

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION SPECIAL MEETING  
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM  
31555 W. ELEVEN MILE ROAD  
FARMINGTON HILLS MI 48336  
September 15, 2022, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Countegan at 6:00 p.m.

**ROLL CALL**

**Commissioners present:** Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet,

**Commissioners Absent:** Varga, Ware

**Others Present:** City Planner Perdonik, Planning Consultants Bahm and Tangari

**APPROVAL OF AGENDA**

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

**Motion carried by voice vote.**

**NEW MASTER PLAN STUDY**

Tonight's discussion was guided by elements presented in the September 9, 2002 Giffels Webster memorandum.

**This month's reading**

Planning Consultant Tangari led a discussion regarding age-friendly communities and placemaking for seniors. Reading included *The Livability Economy. People, Places and Prosperity* (AARP, July 2015) and a piece titled *Seniors and Parks: Chapter 2 The Elders' Needs for Open Space and Physical Activity*.

Discussion focused on how the Master Plan can help the City improve relative to the four factors in the AARP report:

1. Compactness
2. Integration of Land Uses
3. Housing Diversity
4. Transportation Options

Points of discussion included:

- If the SMART BUS millage passes, there should be significant improvement in the bus service.
- Widespread implementation of transportation options can help keep older people in their homes.
- By 2034 there will be more people over 65 than under the age of 18 in the United States.
- Meeting the needs of seniors should be considered in a broad sense, not in terms of individual developments here and there.
- What should senior housing look like and how should it be located? As senior population decreases, can senior housing be repurposed for other things or other populations? Can senior units be broadly appealing beyond the senior population?

- Seniors are an active population group, yet everyone will have “late stage” in their lives when they will need more help. At-grade entrances and barrier-free housing should become more universal.
- The City has approved several senior housing projects that have fallen through and are not being built.
- The Pulte development on 9 Mile included ranch homes, small yards taken care of by the condominium association, starting at \$500,000, and was targeted toward this population.

Implications for zoning:

- Current zoning limits senior housing to SP (Special Purpose) districts. It would be difficult to transition this housing to something else when it was no longer needed.
- Form based zoning, as opposed to Euclidian zoning, can address senior housing needs, and help the City get away from the hyper-specificity of SP districts. Form based zoning is concerned with what a building looks like, where it's placed on a lot, and more importantly, how it frames public spaces like streets and sidewalks, in order to create more walkable, vibrant and safe public spaces.
- Age-friendly zoning will serve both seniors and young people: putting goods and services in walkable communities, near to more dense housing. Planning that is good for reconstructed knees is also good for young legs. Building for seniors is building for children also.

Upcoming public outreach efforts.

- Nine elements of public input listed on p. 1 of tonight’s memorandum.
- Online public input platform being developed.
- Open House – tentatively scheduled for October 20.
- Neighborhood toolkit – list of potential toolkit recipients on pg. 2 of tonight’s memorandum – will reach people who will not/cannot come to the Open House.
- Toolkit discussions can facilitate activities/discussions such as:
  - Draw maps showing non-motorized connections
  - Connecting to what? Restaurants, stores, parks
  - What are the best things about Farmington Hills? and other basic questions
  - Housing diversity
  - What are the things that could be changed, to strengthen the best things about the City and to address things that are needed?
  - Placemaking
- These things can also be discussed at the Open House.
- Commissioner Stimson will reach out to COHA (Council of Homeowners Associations).

Picture This!: Online forum where residents can offer comments or upload pictures that can be tagged to specific locations in the City, based on clear questions/prompts.

Art contest: Will get students involved.

Discussion of Sections 18, 19, and 30: Zoning Map compared to Future Land Use Map

Consultants Tangari and Bahm led a discussion regarding the current zoning of Sections 18, 19, and 30 (western sections) compared to the Future Land Use Map. Area includes M-5, I-275, FRW (Freeway Overlay district), some areas governed by consent judgments, and residential neighborhoods.

**PUBLIC COMMENT**

None

**COMMISSIONERS' COMMENTS**

None

**ADJOURNMENT**

**MOTION by Trafelet, support by Brickner, to adjourn the meeting at 7:20 p.m.**

**MOTION carried by voice vote.**

Respectfully Submitted,  
Marisa Varga  
Planning Commission Secretary

/cem