

**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
MARCH 23, 2026 – 6:00PM**

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

Councilmembers Present: Aldred, Boleware, Bridges, Dwyer, Knol and Starkman

Councilmembers Absent: Rich

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Kettler-Schmult and Rushlow and City Attorney Joppich

**UPDATE ON THE AMENDMENT TO THE PLANNED UNIT DEVELOPMENT PLAN 12, 2014 INCLUDING SITE PLAN 60-7-2025 – CULVERS RESTAURANT**

Director of Planning and Community Development Ketter-Schmult introduced the item, explaining that the applicant would present updated layouts, address traffic and site circulation concerns for the proposed Culver's restaurant at the northwest corner of 12 Mile and Orchard Lake Roads before the scheduled April 13th regular meeting.

Allen Eizember from Nowak & Fraus Engineers, representing the applicant, presented the updated proposal noting the key changes from the previous meeting which included adding parking islands for safety and maneuverability, preventing crossover traffic issues, and blocking potential stacking to the 12 Mile driveway with landscaping around the monument sign. The design includes a one-way circulation pattern through the center drive aisle, with five stacking spaces behind the ordering station, two at the pay window, and six post-payment spaces.

Councilmember Bridges inquired about the typical Culver's footprint. Derrick Sesi, owner, explained that the site requires approximately 40 parking spots and 4,000 square feet, typically on about one acre and confirmed this location uses the identical footprint as other area Culver's locations.

Councilmember Aldred expressed concerns about losing an additional 11 parking spaces due to the new roadway, bringing the total loss to 75 spaces while adding restaurant demand for 60 spaces. He questioned whether the net impact of over 100 additional cars could be accommodated, particularly given the loss of prime parking spaces directly in front of Scramblers restaurant.

Councilmember Knol shared similar parking concerns, noting that while the new drive helps Culver's traffic flow, it removes prime parking spaces in the first two rows that are typically full during busy periods. She expressed concern about creating bottlenecks at the modified entrance configuration and requested that the property owner address modifications to the existing parking islands to accommodate larger vehicles.

Director Kettler-Schmult noted that fire and police departments reviewed the plans without objections, requesting fire lane signage throughout the site and the addition of a fire hydrant on the north side of the Culver's building.

Acting City Manager Mondora agreed to reach out to the property owner regarding the parking island modifications before final approval.

Randall Carron, representative from Scramblers restaurant, expressed strong opposition to the current plan, stating it removes prime parking directly in front of their establishment and creates an entrance to Culver's where their main entrance is located.

**MICHIGAN MUNICIPAL LEAGUE'S 2026 CAPCON AND NATIONAL LEAGUE OF CITIES CONGRESSIONAL CITY CONFERENCE DEBRIEF FROM MAYOR'S YOUTH COUNCIL AND CITY COUNCIL**

Special Services Department staff member Anne Treharne introduced the Mayor's Youth Council noting that four students attended the Michigan Municipal League CapCon conference using funds from the wedding fund rather than taxpayer money.

Youth Council members Agnes and Mariam presented their experiences. Agnes, an eleventh grader interested in law and public policy, noted that they attended breakout sessions, met with the Secretary of State, and heard gubernatorial candidate speeches. They learned about potential community projects including planting native milkweed and wildflowers with 4,000 donated seeds from Michigan Wildflower Farm.

Mariam, a junior and member-at-large on the Youth Council's executive board, connected the gubernatorial candidates' focus on literacy rates to her Girl Scout Gold Award project publishing a children's book about diversity. She also has an internship with a Senate campaign, providing additional perspective on the legislative process.

Councilmember Bridges thanked the students for representing Farmington Hills and encouraged their continued community involvement.

The Michigan Municipal League CapCon focused heavily on preemptive legislation currently in Lansing that would override local zoning ordinances. Councilmember Aldred explained that House Bills 5529-5532 and 5581-5585 would limit minimum parcel sizes to 1,500 square feet for single-family homes and allow duplexes in any district permitting single-family residences. This would dramatically increase density beyond local control, potentially allowing over 200 homes on properties currently zoned for 26 homes.

Acting City Manager Mondora provided analysis showing the Sarah Fisher development could increase from 76 approved homes to as many as 600 homes under this legislation. She highlighted infrastructure constraints, particularly sanitary sewer capacity issues that previously required the costly Middlebelt Tunnel project to address administrative consent orders regarding sewer overflows.

The preemptive legislation is bipartisan, motivated by affordable housing initiatives, with similar measures enacted in other states. State Representative Samantha Steckloff has proposed alternative legislation called the MI Home Program.

For the National League of Cities Congressional City Conference, Councilmember Starkman focused on federal grants and streamlining processes amid current federal funding uncertainties. He and the Mayor met with Representative Stevens and US Senators, discussing three grant requests: community kitchen, dispatch center improvements, and a mobile command unit. The requests aligned with the administration's public safety priorities.

Mayor Pro-Tem Boleware reported on a national survey of suburban cities identifying top concerns: AI and innovative technology, economic development, community engagement, transportation, and community art and place making.

The conference emphasized America 250 planning for the country's 250th anniversary celebration. Staff proposed a poster contest with Farmington Public Schools and the Arts Commission around history and America 250 themes.

The National League of Cities messaging focused on housing, transportation, water infrastructure, disaster relief mitigation, and streamlining federal grants. The conference theme "Local Government Delivers" emphasized cities' crucial role during turbulent times, with discussions about maintaining civility and safety for elected officials and staff.

**ADJOURNMENT**

Mayor Pro-Tem Boleware closed discussion and adjourned the meeting at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk