

AGENDA
PLANNING COMMISSION SPECIAL MEETING
CITY OF FARMINGTON HILLS
AUGUST 15, 2024 @ 5:30 P.M.
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
www.fhgov.com
(248) 871-2540

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

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Master Plan Implementation Study Session**
 - A. Discuss Draft Zoning Text Amendment 2, 2024, to Revise Various Provisions of Sections 34-3.1.25, 34-3.1.29, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40**
- 5. Public Comment**
- 6. Commissioner Comments**
- 7. Adjournment**

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact
Erik Perdonik, AICP
City Planner, Planning and Community Development Department
(248) 871-2540
eperdonik@fhgov.com

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 arrangements/accommodations will be made. Thank you.

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PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
AUGUST 15, 2024 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com (248) 871-2540

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda

4. Regular Meeting

A. LOT SPLIT 3, 2024 (FINAL)

LOCATION:	24000 Research Drive
PARCEL I.D.:	22-23-30-127-033
PROPOSAL:	Split one (1) parcel into two (2) parcels within LI-1, Light Industrial zoning district
ACTION REQUESTED:	Lot split approval (final)
APPLICANT:	Mark Bolitho
OWNER:	24000 Research Drive LLC

5. Approval of Minutes July 25, 2024, [Special Meeting](#), and July 25, 2024, [Regular Meeting](#)

6. Public Comment

7. Commissioner/Staff Comments

8. Adjournment

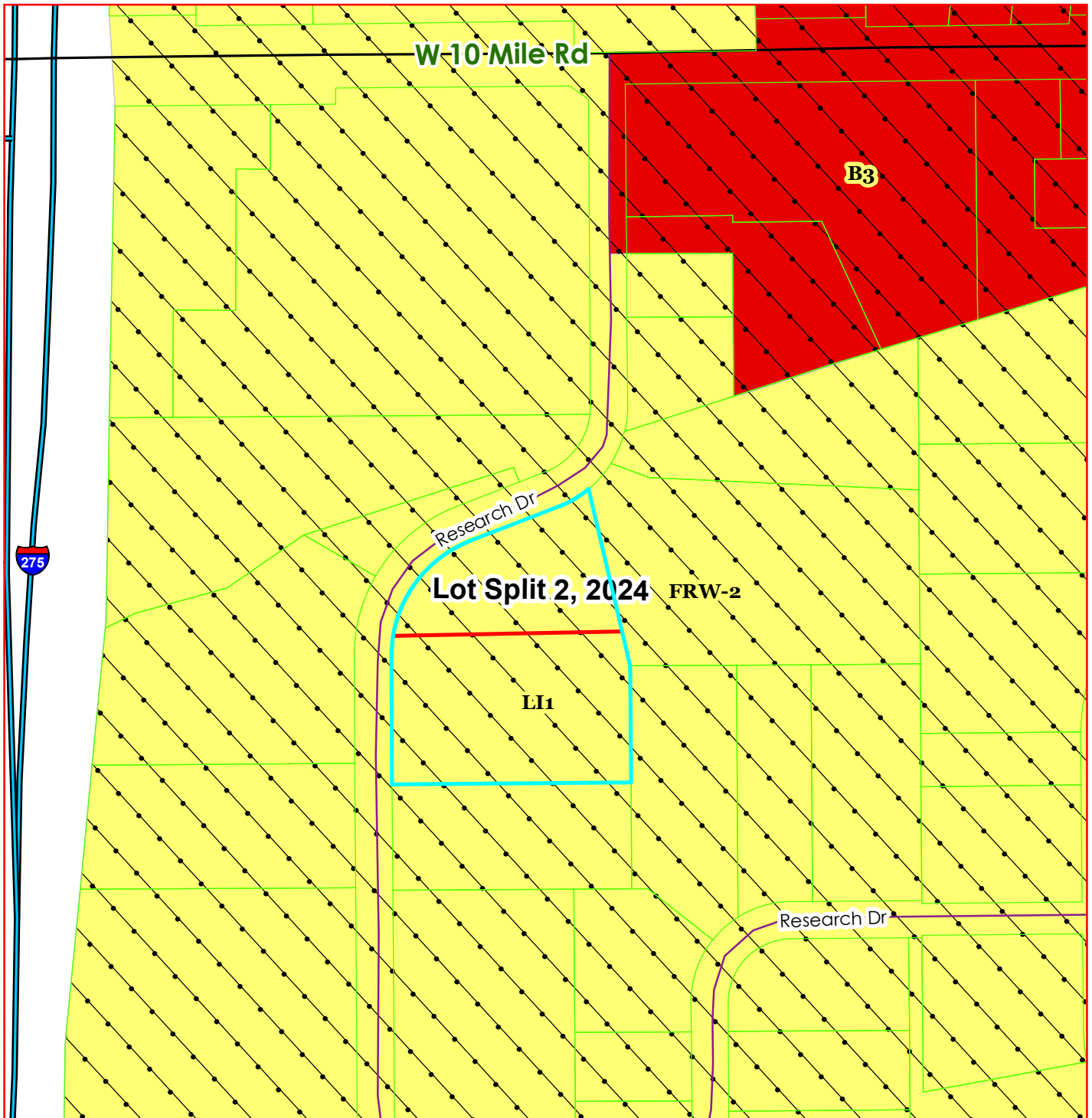
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Lot Split 3, 2024
24000 Research Dr., 30-127-033
Split One into Two, LI-1



□ Tax parcel

■ LI-1 Light Industrial District

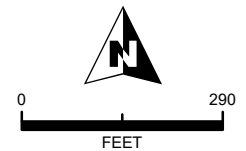
— Minor roads

Zoning Districts

Zoning Districts

■ B-3 General Business District

▨ FRW-2 Freeway Overlay District

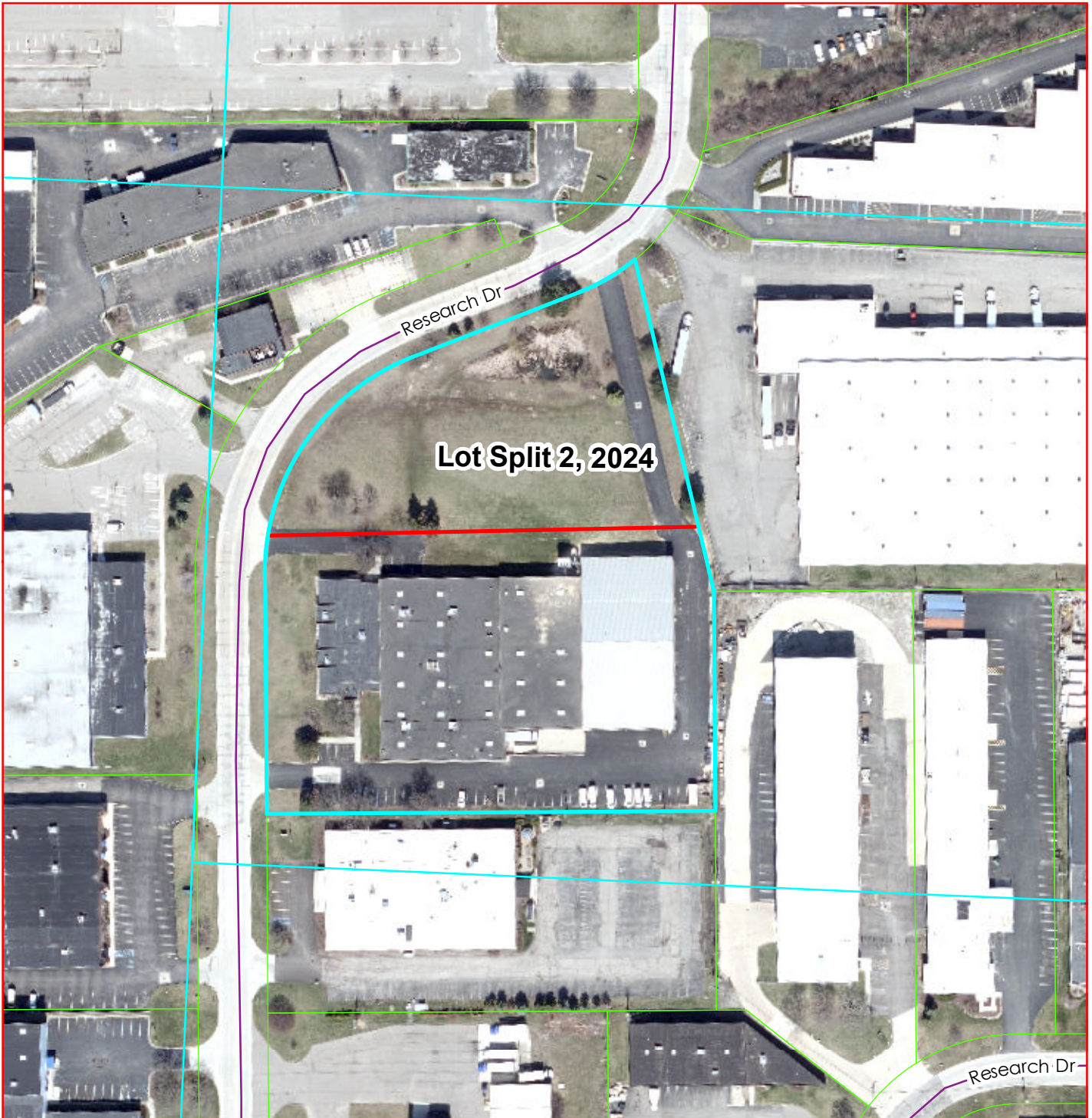


SOURCE: City of Farmington Hills, 2024
 Oakland County GIS, 2024

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.

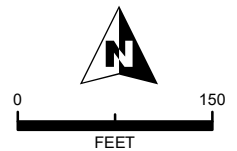


Lot Split 3, 2024
24000 Research Dr., 30-127-033
Split One into Two, LI-1



- Tax parcel
- Minor roads

Planning Division



SOURCE: City of Farmington Hills, 2024
Oakland County GIS, 2024

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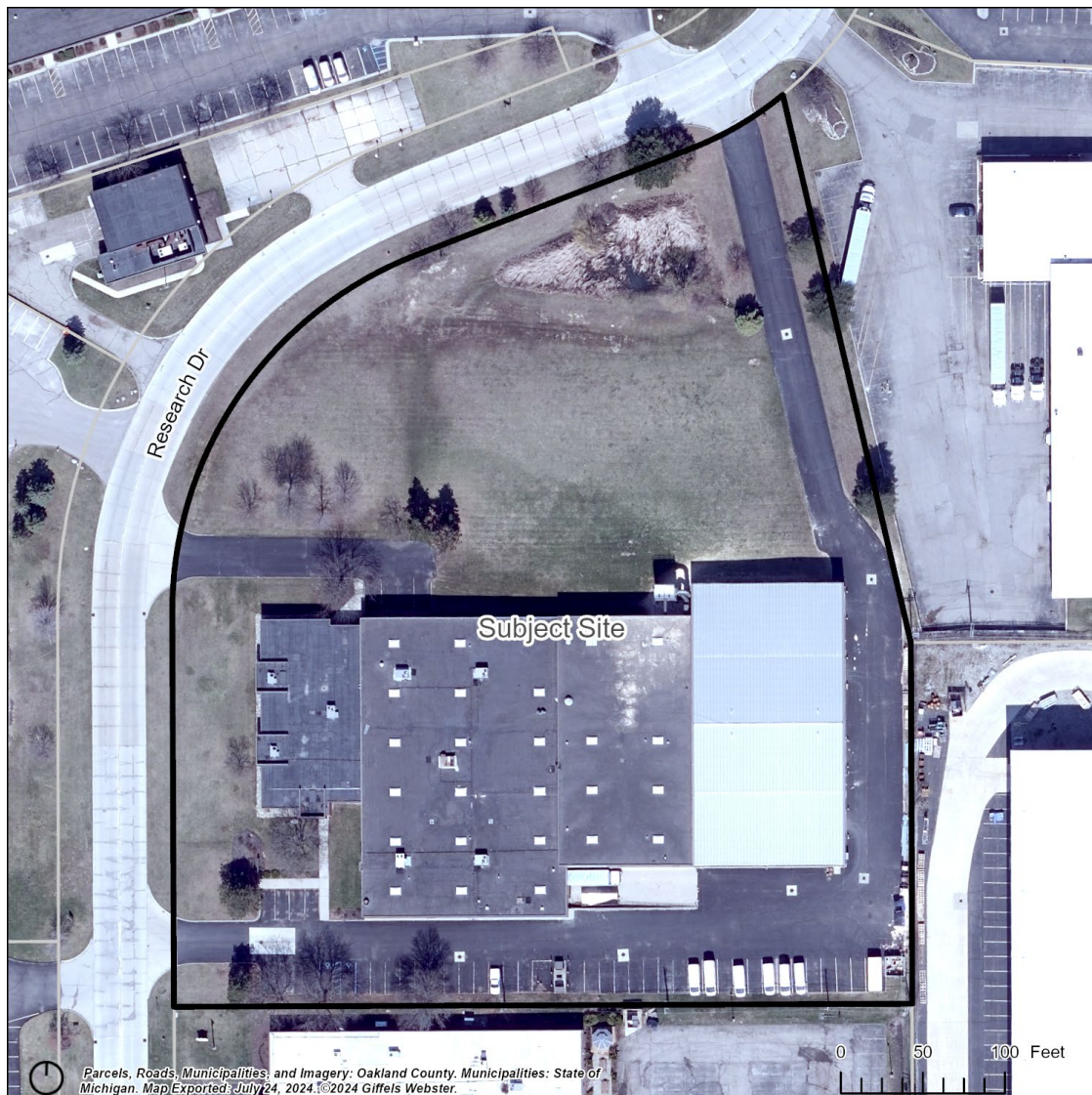


August 5, 2024
Farmington Hills Planning and Community Development Department
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Lot Split Review

Case: Lot Split 3, 2024
Site: 24000 Research Drive (22-23-30-127-033)
Applicant: Mark Bolitho
Plan Date: July 11, 2024
Zoning: LI-1

We have completed a review of the application for a lot split 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 total site is 4.62 acres and zoned LI-1.
2. **Existing site.** The property is occupied by an industrial building and associated parking and drives.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	LI-1	Industrial
East	LI-1	Industrial
South	LI-1	Industrial
West	LI-1	Industrial

Site Plan & Use:

1. **Summary of proposed split.** The split will result in two parcels:

Parcel	Frontage	Size
Parcel A	240 ft on Research Dr.	2.768 Acres
Parcel B	496.28 ft on Research Dr	1.85 Acres

2. **Site configuration and access.** The site has frontage on Research Drive. Both parcels have points for ingress/egress.
3. **Dimensional standards.**

Standard	Required	Proposed
Min Lot Size	None Specified	2.768 acres/ 1.85 acres
Min. side yard setback	10'	Adjusted to 15'
Max. Depth-to-width ratio	4-to-1	Parcel A- 1.875:1 Parcel B- 1.125:1

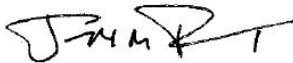
4. **Subdivision of Land Ordinance §27-110(2)(e), Compatibility with Existing Parcels.** To assure that the public health, safety, and welfare will be served by the permission of any partition or division of land the planning commission’s review shall be in accordance with the following standards:
 - a. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the planning commission. *The proposed parcels meet all dimensional standards of the LI-1 District.*
 - b. Any partition or division shall be of such location, size and character that, in general, it will be compatible with the existing development in the area in which it is situated. *The parcels will both have frontage on Research Dr. The parent parcel is of an odd shape, and the resulting land division will create one rectangular parcel (Parcel A) and another parcel that has a curved frontage and only three sides (Parcel B). Although this parcel is shaped and oriented unconventionally, the surrounding parcels also vary in shape, size, and orientation.*
 - c. The planning commission shall give consideration to the following:
 1. The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels compatible with surrounding lands as to area, width, and width-to-depth ratio.

The two proposed lots meet the LI-1 District regulations and the required width-to-depth ratio.

2. The orientation of the yards of proposed parcels in relationship to the yards of surrounding parcels in order to avoid incompatible relationships, such as but not limited to, front yards to rear yards. *It does not appear that the proposed division will result in an incompatible relationship with surrounding parcels.*
3. The impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels so that such parcels are compatible with other surrounding lands in terms of buildable area. *The site does not appear to be affected by wetlands.*
4. The relationship of the front, side, and rear yards to the yards and orientation of buildings on other existing and potential parcels. This shall include the probable orientation of buildings on the parcels resulting from the proposed division or partition. *The split would create two lots on which buildings would be oriented toward Research Dr.; no incompatible relationships would occur as a result of the requested land division.*

We are available to answer questions.

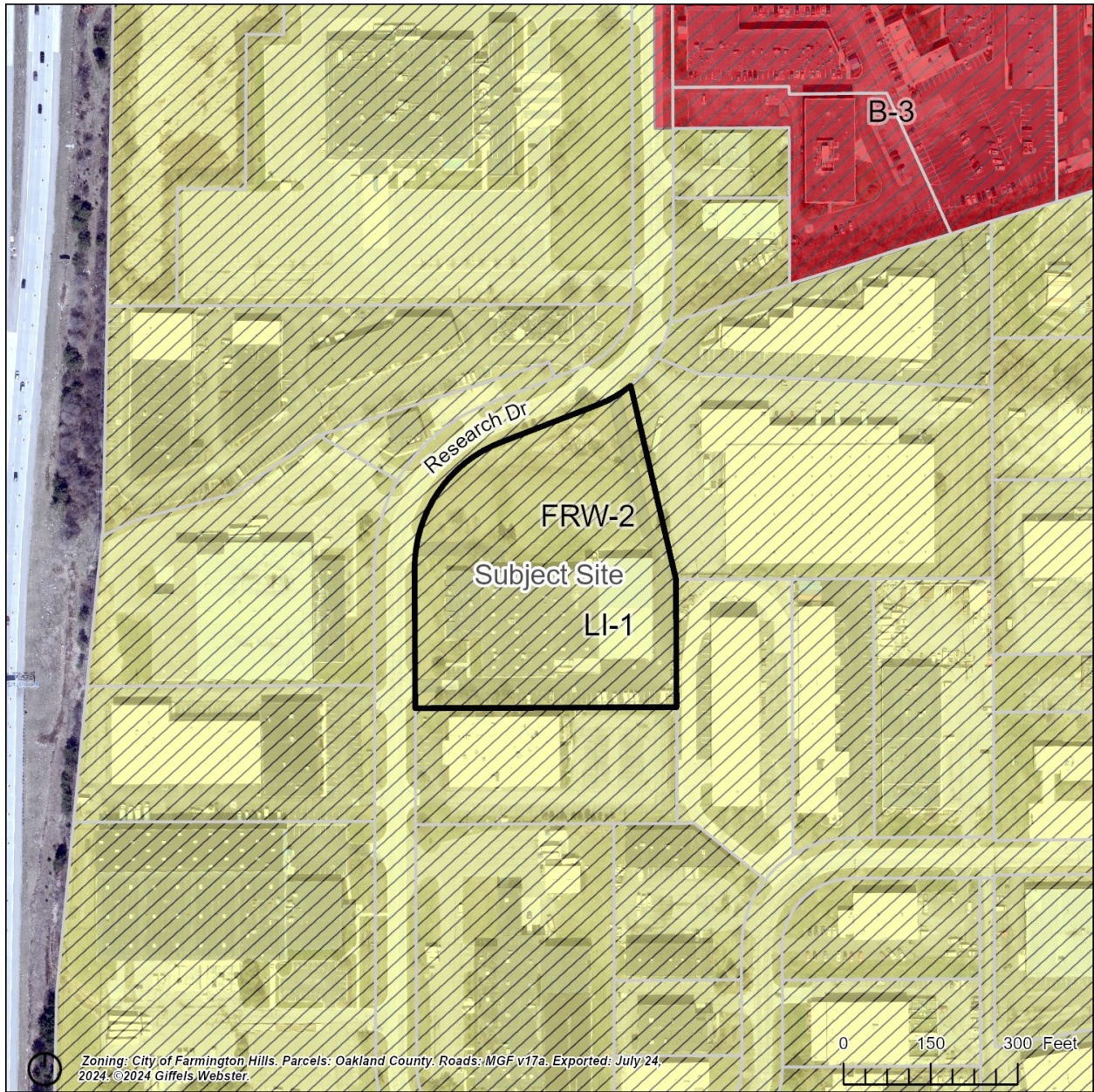
Respectfully,
Giffels Webster



Joe Tangari, AICP
Principal Planner



Julia Upfal, AICP
Senior Planner




Zoning



DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: August 5, 2024
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Lot Split 3,2024
24000 Research Drive
22-23-30-127-033

This office has performed a preliminary review of the above referenced lot split plan submitted to the Planning Department on July 11, 2024. The plan must meet the requirements of the Section 27 of the City Code (Section C-11-99) which became effective on January 3, 2000. Note that under section 27-121-2c-1, a signed approval of the Engineering Division indicating compliance of section 27-110, Paragraph 2 (H) is necessary. Our preliminary comments are as follows:

1. A 12-inch water main exists along the entire frontage of the parent parcel on Research Drive. It is available for service.
2. A 10" public sanitary sewer exists on the west side of Research Drive across the majority of the frontage of the parent parcel. There also appears to be a 10" public line on the near side of the parent parcel at the north end. Public sewer service is currently available for the resultant parcels.
- 3 All resultant parcels have access to a public road.
- 4 There is an existing detention pond on the parent parcel that appears to service the entire parcel. There is also a driveway and storm sewer that may also be used by both resultant parcels. The appropriate cross access and maintenance agreements/easement must be provided before the split is finalized. The plan implies that these are being proposed.



INTEROFFICE CORRESPONDENCE

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

DATE: July 31, 2024

RE: Lot Split 3-2024, 24000 Research Park

The Fire Department has no objection to approval of this lot split contingent upon compliance with the following:

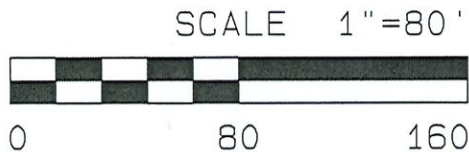
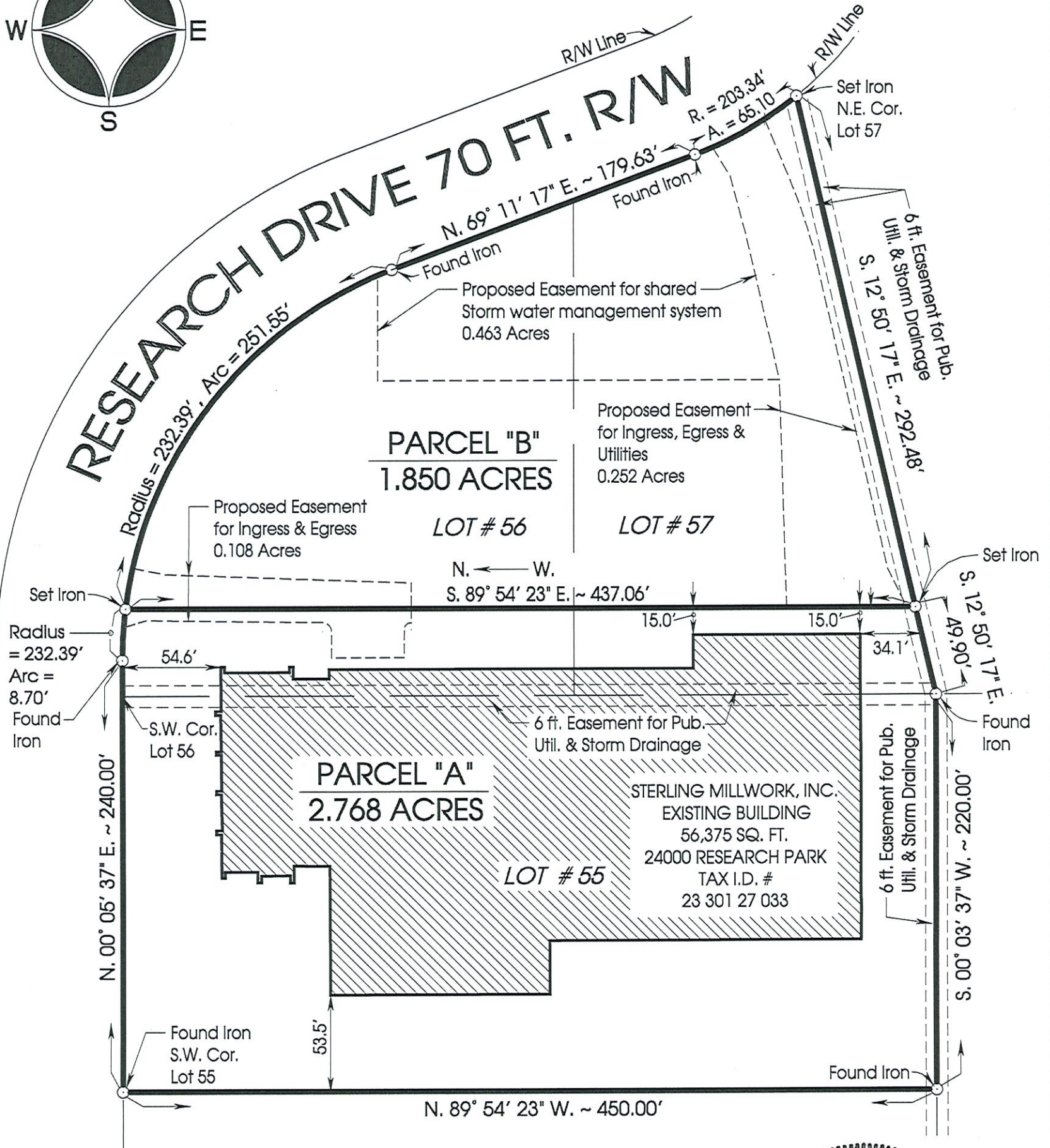
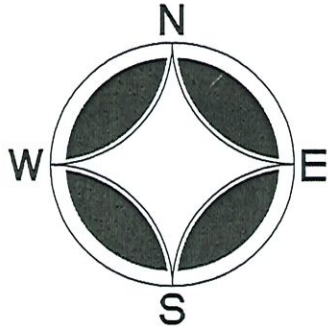
1. Proponent shall obtain their Certificate of Occupancy for the existing building. Existing building has not received a C of O.
2. New Building shall receive a Certificate of Occupancy prior to being occupied.
3. Future site shall be in accordance with the City Ordinance Chapter 12 Section 12-11. - Fire Department Site Plan Review and Design Standards, International Fire Code and Michigan Building Code.

A handwritten signature in blue ink, appearing to read 'Jason Baloga'.

Jason Baloga, Fire Marshal

Lot Split 3, 2024

PARCEL DIVISION PLAN



Michael D. Johnson, PS # 52457
 This Plan is NOT VALID unless signed and sealed with the original seal & original signature.

LEGAL DESCRIPTION:

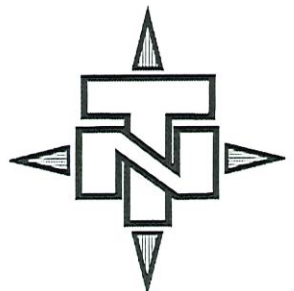
Lots 55, 56 & 57, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan.

CLIENT:

STERLING MILLWORK, INC.
 24000 RESEARCH PARK
 FARMINGTON HILLS, MI.
 48335
 PH. # (248) 427 ~ 1400

TRUE NORTH SURVEYING, INC.

Surveying-Engineering-Consultation
 23481 Gloria Drive, Brownstown, MI. 48183
 Phone: (734) 676 - 7799
 Web: TNsurveying.com



SHEET 1 OF 3

Scale: 1" = 80 Feet

Date: 4/10/2024

Job # : 2022 ~ 112

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APR 15

PARCEL DIVISION PLAN

PARCEL "A":

Lots 55 and part of Lots 56 & 57, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan, described as beginning at S.W. Corner of said Lot 55 and proceeding thence N. 00° 05' 37" E. 240.00 ft.; thence along a curve to the right Radius of 232.39 ft., Arc of 28.70 ft., the chord bears N. 3° 37' 55" E. 28.69 ft.; thence S. 89° 54' 23" E. 437.06 ft.; thence S. 12° 50' 17" E. 49.90 ft.; thence S. 00° 03' 37" W. 220.00 ft.; thence N. 89° 54' 23" W. 450.00 ft. to the point of beginning.

Containing 2.768 Acres of Land.

Subject to and including the use of an Easement for Ingress & Egress (see sheet 3).

Including the use of an Easement for Ingress, Egress and Utilities (see sheet 3).

Including the use of an Easement for shared stormwater management system. (see sheet 3).

PARCEL "B":

Part of Lots 56 & 57, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan, described as beginning at N.E. Corner of said Lot 57 and proceeding thence S. 12° 50' 17" E. 292.48 ft.; thence N. 89° 54' 23" W. 437.06 ft.; thence along a curve to the right Radius of 232.39 ft., Arc of 251.55 ft., the chord bears N. 38° 10' 48" E. 239.44 ft.; thence N. 69° 11' 17" E. 179.63 ft.; thence along a curve to the left Radius of 203.34 ft., arc of 65.10 ft., the chord bears N. 60° 00' 21" E. 64.84 ft. to the point of beginning.

Containing 1.850 Acres of land.

Subject to and including the use of an Easement for Ingress & Egress (see sheet 3).

Subject to and including the use of an Easement for Ingress, Egress and Utilities (see sheet 3).

Subject to an including the use of an Easement for shared stormwater management system. (see sheet 3)

CERTIFICATE OF SURVEY:

BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF " FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3" AS RECORDED IN LIBER 127, PAGE 8, 9 and 10 OF PLATS, O.C.R.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 4/10/2024, THAT SAID SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 TO 5000 AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970 AS AMENDED BY P.A. 280, 1972 HAVE BEEN COMPLIED WITH.

MICHAEL D. JOHNSON
PROFESSIONAL SURVEYOR #52457



Michael D. Johnson, PS # 52457
This Plan is NOT VALID unless signed and sealed with the original seal & original signature.

LEGAL DESCRIPTION:

Lots 55, 56 & 57, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan.

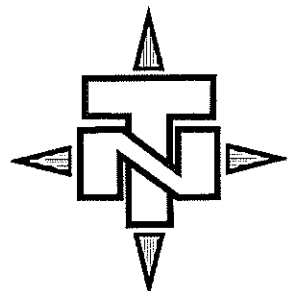
CLIENT:

STERLING MILLWORK, INC.
24000 RESEARCH PARK
FARMINGTON HILLS, MI.
48335
PH. # (248) 427 ~ 1400

Surveying - Engineering - Consultation

TRUE NORTH SURVEYING, INC.

23481 Gloria Drive, Brownstown, MI. 48183
Phone: (734) 676 - 7799
Web: TNsurveying.com



SHEET 2 OF 3

Scale: 1" = n/a Feet

Date: 4/10/2024

Job # : 2022 ~ 112

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PARCEL DIVISION PLAN

EASEMENT FOR SHARED STORM WATER MANAGEMENT SYSTEM:

Part of Lots 56 & 57, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan, described as beginning at a point on the north line of lot 57 which is distant along a curve to the right radius of 203.34 ft., arc of 54.53 ft. from the N.E. corner of Lot 57, proceeding thence continuing along said north line of lot 57 on a curve to the right Radius of 203.34, Arc of 10.59 ft.; thence continuing along the north line of lots 56 & 57 S. 69° 11' 17" W. 179.63 ft.; thence continuing along the north line of lot 56 on a curve to the left Radius of 323.39 ft., Arc of 8.47 ft.; thence S. 0° 05' 37" W. 58.25 ft.; thence S. 89° 54' 23" E. 222.16 ft.; thence N. 12° 42' 08" W. 80.22 ft.; thence N. 14° 46' 11" W. 36.27 ft.; thence N. 30° 34' 17" W. 18.91 ft. to the point of beginning.
Containing 0.463 acres of land.

EASEMENT FOR INGRESS, EGRESS AND UTILITIES:

Part of Lot 57, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan, described as beginning at a point on the north line of lot 57 which is distant along a curve to the right radius of 203.34 ft., arc of 21.68 ft. from the N.E. corner of Lot 57, proceeding thence continuing along said north line of lot 57 on a curve to the right radius of 203.34, arc of 32.83 ft.; thence S. 30° 34' 17" E. 18.91 ft.; thence S. 14° 46' 11" E. 36.27 ft.; thence S. 12° 42' 08" E. 80.22 ft.; S. 1° 40' 05" E. 127.11 ft.; thence S. 89° 54' 23" E. 66.29 ft.; thence N. 25° 30' 35" W. 23.99 ft.; thence N. 12° 49' 18" W. 173.43 ft.; thence on a curve to the left radius of 307.25 ft., arc of 50.00 ft.; thence N. 22° 08' 44" W. 36.77 ft. to the point of beginning.
Containing 0.252 Acres of land.

EASEMENT FOR INGRESS AND EGRESS:

Part of Lot 56, "FARMINGTON FREEWAY INDUSTRIAL PARK NO. 3", City of Farmington Hills, Oakland County, Michigan, described as beginning at a point on the West line of said lot 56 which is distant N. 0° 05' 37" E. 20.00 ft. and on a curve to the right radius of 232.39 ft., arc of 18.45 ft. from the S.W. corner of lot 56, proceeding thence N. 73° 03' 59" E. 13.09 ft.; thence S. 89° 09' 59" E. 97.85 ft.; thence on a curve to the right radius of 5.00 ft., arc of 7.43 ft.; thence S. 0° 19' 50" E. 14.97 ft.; thence N. 89° 55' 10" E. 40.13 ft.; thence N. 0° 13' 17" E. 14.94 ft.; thence on a curve to the right radius of 3.84 ft., arc of 6.82 ft.; thence N. 0° 05' 37" E. 22.28 ft.; thence N. 87° 49' 41" W. 136.32 ft.; thence N. 78° 06' 07" W. 18.40 ft.; thence along said West line of Lot 56 on a curve to the left radius of 232.39 ft., arc of 33.77 ft. to the point of beginning.
Containing 0.108 Acres of land.

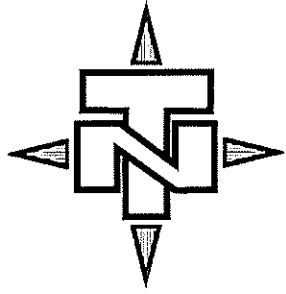


Michael D. Johnson, PS # 52457
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SHEET 3 OF 3
Job # : 2022 ~ 112

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**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
MASTER PLAN STUDY
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 25, 2024, 6:00 P.M.**

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:00pm.

ROLL CALL

Commissioners present: Brickner, Countegan, Grant, Mantey, Trafelet, Stimson, Varga, Ware

Commissioners Absent: Aspinall

Others Present: Director of Planning and Community Development Kettler-Schmult, City Planner Perdonik, Staff Planner Canty, City Attorney Schultz, Planning Consultant Tangari

APPROVAL OF THE AGENDA

**MOTION by Ware, support by Stimson, to approve the agenda as published.
Motion passed unanimously by voice vote.**

MASTER PLAN STUDY IMPLEMENTATION STUDY SESSION

A. Discuss Draft Zoning Text Amendment 2, 2024, to Revise Various Provisions of Sections 34-3.1.25, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40

Referencing his July 18, 2024 memorandum *Draft Zoning Text Amendment (“ZTA”) 2, 2024*, City Planner Perdonik explained that tonight’s discussion would focus on the B-3 District, specifically changes to reclassify several uses within the District. Uses that were formerly principal permitted uses, such as drive-in/drive-through restaurants and gasoline service stations, would require special approval. Conversely, uses that were previously special uses, like coin-operated amusements, billiard halls, and indoor recreational activities, will become principal permitted uses. City Council has shown interest in creating new categories for uses like cigar bars and lounges.

Rationale for reclassifying certain uses

The rationale for reclassifying certain uses, such as automobile repair, vehicle washes, drive-throughs, and gas stations, into the special approval use category is to grant the Planning Commission more discretion, allowing the Commission to impose conditions that ensure compatibility with surrounding properties. Other nearby communities (follow the same practice, where similar uses are treated as special uses due to their potential negative impact on neighboring properties. This approach is widely accepted and helps manage externalities that could lower the marketability of neighboring properties.

Encouraging the highest and best commercial uses/Limiting certain new developments (gas stations, car washes) to existing sites

The City wants to encourage the best commercial uses and create a strong distinction between what a commercial and a light industrial use is.

There is significant market pressure for new car washes and gas stations, yet the City has more than 20 existing gas stations and several car washes already. Does the City play the long game and wait for higher and better uses?

A philosophical question: How best to balance current market demands with long-term community planning goals?

Discussion underscored the importance of evaluating whether these types of businesses align with the community's vision, particularly regarding their placement and impact.

- By limiting new development/redevelopment regarding gas stations and car washes to sites that already have that use, the proposed draft includes the possibility of not allowing any new gas stations or car washes in the B-3 district, except as part of a PUD. The consideration under a PUD involves evaluating the use under different standards than permitted or special uses.
- At present, no applications for gas stations are being processed under permitted or special use, but there is one PUD application being reviewed.
- Car washes would be a permitted use in the ES district and the LI-1 district. The goal is to place noisy and potentially disruptive businesses in appropriate locations in order to maintain the community's character and marketability.
- The Commission addressed the importance of aligning zoning regulations with the community's master plan and long-term vision. This involves making strategic decisions now to ensure future development aligns with the desired character of the City. Master plan discussions have consistently focused on the type of community Farmington Hills aspires to be, and current zoning doesn't always reflect this vision.
- Alternatively, Commissioners cautioned that only a small portion of the City is subject to these changes, given that 65% is residential and a significant part of the remaining 35% is dedicated to office use. It was suggested that market demand should drive decisions and attractive, well-designed gas stations could add to the tax base.
- It was important to look at the big picture when making zoning changes. On the other hand, staff felt it was critical to “stop the bleeding,” in that the developable areas left in the city were being sought by less than highest, best uses.
- Discussion touched briefly on the need to provide Electric Vehicle charging stations throughout the City.

Architectural and Landscape Standards

City Planner Perdonik described a recent redevelopment of a gas station. Currently there were no standards for construction or facades in the zoning ordinance. The draft ordinance establishes architectural standards for gas stations.

Commission discussion included:

- General support for architectural and landscape standards.
- The Commission discussed whether providing more flexibility of use while putting some standards in place would resolve the issue of proliferation of gas stations and car washes. To

some Commissioners, this made sense, and it also made sense to keep thinking about the redevelopment of the City in a larger sense.

- It came out in conversation that other communities have worked to limit these types of uses through their special use ordinances, and through zoning ordinance standards.

After considerable debate, the Commission directed staff to provide a map highlighting the B-3 zones. This will help contextualize the discussions and will help in understanding where different uses are permitted and the rationale behind these decisions, particularly concerning the placement of car washes and gas stations.

It appeared there was consensus to have some architectural standards on gas stations. There was less consensus with respect to the trying to limit the number of gas stations in the City.

Drive-throughs and lot adjacency requirements

Conflicting ordinance goals and community needs

The draft zoning text amendment would amend the regulations associated with drive-through/drive-in restaurants, specifically regarding the requirement that a drive-through restaurant cannot be located on a zoning that is adjacent to an RA district. Sometimes strict adherence to this zoning requirement can lead to impractical results. Recently the Starbucks drive-through – prohibited by ordinance – at the West River Shopping Center was approved through a consent judgment.

Another ordinance mandates a 60' building setback from the road right-of-way, while also requiring vehicle stacking to be in the rear yard. These goals conflict.

Changing certain by-right uses to special approval uses allows the Commission to look at these issues on a case-by-case basis and has the advantage that the process calls for a noticed public hearing.

Next steps

The Commission discussed the future schedule for looking at zoning ordinance amendments. Tonight's discussion underscored the complexity of land use planning, balancing environmental concerns, market demands, and the community's long-term vision. Discussion also emphasized making careful, incremental changes to achieve the community's goals without drastically altering its character. Each decision comes with opportunity costs, and the Commission must weigh the benefits of any new development against potential alternatives. The Commission will continue to work through these issues during this implementation phase of the Master Plan.

MOTION by Stimson, support by Varga, to adjourn.

Motion carried unanimously by voice vote.

The meeting adjourned at 7:20pm.

Respectfully Submitted,
Kristen Aspinall
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 25, 2024, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Brickner, Countegan, Grant, Mantey, Trafelet, Stimson, Varga, Ware

Commissioners Absent: Aspinall

Others Present: City Planner Perdonik, Staff Planner Canty, Planning Consultants Bahm and Tangari, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Ware, support by Grant, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. CONSIDERATION OF APPROVAL OF DRAFT CITY OF FARMINGTON HILLS 2024 MASTER PLAN FOR FUTURE LAND USE

ACTION REQUESTED: Approval of draft City of Farmington Hills 2024 Master Plan for Future Land Use

Chair Trafelet opened the public hearing regarding the draft 2024 Master Plan for Future Land Use. As no public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Utilizing a PowerPoint presentation, Planning Consultant Bahm reviewed the process and content of the draft 2024 Master Plan.

The Master Plan:

- Is prepared in conformance with the Michigan Planning Enabling Act.
- Is a policy document, not an ordinance.
- Is the City's blueprint for the future.
- Sets long-range goals and objectives to guide development over a 10-15 year planning horizon. The last Master Plan was completed in 2009.

Planning Process and Public Engagement

The master planning process was initiated in spring 2022 and involved extensive community engagement efforts. These included two open houses, community and market surveys, small

group meetings, online engagement platforms, and forums for specific stakeholders such as developers, business owners, and minority business owners. These activities ensured comprehensive public input, allowing residents to participate through various means.

Public input

Key findings from public input reflected community values such as single-family neighborhoods, natural features, parks and recreation opportunities, and the city's advantageous location. Public feedback also emphasized the family-oriented and diverse nature of the community. Concerns included a lack of housing choices, limited recreational and social venues, and the impacts of development. There was notable support for increasing non-motorized connections, such as sidewalks and pathways, and enhancing the city's appearance.

Building blocks and vision statement

The planning document includes "building blocks," which are the goals and objectives developed from initial visioning sessions and further discussions by the Planning Commission, including housing, transportation, places that matter, quality redevelopment, economic development, innovation, sustainability and resilience, community wellness, and diversity. These building blocks reflect the community's values and guide the plan's strategies.

The vision statement, crafted during the planning process, describes Farmington Hills as an innovative, attractive, livable, safe, and financially stable community that embraces the diversity of its people and provides housing and economic opportunities for all residents.

The document integrates these values and objectives throughout, helping readers understand the connections between strategies and community goals.

Future Land Use and Special Study Areas

The Future Land Use Map includes changes to simplify land use categories, offer flexibility, promote mixed uses, support a mix of residential types, and support economic development, especially through redevelopment.

Special study areas include:

- Grand River Corridor/M5 Interchange: Focus on supporting entrepreneurs, minority business owners, art-based businesses, and artisan manufacturing, along with encouraging infill development.
- 12 Mile Corridor: Transition from an office corridor to a mixed-use corridor, improve connections to The Hawk, and enhance safety for all travel modes. Changes are envisioned as incremental over time. Encourage diverse housing options while preserving single-family neighborhoods. Mixed-use opportunities are targeted to accommodate empty nesters, younger residents, and first-time homebuyers.
- Encourage variety of housing options throughout the City.
- 14 Mile/Northwestern/Orchard Lake Road: Promote reuse, renovation, redevelopment, and mixed-use development with potential zoning changes to allow for additional height and density.

- Orchard Lake Road: Continue encouraging reuse and redevelopment, improve design and landscaping standards, and allow residential development in less commercially intense areas.

Zoning Plan

The zoning plan aligns land use categories with corresponding zoning districts. It outlines new or amended districts that need addressing, guiding the Planning Commission's future work.

Next steps and implementation

The Planning Commission can adopt the master plan immediately or take additional time if necessary. The City Council is scheduled to consider the plan in August. Following adoption, implementation will begin, including a joint meeting between the Planning Commission and City Council to prioritize actions and develop work plans.

MOTION by Brickner, support by Ware, that the Planning Commission approve RESOLUTION NO. R-PC-1-24, RESOLUTION OF THE CITY OF FARMINGTON HILLS PLANNING COMMISSION APPROVING DRAFT CITY OF FARMINGTON HILLS 2024 MASTER PLAN FOR FUTURE LAND USE, as submitted.

Motion approved unanimously by voice vote.

APPROVAL OF MINUTES

June 20, 2024, Regular Meeting

MOTION by Grant, support by Varga, to approve the June 20, 2024, Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner acknowledged written public comments regarding the draft Master Plan included in tonight's packets.

ADJOURNMENT

Motion by Varga, support by Grant, to adjourn the meeting.

Motion carried unanimously by voice vote.

The meeting was adjourned at 7:49pm.

Respectfully submitted,
Kristen Aspinall
Planning Commission Secretary

/cem