cast and Machined Aluminum Power Take off units and the F150 truck power steering units.

Program Manager, Visteon Village Manufacturing Business Office: Van Buren, June 2001 – June 2006

Led lighting project teams (Monterrey, Mexico) to meet project financial and MS Project timing objectives, customer deliverables in relation to advanced supplier quality, profitability, cost timing and resource planning.

- Completed internal processing quotes for 2006 Ranger, Explorer, Lincoln Truck design revisions of injection molded lighting products including cost and timing impacts on production facilities, tooling and labor.
- Coordinated business planning and injection molding equipment load charts throughout all phases of projects; feasibility studies, specifications, design, manufacturing and process documentation. Assignments included new Supplier development (APQP/PPAP), new business solicitations and F150/Lincoln truck launches.

Engineering Manager, Power train Manufacturing Engineering & Production: Ford Motor Co. 1994 – 2001

Directed activities of 29 manufacturing engineers covering high pressure aluminum die casting, machining, assembly and test. Supervised advanced and current model product design teams for Single/Dual Bore throttle bodies and Fuel Injectors. Simultaneously interfaced with product, industrial, manufacturing engineering, and the Plant Operating Committee (POC).

- Driving force in Continuous Improvement Process (Kaisen) to achieve 3% year over year POC manufacturing goals in cost, delivery, quality (**TS-16949**) and production safety (**QS14001**).
- Industrious supported Ford Production Systems (FPS) initiative to achieve quick change overs of casting and trim dies, in-line machining centers and assembly lines for air/fuel handling Throttle bodies and Fuel Injectors.
- Directed the design, manufacture, and acquisition of 16 molds to support the 4G Alternator line expansion at the Ford Rawsonville Plant. All these Molds were designed, manufactured in Milano, Italy and delivered on time & budget.
- Lead a team of two die casting tooling engineers, four die casting process engineers, One SPC coordinator, one material engineer and one Die casting Technical Specialist

UAP Manager & Maintenance Superintendent, Bosch EV-1.3C gasoline fuel injector Ford Motor Co. 1992 - 1994

- Production manager of fuel injector assembly and test facility. Responsible for both component machining and assembly and test to produce 3,750,000 Bosch fuel injectors per year. Prepare and present financial and quality operating system report to Plant Operating Committee.
- Coordinated the activities of six salaried engineers, 205 hourly production employees and 25 skilled tradesmen in a UAW represented work team environment.

Senior Manufacturing Engineer, Bosch EV-1.3A/1.3C Fuel Injector Ford Motor Co. January 1989 – June 1992

- Directed the machining processes for 23 Schutte automatic screw machines in a high-volume production environment.
- Conducted technical exchanges with Bosch and Ford Motor Company manufacturing and product design engineers.

Education

- **MBA** - Program Administration
University of Houston, Houston, Texas.
- **BSME** (Cum Laude) - Mechanical Engineering
Lawrence Technological University, Southfield, Michigan.

Professional Registrations

- Licensed Professional Engineer (**PE**), registered to practice in both Michigan and Texas.

Civic Activities

- Farmington Hills, MI. Emergency Preparedness Commission 2001- 2016, Chairman 2003-2005; 2007- 2009
 - Awarded the 2009 FEMA - National Citizens Corps "Preparing the Public"; 2010 Honorable mention
 - Awarded the State of Michigan 2005 & 2010 Department of Homeland Security CERT Volunteer Board; 2009 Honorable mention.
 - Mr. Sweeney was nominated for 2009 Michigan Governors Service award for volunteerism.
 - In 2018 Mr. Sweeney was awarded a City of Farmington Hills Exemplary Volunteer proclamation.
- Farmington Hills, MI. City Planning Commission 1994-2001, Chairman 2000 - 2001.

From: MJ sweeney <[REDACTED]>
Sent: Wednesday, January 12, 2022 3:20 PM
To: CMO
Subject: Volunteer for the Farmington Hills Emergency Preparedness Commission (EPC)
Attachments: Resume MJS 02202021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mekjian.

On the City of Farmington Hills website there is a posting for Volunteers on various Boards and Commissions.

I would like to volunteer for service on the Farmington Hills Emergency Preparedness Commission (EPC).

Currently I am a board member of the Supply Team & Medical Systems Resource Group, a City of Farmington Hills company.

Attached is my professional Resume for your review and consideration. And I can provide personal and professional references on request.

I look forward to meeting with you to discuss the opportunities.

Until then,

I remain, respectfully yours,

Michael Sweeney PE

enclosure

Tim Siegrist



Summary of Qualifications

- 22 plus years of experience as a First Responder
- POC Captain, FHFD
- National Registry Certified Paramedic
- Licensed State Of Michigan Paramedic
- AHA BLS CPR Instructor Certification
- ACLS, AHA BLS CPR Provider Certifications
- National Registry Certified Exam Evaluator,
- Excellent motivational and leadership skills
- Experienced Mentor to new FHFD recruits
- Assist with Instruction and Evaluation of Students in FHFD EMT Classes
- Effectively communicate and collaborate with coworkers, all departments and staff
- Excellent decision-making skills in routine and emergency situations
- Excellent organizational skills

Experience

Farmington Hills Fire Rescue, September 1999 to Present.

Currently POC Captain, (Oct. 2008 to present), Fire Fighter/Paramedic, FHFD Training Division. Extensive experience responding to emergency situations including Medical, Fire, MVC and other Emergencies.

Front line officer responsible for the safety of fellow personal, Initial Incident stabilization, company assignments, delegation of tasks, initial incident command, patient care, fire suppression and other tasks as assigned by Command. AHA CPR Instructor.

Administration duties include Evaluation of POC personnel, assisting with documentation of Recruit progress reports and evaluations, Recruit Mentoring, and support for fellow personnel when necessary or requested. Assisting with Recruit School Training and Department Training Drills both Fire and EMS.

Current Licenses and Certifications include:

State of Michigan Licensed Paramedic, National Registry Certified Paramedic, ACLS, AHA BLS CPR Provider and Instructor Certifications. National Registry Exam Evaluator, Fire 1 & 2, Fire Officer 1,2 & 3, Health & Safety Officer, Leadership 1, 2 & 3, ICS 100, 200, 300, 700 & 800, Blue Card Incident Command Certification, FEMA WMD Certification, NIMS Certification.

Education and Training

Oakland Community College

- English, Algebra, Creative Writing 2000-2001
- **CREST**
- **Ongoing Continuing Education as required to maintain Licenses and Certifications**

Tim Siegrist



Vicki Barnett, Gary Mekjian,

I'm writing to ask that you consider me a candidate to fill an open Commissioner position on the Farmington/Farmington Hills Emergency Preparedness Commission (EPC). I'm currently a Paid On Call Captain, Paramedic/Firefighter in our Farmington Hills Fire Department assigned to the Training Division. I believe my years of service, training and front-line experience are valuable assets ideally suited to service on the EPC. My resume is included for your review.

Helping support local organizations, families and businesses in efforts to prepare for local emergencies is something I would be proud to be a part of. The more we can do to facilitate the flow of information, education, training, interest and communication the better.

Dan Wecker, Jamie Neufeld, John Schertel and I have served together at the Fire Department for years. Ken Massey is a friend and neighbor. Roger Avie and I know each other as well. Feel free to check with any of them for personal reference information.

Thank you in advance for your time and consideration.

Best regards,

Tim Siegrist



Andrew Exline, MAI, SRA, MRICS

Senior Director
Valuation & Advisory
Cushman & Wakefield of Illinois, Inc.

Professional Expertise

Mr. Exline, MAI, SRA, MRICS, joined Cushman & Wakefield in 2019 as a Senior Director. He has been providing valuation and consulting services to local, regional, national and international clients for 20 years.

His experience encompasses an array of property types including office, single and multifamily residential, industrial, retail, subdivision/condominium developments, and special use properties. Having also lived/worked abroad in the Caribbean, Mr. Exline has experience across various professional standards, both domestic and international.

Prior to joining Cushman & Wakefield Mr. Exline was a Principal at Terzo & Bologna, Inc. and a key contributor and team leader for several property teams of the firm's Michigan office including office, multifamily residential, industrial, and its valuation group concentrating on the valuation of hotels and recreational properties. Additionally, Mr. Exline has been retained as a valuation expert for tax appeal, acquisition/planning, and eminent domain assignments.

Memberships, Licenses, Professional Affiliations and Education

- MAI and SRA Designated Member, Appraisal Institute. As of the current date, Andrew Exline has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute
- Member of the Royal Institution of Chartered Surveyors (MRICS)
- Certified General Real Estate Appraiser in the following states:
 - Michigan – 1201008315
 - Ohio – 2019006541
- Bachelor of Business Administration, University of Michigan – Dearborn

Janet Cisneros

From: Matthew Dingman
Sent: Friday, January 8, 2021 1:41 PM
To: Janet Cisneros
Subject: FW: City of Farmington Hills Board of Review Alternate position
Attachments: AJE Quals.pdf

Janet,

Below is an email of interest from Andrew Exline for our vacant Board of Review Alternate position. Andrew has lived at [REDACTED] since 2006. He is a licensed realtor and holds two different appraisal designations. Attached is his background bio from his current employer, Cushman Wakefield. Based on all of these reasons, I would like to recommend to Mayor Barnett to appoint Andrew Exline to our vacant Board of Review Alternate position.

Matthew Dingman, MMAO
City Assessor
City of Farmington Hills

From: Andrew Exline [REDACTED]
Sent: Friday, January 8, 2021 1:33 PM
To: Matthew Dingman <MDingman@fhgov.com>
Subject: RE: City of Farmington Hills Board of Review Alternate position

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Matthew,

Yes, Shaun recently contacted me regarding the alternate position. I'm interested in serving in this role.

I've been a Farmington Hills resident since moving here in 2006. I grew up in the neighboring city of Livonia and moved around a little before settling at my current residence. I'm a graduate of the University of Michigan-Dearborn and I've been active in the real estate industry since becoming an appraiser in 2000. I currently hold certified general real estate appraiser licensure in Michigan and Ohio. My valuation experience ranges across a wide variety of property types and for a variety of intended uses (financing, consulting, tax appeal, eminent domain, etc.). Most recently, I was a principal in the firm of Terzo & Bologna, Inc. (Livonia, MI office) before joining Cushman & Wakefield in early 2019. I hold the MAI and SRA designations from the Appraisal Institute as well as the MRICS designation from the Royal Institution of Chartered Surveyors. While I personally do not practice brokerage/agency, I have held a Michigan real estate broker's license since late 2017 as well.

Sorry, but I do not have a formally prepared resume to share. However, I have attached my current Cushman & Wakefield qualifications statement.

Please let me know if there is any additional information that you need.

Thank you,

Thomas E. Downs

Farmington Hills resident 25 years



19 years Fall 2002-Current residence



6 years 1996-2002

Employed with Century 21 Hartford

Farmington, Mi

Residential Real Estate Agent 20 years

September 2001 - Present

Broker Bill Law (248)478-6000

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – JANUARY 24, 2022

SUBJECT: 2022 SPRING/SUMMER CITYWIDE PLANTING PROGRAM-EXTENSION OF AGREEMENT.

ADMINISTRATIVE SUMMARY

- The Spring/Summer Citywide Planting Program has been prepared for the installation and maintenance of trees in locations throughout the City.
- Sealed bids were solicited, available from the City's e-Procurement website MITN, publicly opened and read aloud on February 27, 2019. Notification was sent to three hundred twelve (312) vendors with three (3) responding. On March 11, 2019 City Council awarded Crimboli Nursery as the lowest, most qualified bidder.
- Crimboli Nursery has formally offered to extend their pricing, terms & conditions for another year. This agreement has been extended in the past by City Council on February 10, 2020 and January 11, 2021. City staff reviewed the current market and found this agreement still competitive. This office worked with Crimboli nursery for the last three years and was very satisfied with their work. In addition, the City staff received positive references from Livonia, Ann Arbor and Royal Oak staff for similar work.
- The program calls for the planting of a variety of trees in city parks and along roadsides. We are planning to install and maintain 110 trees at current pricing for a total of 77,000.
- The funding for this program is available through the Public Tree Fund and the Citywide Beautification Fund.
- The trees and their installation are under warranty for two years.
- The Spring/Summer Citywide Planting Program was prepared by the Community Development Office in conjunction with City staff and citizen requests.

RECOMMENDATION

RESOLVE the approval and extension of the agreement with Crimboli Nursery Inc., for the 2022 Spring/Summer Citywide Planting Program; and

FURTHER RESOLVE the authorization of the City Manager and City Clerk to prepare and execute the extension of the agreement on behalf of the City of Farmington Hills for \$77,000 and issue a purchase order for the same.

Prepared by:	Charmaine Kettler-Schmult, Community Development and Special Projects Coordinator
Reviewed by:	Kelly Monico, Director of Central Services
Departmental Authorization:	Edward R. Gardiner, Director of Planning and Community Development
Approved by:	Gary Mekjian, City Manager

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – January 24, 2022

SUBJECT: Consideration of Establishing the Normandy Hills Water Main Payback District, Section 21

Administrative Summary

- The City of Farmington Hills is proposing to reconstruct the paved roads in the Normandy Hills Subdivision as identified in the City's Capital Improvements Plan.
- Asset Management best practices recommend reviewing infrastructure needs concurrently with road rehabilitation and paving initiatives.
- The Normandy Hills subdivision does not have public water main or fire hydrants available. As part of the design evaluation, water main installation was investigated to determine if extension was cost effective and feasible.
- New water main is being proposed along Brittany Drive, Versailles Court, Thornbrook Drive, Chantilly Court and Dumas Court. This excludes the remaining gravel roads in the subdivision. A payback district is proposed in accordance with Section 33 of the City Code, incorporating 78 properties as shown on the map, for a total of eighty (80) units of benefit.
- Approximately 9,940 lineal feet of water main is proposed throughout the subdivision, which includes a looped connection through Heritage Park to Witherspoon Street and a connection to water main on Farmington Road, north of Brittany Drive.
- The public water main installation will loop two systems and improve the reliability and fire flow in the area. This project will reduce the number of dry areas in the City which will assist with future Insurance Services Office (ISO) ratings. The project is supported by the Fire Department and identified as a need in the City's Capital Improvement Plan.
- A payback agreement stipulates that the owners of the benefiting parcels are only required to pay for their proportionate share of the improvement costs *if and when* they connect to the water main and also *prior to* the approval of any subdivision of land or lot split as outlined in City Code Section 27.
- The projected cost is estimated at \$2,608,526.09 or **\$32,607** per benefiting parcel.
- Upon completion of the construction and determination of final costs, this matter will return to City Council for formal approval of the final Payback District. Council will establish a time period for benefiting property owners to opt into a payback agreement and make installment payments.
- Staff recommends the approval of the Normandy Hills Water Main Payback District.

RECOMMENDATION

IT IS RESOLVED, City Council authorizes approval for the establishment of the Normandy Hills Water Main Payback District subject to final costs being determined upon completion of construction, and it is the staff's recommendation that funds be utilized from the City of Farmington Hills Water Reserve Fund to construct these improvements.

Support Documentation

With the upcoming road rehabilitation project planned for the paved portion of the Normandy Hills subdivision, the City of Farmington Hills is proposing to install water main in this area (excluding the remaining gravel road portion). Public water main does not currently exist in this neighborhood.

Staff is recommending that the water main installation along Brittany Drive, Versailles Court, Thornbrook Drive, Chantilly Court and Dumas Court be established as a City initiated payback district under Section 33-200 of the City Code. Monies to pay for the project will come from the City's Water Reserve Fund. The payback district will reimburse the Water Reserve Fund as properties connect. Note, there are currently no existing direct connection agreements in existence in this proposed district. Upon completion of the construction and determination of final costs, this project will return to City Council for formal approval of the final Payback District. City Council will also establish a time period for benefiting property owners to opt into a payback agreement with the City in order to make installment payments.

Each benefiting property is responsible for a proportionate share of this cost as based on the number of equivalent residential units that are projected to connect from each property. If any of the properties split or develop differently than originally estimated, units of benefit will be recalculated such that each connection resulting from the lot splits or development will have to pay its proportionate share of the full cost attributable to the original benefitted property, as required by City Ordinance. The City Assessor will follow-up on the process of the paybacks prior to the approval of any subdivision of land or lot split as outlined in the City Code Section 27.

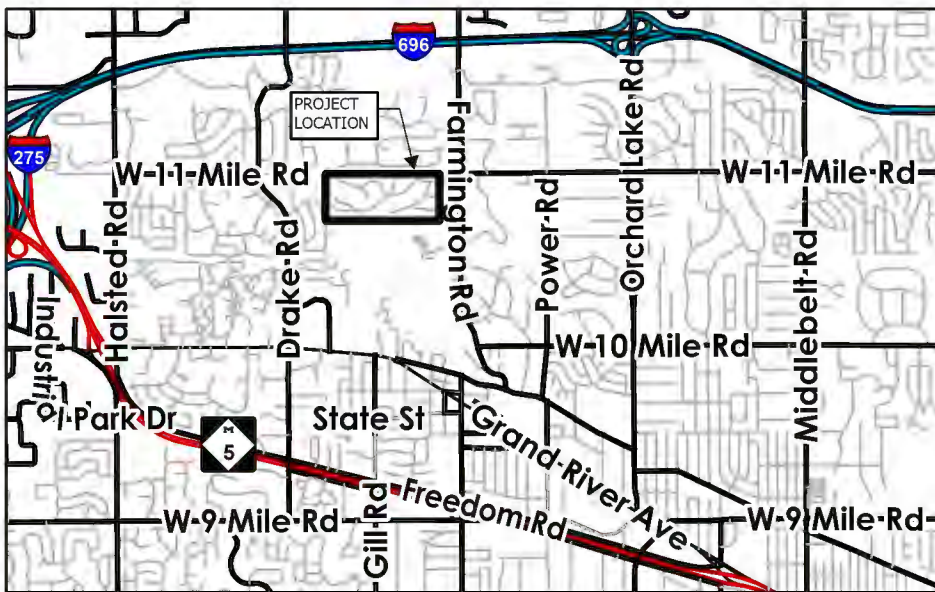
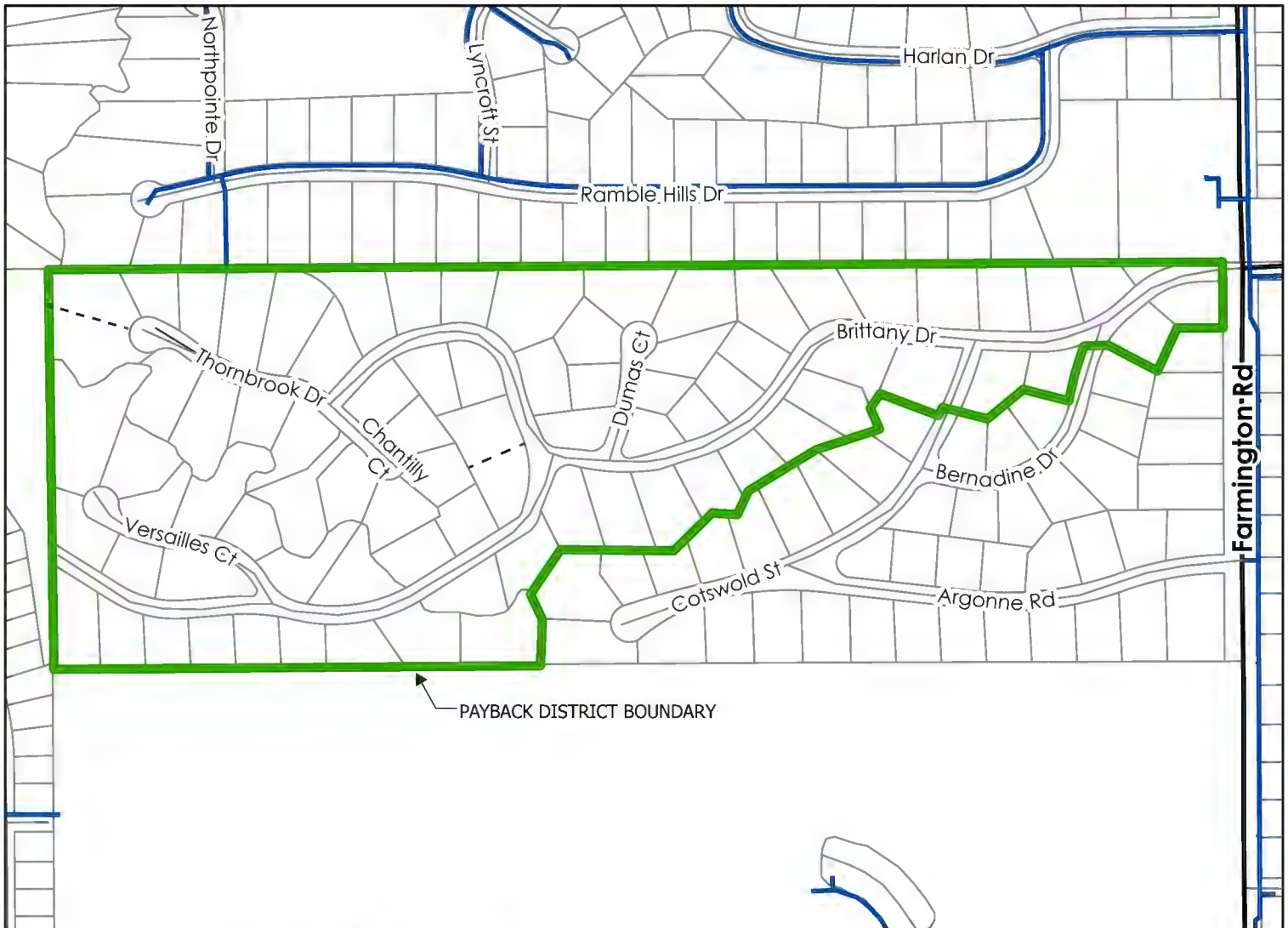
Lastly, we would like to clearly differentiate between a Special Assessment District (S.A.D.) and a Payback District. An S.A.D. requires benefiting property owners to pay the cost of the sanitary sewer or water main immediately. In the case of a Payback District, the property owners *pay only if and when* they tap the system for service or per the terms of any direct connection agreements.

Prepared by: Mirandi Alexander, Civil Engineer I
Reviewed by: James Cubera, P.E., City Engineer
Reviewed by: Tammy Gushard, P.E., Senior Engineer
Departmental Authorization by: Karen Mondora, P.E., Director of Public Services
Approval by: Gary Mekjian, P.E., City Manager



City of Farmington Hills

Normandy Hills Water Main Payback District



- Legend
- Payback District Boundary
 - Current Property Lines
 - Original Plat Lines



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: January 7, 2021

Subject: **FY 2021/22 Second Quarter Financial Summary Report**

Enclosed you will find the Second Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund and Capital Improvement Fund.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in is projected to be \$68.8 million, which is \$4.45 million more than the Adopted Budget, due to the receipt of the first half of American Rescue Plan Act (ARPA) funds from the U.S. Treasury (the second half, also \$4.45 million, will be received in FY 22-23).

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$70.6 million, which is the same as the Adopted FY 21-22 Budget.

Fund Balance:

Total Fund Balance is projected to be approximately \$42.2 million at June 30, 2022. The projected year-end Unassigned Fund Balance of \$24.5 million is 34.7% of projected Total Expenditures at June 30, 2022.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in is projected to be \$12.5 million, which is the same as the Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$13.2 million, which is the same as the Adopted Budget.

Fund Balance:

The projected Fund Balance of \$5.5 million is 42.1% of projected Total Expenditures at June 30, 2022.

Local Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in is projected to be \$17.4 million, which is the same as the Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$15.7 million, which is the same as the Adopted Budget.

Fund Balance:

The projected Fund Balance of \$2.9 million is 18.3% of projected Total Expenditures at June 30, 2022.

Capital Improvement Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in is projected to be \$6.5 million which is the same as the Adopted Budget.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$11.6 million, which is the same as the Adopted Budget.

Fund Balance:

The Projected Fund Balance of \$0.5 million is 4.2% of projected Total Expenditures at June 30, 2022.

Please contact me if you have any questions.

FY 2021-22 2nd Quarter Financial Report

GENERAL FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	28,239,195	28,239,195	28,239,195		
Unassigned	15,716,626	15,716,626	15,716,626		
Total Fund Balance (actual)	43,955,821	43,955,821	43,955,821		
<u>Revenue</u>					
Property Taxes	34,957,446	33,846,234	34,957,446	-	0.00%
Business Licenses & Permits	25,243	12,550	25,243	-	0.00%
Other Licenses & Permits	1,527,084	941,146	1,527,084	-	0.00%
Grants	430,500	1,089,347	4,885,500	4,455,000	1034.84%
State Shared Revenues	8,917,832	3,457,150	8,917,832	-	0.00%
Fees	6,366,760	2,375,374	6,366,760	-	0.00%
Sales	308,319	206,514	308,319	-	0.00%
Fines & Forfeitures	1,584,178	805,865	1,584,178	-	0.00%
Interest Earnings	335,926	117,856	335,926	-	0.00%
Recreation User Charges	5,810,416	2,754,879	5,810,416	-	0.00%
Other Revenue	2,811,707	1,244,042	2,811,707	-	0.00%
Total Revenue	63,075,411	46,850,955	67,530,411	4,455,000	7.06%
<u>Expenditures</u>					
City Council	94,059	42,384	94,059	-	0.00%
Planning Commission	72,653	29,793	72,653	-	0.00%
Boards and Commissions	2,912,634	1,397,599	2,912,634	-	0.00%
City Administration	790,777	435,135	790,777	-	0.00%
Public Information	456,704	220,032	456,704	-	0.00%
Finance	267,907	122,370	267,907	-	0.00%
Accounting	576,764	334,475	576,764	-	0.00%
Assessing	768,427	372,863	768,427	-	0.00%
Treasury	415,934	184,807	415,934	-	0.00%
Corporation Counsel	749,600	703,108	749,600	-	0.00%
City Clerk	801,952	363,508	801,952	-	0.00%
Human Resources	606,531	293,637	606,531	-	0.00%
Central Services	1,173,602	602,978	1,173,602	-	0.00%
Support Services	2,434,353	2,603,943	2,434,353	-	0.00%
Post-Employment Benefits	2,401,224	400,206	2,401,224	-	0.00%
Police Department	16,769,166	8,068,293	16,769,166	-	0.00%
Fire Department	7,099,326	3,380,890	7,099,326	-	0.00%
Public Services Administration	541,724	448,653	541,724	-	0.00%
Road Maintenance (Net)	337,847	290,524	337,847	-	0.00%
Planning & Community Development	1,913,281	970,462	1,913,281	-	0.00%
Building Maintenance	489,322	215,747	489,322	-	0.00%
Engineering	1,428,856	683,304	1,428,856	-	0.00%
DPW Maintenance Facility	1,512,221	558,970	1,512,221	-	0.00%
Waste Removal	4,239,065	1,803,975	4,239,065	-	0.00%
Special Services Administration	3,983,359	2,157,150	3,983,359	-	0.00%
Youth Services	370,272	29,395	370,272	-	0.00%
Senior Services	1,046,814	706,872	1,046,814	-	0.00%
Parks Maintenance	1,846,413	740,880	1,846,413	-	0.00%
Cultural Arts	1,137,540	585,035	1,137,540	-	0.00%
Golf Course	840,950	437,428	840,950	-	0.00%
Recreation Programs	1,596,322	885,047	1,596,322	-	0.00%
Ice Arena	1,136,889	392,360	1,136,889	-	0.00%
Total Expenditures	60,812,488	30,461,824	60,812,488	0	0.00%
Excess of Revenue Over (Under) Expenditures	2,262,923	16,389,132	6,717,923	4,455,000	196.87%
<u>Other Financing Sources (Uses)</u>					
Operating Transfers In	1,316,850	658,425	1,316,850	-	0.00%
Operating Transfers Out	(9,808,796)	(5,750,935)	(9,808,796)	-	0.00%
Total Other Financing Sources (Uses)	(8,491,946)	(5,092,510)	(8,491,946)	-	0.00%
Excess of Revenue and Other Financing	(6,229,023)	11,296,622	(1,774,023)	4,455,000	-71.52%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	17,655,321		17,655,321		
Unassigned	20,071,477		24,526,477		
Total Fund Balance, June 30	37,726,798		42,181,798		
Total Fund Balance - Percent of Expenditures	53.4%		59.7%		
Unassigned Fund Balance - Percent of Expendit	28.4%		34.7%		
25% of Expenditures	17,655,321		17,655,321		
Unassigned Fund Balance Over/(Under) 25% of	2,416,155		6,871,155		
Revenue + Transfers-in	64,392,261		68,847,261	4,455,000	6.92%
Expenditures + Transfers-out	70,621,284		70,621,284	-	0.00%

FY 2021-22 2nd Quarter Financial Report

MAJOR ROADS FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	6,250,706	6,250,706	6,250,706		
Total Fund Balance (actual)	6,250,706	6,250,706	6,250,706		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	7,331,278	2,589,976	7,331,278	-	0.00%
Federal/State Grants	0	40,548	0	-	0.00%
Total Intergovernmental Revenues	7,331,278	2,630,525	7,331,278	-	0.00%
Other Revenues					
Miscellaneous	190	(21,817)	190	-	0.00%
Interest Earnings	75,000	17,605	75,000	-	0.00%
Total Other Revenues	75,190	(4,212)	75,190	-	0.00%
Total Revenue	7,406,468	2,626,312	7,406,468	-	0.00%
<u>Expenditures</u>					
Construction	5,925,139	2,367,815	5,925,139	-	0.00%
Routine Maintenance	3,509,001	2,224,279	3,509,001	-	0.00%
Traffic Services - Maintenance	493,416	143,712	493,416	-	0.00%
Winter Maintenance	1,152,230	290,033	1,152,230	-	0.00%
Administration, Records & Engineering	91,700	4,384	91,700	-	0.00%
Total Expenditures	11,171,486	5,030,223	11,171,486	-	0.00%
Excess of Revenue Over (Under) Expenditures	(3,765,018)	(2,403,910)	(3,765,018)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	5,055,349	2,437,688	5,055,349	-	0.00%
Operating Transfers Out	(2,000,000)	1,000,000	(2,000,000)	0	0.00%
Total Other Financing Sources (Uses)	3,055,349	3,437,688	3,055,349	-	0.00%
Excess of Revenue and Other Financing	(709,669)	1,033,778	(709,669)	-	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	5,541,037		5,541,037		
Total Fund Balance, June 30	5,541,037		5,541,037		
Total Fund Balance - Percent of Expenditures	42.1%		42.1%		
Revenue + Transfers-in	12,461,817		12,461,817	-	0.00%
Expenditures + Transfers-out	13,171,486		13,171,486	-	0.00%

FY 2021-22 2nd Quarter Financial Report

LOCAL ROADS FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	1,164,476	1,164,476	1,164,476		
Total Fund Balance (actual)	1,164,476	1,164,476	1,164,476		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	2,896,052	917,842	2,896,052	-	0.00%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	2,896,052	917,842	2,896,052	0	0.00%
Other Revenues					
Miscellaneous					
Interest Earnings	75,000	(12,678)	75,000	-	0.00%
Total Other Revenues	75,000	(12,678)	75,000	-	0.00%
Total Revenue	2,971,052	905,163	2,971,052	-	0.00%
<u>Expenditures</u>					
Construction	12,066,873	8,500,103	12,066,873	-	0.00%
Routine Maintenance	2,402,894	1,625,976	2,402,894	-	0.00%
Traffic Services - Maintenance	50,662	7,811	50,662	-	0.00%
Winter Maintenance	260,590	8,693	260,590	-	0.00%
Administration, Records & Engineering	948,600	835,551	948,600	-	0.00%
Total Expenditures	15,729,619	10,978,134	15,729,619	-	0.00%
Excess of Revenue Over (Under) Expenditures	(12,758,567)	(10,072,971)	(12,758,567)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	14,474,898	7,237,449	14,474,898	-	0.00%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	14,474,898	7,237,449	14,474,898	0	0.00%
Excess of Revenue and Other Financing	1,716,331		1,716,331	0	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	2,880,807		2,880,807		
Total Fund Balance, June 30	2,880,807		2,880,807		
Total Fund Balance - Percent Of Expenditures	18.3%		18.3%		
Revenue + Transfers-in	17,445,950		17,445,950	-	0.00%
Expenditures + Transfers-out	15,729,619		15,729,619	-	0.00%

FY 2021-22 2nd Quarter Financial Report

CAPITAL IMPROVEMENT FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	5,240,261	5,240,261	5,240,261		
Total Fund Balance (actual)	5,240,261	5,240,261	5,240,261		
<u>Revenue</u>					
Grants	0	983	0	-	-
Miscellaneous	0	60,757	0	-	-
Interest Earnings	30,000	(6,299)	30,000	-	0.00%
Total Revenue	30,000	55,441	30,000	-	0.00%
<u>Expenditures</u>					
Capital and Equipment	7,569,253	5,023,749	7,569,253	-	0.00%
Construction	3,617,645	2,024,028	3,617,645	-	0.00%
Miscellaneous	105,500	0	105,500	-	0.00%
Total Expenditures	11,292,398	7,047,777	11,292,398	-	0.00%
Excess of Revenue Over (Under) Expenditures	(11,262,398)	(6,992,336)	(11,262,398)	-	0.00%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	-
Operating Transfers In	6,500,000	3,250,000	6,500,000	-	0.00%
Operating Transfers Out	0	0	0	-	-
Total Other Financing Sources (Uses)	6,500,000		6,500,000	-	0.00%
Excess of Revenue and Other Financing	(4,762,398)		(4,762,398)	-	0.00%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	477,863		477,863		
Total Fund Balance, June 30	477,863		477,863		
Total Fund Balance - Percent of Expenditures	4.2%		4.2%		
Revenue + Transfers-in	6,530,000		6,530,000	-	0.00%
Expenditures + Transfers-out	11,292,398		11,292,398	-	0.00%



MEMORANDUM

To: Mayor and City Council Members
From: Thomas C. Skrobola, Finance Director/Treasurer
Date: January 11, 2022
Subject: The City's Quarterly Investment Report as of December 31, 2021

Attached you will find the City's Quarterly Investment Report (exclusive of the investments of the Pension Trust Funds) as of December 31, 2021.

In comparison to the quarter ended September 30, 2021, the City's total investment/bank balance is \$162.9 million, an decrease of \$4.9 million or 2.93%, due to the usual slowdown of Summer 2021 Property Tax payments to the City after the August 31st payment deadline.

In comparison to the same quarter a year ago, i.e., the quarter ended December 31, 2021, the City's total investment/bank balance has decreased by \$1.0 million or 0.6%, which reflects a portion of the planned spend-down of excess reserves in the Adopted FY 2021-22 Budget.

The City's average Rate of Return (R.O.R.) on investments was 0.46% compared to 0.38% the previous quarter. The City's R.O.R. was above the benchmark 3-month Treasury Bill Rate and the Fed Funds Rate by 0.41, due primarily to the Oakland County Local Government Investment Pool, which uses a prudent mix of cash investments and also diversifies the City's excess cash among our regional banking partners.

We will continue to work within the primary objectives of the City's Investment Policy, which, in priority order, are; safety, diversification, liquidity and return on investment, as highlighted below:

1. Safety of principal is the primary objective of the City of Farmington Hills investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate risk through the utilization of FDIC insured and collateralized investments;
2. The investments shall be diversified by type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. The City has investments in certificate of deposits, CDARS, cash equivalents, mutual funds, checking accounts, savings accounts, money market accounts, and U.S. instruments, diversified between financial institutions as indicated in this report;

3. The investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements which may be reasonably anticipated, by the use of cash flow forecasting models; and
4. The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow characteristics of the portfolio. At minimum, the City's average rate of return on investments should earn more than the 3-month Treasury Bill Rate and Fed Funds Rate.

Please let me know if you have any questions.

City of Farmington Hills Quarterly Investment Report As of December 31, 2021									
Financial Institution	Fund	Account Type	Investment	Bank Total	Date of Maturity	Current % Interest Rate	Average R.O.R.		Percentage of Portfolio
Comerica Bank	All funds	*CK	21,069,423.68		Immediate	0.17%	0.0220%	162,936,902	
	All Funds-J-Fund	MF	36.96	21,069,461	Immediate	0.05%	0.0000%	162,936,902	12.93%
Michigan Class	All Funds	MMIP	1,000,379.37	1,000,379	Immediate	0.04%	0.0002%	162,936,902	0.61%
Oakland County Investment Pool	All Funds	LGIP	140,867,061.74	140,867,062	Immediate	0.50%	0.4355%	162,936,902	86.45%
Total				\$162,936,902			0.46%		100.00%
1-Year Treasury Bill Rate-trailing six months								0.13%	
3-Month Treasury Bill Rate-trailing six months								0.05%	
Quarterly Fed Funds Rate-trailing six months								0.09%	
City's Avg. R.O.R. over/(under) the 1-year T-Bill Rate								0.33%	
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate								0.41%	
City's Avg. R.O.R. over/(under) the Fed Funds Rate								0.37%	
Type Codes									
CD - Certificate of Deposit		MF - Mutual Fund			MUNI - Municipal Bonds				
CE - Cash Equivalent		MM - Money Market Account							
CK - Regular Checking		***MMIP - Money Market Investment Pool							
CP - Commercial Paper		SV - Savings Account							
IBC- Interest bearing checking		USI - United States Instrumentality							
LGIP - Local Government Investment Pool		UST - United States Treasury							
*CK = Earnings Credit applied to Bank Service Fees.									
**CK = Non-interest bearing account.									
***Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is rated 'AAA' by Standard & Poor's. The rating signifies extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. This is accomplished through conservative investment practices and strict internal controls. Standard & Poor's monitors the portfolio on a weekly basis. The Pool invests in US Treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies) and approved money market funds. The credit quality of the Pool is excellent with greater than 50% of the securities invested in A-1+ securities and the remainder in A-1 paper. The portfolio's weighted average maturity is kept under 60 days, which further helps to enhance liquidity and limits market price exposure. Portfolio securities are priced to market on a weekly basis.									
			Previous 1/4	\$167,858,130				103.0%	
			\$ Change	(\$4,921,228)					
			% Change	-2.93%					
			Previous Year	\$163,967,725				100.6%	
			\$ Change	(\$1,030,823)					
			% Change	-0.63%					

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION MEETING
COMMUNITY ROOM
JANUARY 10, 2022 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:10pm.

Council Members Present: Barnett, Bridges, Bruce, Knol, Massey, and Newlin

Council Members Absent: Boleware

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Gardiner and Randle and City Attorney Joppich

DIVERSITY, EQUITY, AND INCLUSION CONSULTANT UPDATE

John Randle, Director of Human Resources, explained that Darlene King, DEI Consultant, would be reviewing with Council the Data Analysis Report and Executive Summary with suggested best practices and recommendations. Mr. Randle stated that since the last meeting with Council, the city has developed an advisory board consisting of department directors, city management staff and public relations as well as created a Diversity Council made up of employees.

Ms. King shared that when the Diversity, Equity and Inclusion journey was first discussed with Council, she had mentioned that this would be a 3–5-year strategy. She added that this strategy requires three different data points that include 1) the Executive Summary Report; 2) Organization Readiness Assessment (ORA) Survey, which will be developed by the Council of employees and distributed to all employees and 3) Focus Groups for those under-represented in the organization.

She discussed the role of the DEI Council of employees who would be responsible for reviewing the data analysis report and developing the ORA survey. Training would be provided so that the DEI Council understands the goal of developing the strategy. The ORA survey will help the Council and administration better understand the pulse of the employees on the subject and will be shared with Council. She noted that the focus groups would be based on the information from the ORA and will drive the DEI Plan.

Mayor Barnett wished the data showed a breakdown of physical challenges and commented on the lack of cross-training as well as the turnover expected in the next few years.

Ms. King pointed out that physical challenges often require self-identification which many people are not comfortable doing but currently that information was not provided as it was not captured. Director Randle added that the current software does not allow for such confidential information to be effectively and safely stored.

Discussion was held on encouraging staff represented on the DEI Council to feel comfortable and safe sharing their feelings and Ms. King mentioned that training and education is a component that will help with that but first the city needs to identify the “gaps”. She added that it is important that this education continues when her job is complete with the city and for the city to have an internal Chief Diversity Officer.

Further discussion was held on under-represented groups and potential reasons as well as the need to consider where the city has been. It was pointed out that Farmington Hills looked different 15-25 years ago

but that some of those same employees that may have better represented Farmington Hills at that time are still with the city and that longevity and succession planning within the organization is important.

Ms. King pointed out that the data showed only a 1% increase in diversity overall from 2012 to 2022 and the goal is to see how the city can intentionally change those statistics.

It was mentioned that the benefits of having a diverse work force included a potential increase in revenue for the city.

It was acknowledged that there is a high percentage of discrimination against persons with disabilities and the city should be aware of this and make sure that this does not occur within the city.

Ms. King stated that the executive summary provided are recommendations to fill the gaps that have been recognized from the data analysis report.

PROPOSED AMENDMENT TO THE DEFINITION OF FAMILY WITHIN THE ZONING ORDINANCE

Ed Gardiner, Planning and Community Development Director, explained that the Planning Commission has started the process of reviewing the definition of “Family” with the zoning ordinance and wanted City Council input prior to them holding their public hearing meeting on this issue. He stated that the amendment was based on recent changes to the Fair Housing Act along with recent court decisions that prompted the City Attorney’s Office to advise an amendment to the zoning ordinance

Attorney Steve Joppich explained the recommended changes as mentioned by Director Gardiner were based on recent court decisions on what constitutes a “family” and the requirement to make reasonable accommodations for such “family” as determined by the court. He reviewed the proposed ordinance amendment changes that include adding definitions for reasonable accommodation, updating the definition of family and adding special accommodation residence and to include standards for same.

Rod Arroyo, Giffels Webster Planning Consultant, further explained the approach to define a reasonable accommodation and special accommodation residence. He confirmed that any home where all residents are disabled could apply for reasonable accommodations whether or not they are a licensed home. It would be up to the City Manager or designee per the ordinance to review the application and make sure all ordinance requirements have been met.

It was suggested that the number of people are limited based on the square footage of the home and only allowing so many people per square foot.

Mr. Arroyo stated that this may already be addressed in the city code for single-family homes but he will review that suggestion.

Other concerns included making sure there was not only proper parking but adequate driveway capacity and access as group homes may also have caregivers and family visiting.

Mr. Arroyo noted that concerns and suggestions raised this evening by Council will be shared with the Planning Commission.

ADJOURNMENT

The study session meeting adjourned at 7:24pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', written in a cursive style.

Pamela B. Smith, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
JANUARY 10, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:39pm.

Council Members Present: Barnett, Bridges, Bruce, Knol, Massey, and Newlin

Council Members Absent: Boleware

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Randle, Schnackel and Skrobola, Police Chief King, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

County Commissioner Gershenson led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Massey, support by Bridges, to approve the agenda as published.

MOTION CARRIED 6-0.

CORRESPONDENCE

There was no correspondence received or acknowledged.

CONSENT AGENDA

MOTION by Bridges, support by Massey, to approve consent agenda items #4 through #11 as read.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

MOTION by Knol, support by Massey, to approve consent agenda items #12 and #13 as read.

Roll Call Vote:

Yeas: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN

Nays: NONE

Absent: BOLEWARE

Abstentions: BRIDGES

MOTION CARRIED 5-0-1-1.

PUBLIC QUESTIONS AND COMMENTS

County Commissioner Gershenson provided the following County update:

- Treasury guidelines have been released with regard to American Rescue Plan (ARP) funding
- There are vacancies on several County boards including the Retirement and Deferred Compensation Board and Community Mental Health Board
- Thank you to Assistant City Manager Joe Valentine for his efforts with regard to continued discussion on the deer population issue
- The County has partnered with Gleaners to provide food for residents needing to supplement their groceries and pick-up will be the 2nd Wednesday of every month starting Wednesday, January 12, 2022

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following council member comments and announcements were made:

- Request to consider donations to CARES, a local charity in need of continued funding

CITY MANAGER UPDATE

City Manager Mekjian made the following comments:

- A city donation of \$3,700 was made to CARES that was raised through employee casual days
- American Red Cross will host a blood drive on January 12th from 8am-8pm at Costick Center
- Martin Luther King event will be held at the Library on January 17th at 11am
- City Offices will be closed on January 17th in observance of Martin Luther King Jr. Day, there will be no delay in garbage pickup
- Winter Tax Bills are due through February 14th

NEW BUSINESS

CONSIDERATION OF APPROVAL OF REVISED GUIDELINES FOR POVERTY EXEMPTION AND DEFERRED SPECIAL ASSESSMENTS.

Matt Dingman, City Assessor, explained that the revised guidelines for poverty exemption were necessitated by amendments to PA 253 of 2020 and the changes included:

- Removal of language allowing for the Board of Review to deviate from the established guidelines based on substantial and compelling reasons
- Adding requirements that the exemption must be 100% of taxable value, 50% of taxable value or 25% of taxable value

Mr. Dingman noted that the amendments before Council replaced income-based ranges from the adopted guidelines from 2018 with taxable value ranges per the change in the act. In response to Council, he confirmed that the changes were to simplify the process and make it standard state-wide.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby adopts and approves the revised “Guidelines and Application for Special Assessment Deferment,” dated January 10, 22 and authorizes the City Assessor to annually update and revise the “Household Income” amounts in order to maintain the same percentage difference between the City’s household income amounts and the federal poverty standards as adjusted annually by the federal government.

MOTION CARRIED 6-0.

Mr. Dingman explained the deferred special assessment guidelines are similar to the poverty exemption guidelines in that if someone cannot pay based on their income, the assessment could be deferred. Residents used to have to apply to the State Department of Treasury first and be denied before they could request deferment at the local level but the Department of Treasury has recently ended their program for

deferring special assessments so it defaults back to the local level. Mr. Dingman noted that the city has guidelines in place but they have not been updated since 2016. The changes proposed include:

- Removing the language requiring a prior denial from the Department of Treasury
- Updating the average assessed value of a home
- Updating the income guidelines to correlate with the poverty exemption guidelines

He added that each year the assessing office would update the income guidelines once that information is received.

MOTION by Bridges, support by Newlin, that the City Council of Farmington Hills hereby adopts and approves the revised Board of Review “Guidelines for Poverty Exemption Review,” dated January 10, 2022, for use in compliance with Public Act 390 of 1994 and Public Act 53 of 2020, and authorizes the Board of Review, on Council’s behalf, to annually update and revise the “Household Income” amounts stated in Section IV of the Guidelines in order to maintain the same percentage difference between the City’s Household Income amounts and the federal poverty standards as adjusted annually by the federal government.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 2, “ADMINISTRATION,” ARTICLE V, “EMPLOYEE BENEFITS,” TO AMEND SECTION 2-360 TO ADD A NEW SUBSECTION RELATING TO REEMPLOYMENT OF COURT EMPLOYEES. CMR 1-22-01

Tom Skrobola, Finance Director, explained that it was brought the attention of the city by the new Court Administrator, Stacy Parke, that her employee group was the only group not covered under this ordinance provision for rehire. The request to include the court employees was reviewed by the retirement system attorney and city attorney and it was determined it was appropriate to extend this provision to the employees of the 47th District Court. It would have no further financial impact on the city.

Mayor Barnett clarified and Director Skrobola confirmed that this amendment would allow for the rehiring of retired court employees based on a need for experienced staff that could be rehired according to IRS and ordinance guidelines.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending the Farmington Hills Code of Ordinances, Chapter 2, “Administration,” Article V, “Employee Benefits,” to amend Section 2-360 to add a new subsection relating to reemployment of court employees.

Roll Call Vote:

- Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF BID FOR GOLF COURSE MAINTENANCE EQUIPMENT TO REVELS TURF & TRACTOR IN THE AMOUNT OF \$20,831.80, TO SPARTAN DISTRIBUTORS, INC. IN THE AMOUNT OF \$31,046.31, AND TO MIDWEST GOLF AND TURF IN THE AMOUNT OF \$9,444.67. CMR 1-22-02

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for a John Deere 1200 Hydro Bunker Rake from Revels Turf & Tractor in the amount of \$20,831.80, a Toro ProCore SR70-S from Spartan Distributors, Inc. in the amount of \$31,046.31, and a Club Car Carryall 502 from Midwest Golf and Turf in the amount of \$9,444.67.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE QUAKER VALLEY SUBDIVISION WATER MAIN EXTENSION AND THE SALVADOR AVENUE BETWEEN WHITLOCK STREET AND HUGO AVENUE WATER MAIN AND SANITARY SEWER EXTENSION PROJECT TO BRICCO EXCAVATING IN THE AMOUNT OF \$1,456,369.00. CMR 1-22-03

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the award of Quaker Valley Subdivision Water Main Extension and the Salvador Avenue between Whitlock Street and Hugo Avenue Water Main and Sanitary Sewer Extension Project to the lowest competent bidder, Bricco Excavating of Oak Park, Michigan, in the amount of \$1,456,369.00; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and the City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR EMPLOYEE RECOGNITION PROGRAM TO MTM RECOGNITION IN AN ESTIMATED AMOUNT OF \$15,000 FOR THREE YEARS; WITH POSSIBLE EXTENSIONS. CMR 1-22-04

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a contract and issue Purchase Orders to MTM Recognition for the Employee Recognition Program in an estimated amount of \$15,000 for three (3) years and for three (3) additional one-year terms under the same terms and conditions by mutual consent between the City of Farmington Hills and MTM Recognition.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR MAKERSPACE WOODSHOP DUST AND WOODCHIP COLLECTION SYSTEM TO MADISON STREET HOLDINGS DBA AGET MANUFACTURING IN AN AMOUNT NOT TO EXCEED \$70,257.00. CMR 1-22-05

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to sign an agreement and issue a purchase order for the Makerspace Woodshop Dust and Woodchip Collection System project to Madison Street Holdings DBA AGET Manufacturing in an amount not to exceed \$70,257 (\$63,870 + 6,387 contingency).

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF STRYKER POWER LOAD STRETCHER SYSTEM AND RELATED EQUIPMENT WITH STRYKER MEDICAL IN THE AMOUNT OF \$108,485.40. CMR 1-22-06

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby waives the sealed bid process & authorizes the City Manager to issue a purchase order to Stryker Medical in the amount of \$108,485.40 to purchase the Power Load Stretcher Systems & related equipment.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR THE POSITION OF BUILDING ASSISTANT.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Alexander Smith as a Building Assistant in the Special Services Department. Alexander is the son of Debbie Smith, who is a Senior Adult Programmer in the Special Services Department.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE

Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR THE POSITION OF HAWK BUILDING ATTENDANT.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Tristen Hoke as a Hawk Building Attendant in the Special Services Department. Tristen is the son of Robyn Hoke, who is a Concessions Programmer in the Special Services Department.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR THE POSITION OF SWIM INSTRUCTOR.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Faith Keyes as a Swim Instructor in the Special Services Department. Faith is the sister of Abigail Keyes, who is an Aquatics Coordinator in the Special Services Department.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF DECEMBER 13, 2021.

MOTION by Knol, support by Massey, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of December 13, 2021.

Roll Call Vote:

Yeas: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: BRIDGES

MOTION CARRIED 5-0-1-1.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING
MINUTES OF DECEMBER 13, 2021.**

MOTION by Knol, support by Massey, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of December 13, 2021.

Roll Call Vote:

Yeas: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: BRIDGES

MOTION CARRIED 5-0-1-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ATTORNEY REPORT

The attorney report was received by Council.

CLOSED SESSION

CONSIDERATION OF ENTERING INTO A CLOSED SESSION TO DISCUSS PENDING LITIGATION REGARDING DWANE ROBINSON V CITY OF FARMINGTON HILLS, ET AL, U.S. DISTRICT COURT CASE NO. 2:21-CV-10150-SFC-CI. (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION TO TAKE ACTION IF NEEDED AND TO CLOSE THE MEETING).

Mayor Barnett announced that City Council will return to open session immediately following the closed session to take action if needed and to close the regular meeting.

MOTION by Massey, support by Bruce, that the City Council of Farmington Hills hereby approves entering into a closed session to discuss pending litigation regarding Dwane Robinson v City of Farmington Hills, et al, U.S. District Court Case No. 2:21-cv-10150-SFC-CI.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

Council entered back into regular session immediately following the closed session at 8:46pm.

MOTION by Massey, support by Bruce, that the City Council of Farmington Hills hereby approves and authorizes the City Manager and City's attorney to proceed as recommended by the attorney in closed session with respect to the case of *Dwane Robinson vs. City of Farmington Hills*.

MOTION CARRIED 6-0.

ADJOURNMENT

The regular session City Council meeting was adjourned at 8:48pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', written over a horizontal line.

Pamela B. Smith, City Clerk