

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
FEBRUARY 22, 2016 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:33 p.m.

Council Members Present: Bridges, Knol, Lerner, Massey, Rich and Steckloff

Council Members Absent: Bruce

Others Present: City Manager Boyer, City Clerk Smith, Directors Gardiner and Lasley, City Attorney Joppich and Planning Consultant Arroyo

PLEDGE OF ALLEGIANCE

Police Chief Nebus led the pledge of allegiance.

APPROVAL OF AGENDA

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

MOTION CARRIED 6-0.

COMMISSION FOR ENERGY AND ENVIRONMENTAL SUSTAINABILITY "TIP OF THE MONTH"

The following Tip of the Month was read by Councilmember Rich:

CEES Tip of the Month
February 2016

The Residential Energy Efficiency Federal Tax Credits are back! You can get credit for energy efficient and renewable energy purchases and projects this tax season.

Tax credits are issued for the purchase of products that meet Energy Star criteria and efficiency ratings. For example, you can get up to \$500 back for purchasing new insulation material for your home.

Tax credits are also given for renewable energy installations such as geothermal heat pumps, small wind turbines, and solar energy systems.

Certain electric and plug-hybrid vehicles are also eligible for a tax credit of up to \$7500 if the car was purchased in or after 2010.

Go to www.energystar.gov to see if your project qualifies and to learn how to apply.

CORRESPONDENCE

The Mayor acknowledged correspondence received by an Ontario resident commenting on how he enjoyed Farmington Hills when he had the chance to come and visit and a letter from the National League of Cities regarding the Sentencing Reform and Corrections Act of 2015.

CONSENT AGENDA

MOTION by Steckloff, support by Lerner, to approve Consent Agenda items #4 through #6 as published.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

MOTION by Lerner, support by Rich, to approve the Consent Agenda items #7 and #8 as published.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: STECKLOFF

MOTION CARRIED 5-0-1-1.

PUBLIC QUESTIONS AND COMMENTS

Irving Ginsberg, Eugene Greenstein, Sue Burstein-Kahn and Linda Stolberg all expressed concern over comments made by a speaker at the Martin Luther King event sponsored by the Multi-Cultural, Multi-Racial (MCMR) Committee and felt the event was more a one-sided political event rather than about Martin Luther King. They questioned the leadership and membership of MCMR, budget and how that is used and city support for the committee.

Gillian Talwar spoke in defense of MCMR and their efforts. She added that while she was not at the event to hear the comments made, the speaker has spoken at national conferences and on C-Span so she feels he was a legitimate choice as one of the panel speakers for the event. She added that in comments made this evening she heard anti-immigrant comments and feels that the City should be more welcoming to immigrants and become part of the national program to become a Welcoming City.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

Councilmember Rich mentioned her next Sunday Stroll will be Sunday, March 13th starting at 1:30pm at the Farmington Library in the Heritage Room.

Mayor Massey, in response to public comments, stated that Council is very aware of the controversy, the discomfort and articles in the Observer regarding the Martin Luther King even and he appreciates the residents making their comments in a very civil way. He stated that as part of the goals set by Council, they plan to conduct an overview of all Boards and Commissions to make sure that they are appropriately answering their mission statements and to evaluate if there are synergies or redundancies to ensure they are utilizing resources to the best of their ability. He added that funding will also be discussed during the budget process for all boards and commissions.

Mayor Massey invited residents to attend a joint meeting they are hosting with the Farmington Council and Farmington School Board scheduled for Monday, January 29, 2016 from 6:30pm until 8pm at the Farmington Hills Golf Course Clubhouse.

Mayor Massey mentioned that the City will be holding quadrant meetings for residents to come and speak to Council. The meetings will be held in each quadrant of the city at the fire station buildings with all meetings will start at 7pm and have been scheduled as follows:

March 16, 2016 – Fire Station #2
March 17, 2016 – Fire Station #4
March 23, 2016 – Fire Station #1
March 24, 2016 – Fire Station #3

Mayor Massey, on behalf of Council, extended their condolences to the community of Kalamazoo for the recent tragedy that took place in their community.

CITY MANAGER UPDATE

City Manager Boyer mentioned the following:

- Oakland County Water Resource Commission has closed Middlebelt Road between 13 and 14 Mile Roads for their tunnel project and the road will be closed until October, 2016 or when the project is complete.
- The passing of Chuck Rosch, former Director of Finance for the City.

PUBLIC HEARING:

PUBLIC HEARING AND CONSIDERATION OF FINAL APPROVAL OF CLUSTER SITE PLAN 69-8-2015 AND OPEN SPACE PLAN, LOCATED ON ORCHARD LAKE ROAD SOUTH OF SPRINGLAND STREET.

Ed Gardiner, Director of Planning and Community Development, explained that the request before City Council is for site plan and open space plan approval for a single-family, cluster development proposed for Orchard Lake Road, south of Springland Street. He noted that the master plan for this area is single-family and commented that the area is somewhat unique. Mr. Gardiner stated that approximately 20 years ago the City settled on a lawsuit for property near this location to rezone the property to any non-residential use. He added that the area south of I-696 between 11 Mile and Orchard Lake Road is zoned residential and the master plan has always tried to protect this area as single-family residential. Since the lawsuit, the Planning Commission reviewed all of the properties that front Orchard Lake Road and pre-qualified them for the single-family cluster option and recommended that the city not widen the road in this area to 5 lanes as this would not be conducive to residential use. Mr. Gardiner commented that the city's actions over the past 20 years have been to promote residential use for this area.

Mr. Gardiner explained that the single-family cluster option is a permitted use in the one-family district and allows for a slightly higher density and flexibility of the design. He stated that this helps to further promote residential development of these properties that may be prone to commercial development.

Mr. Gardiner presented an aerial phot of the property in question and stated that the proponent will make his presentation followed by Planning Consultant Arroyo who will go over his review letter with Council. He added that this was advertised as a public hearing meeting so public comments should be heard prior to any deliberation and action by Council.

Mayor Massey inquired about the pond on the property and if that is wetland area that needs to be preserved.

Damon Thomas, representing the architectural firm for S & L Associates, stated that the pond area is not designated as an official wetland, but they are leaving it intact and not disturbing that area. He explained that there will be underground storm water retention system that will handle any run-off from the proposed access road or structures. Mr. Thomas stated that the cluster option was chosen after a preliminary meeting with the city's engineering division. He noted that they are proposing 4 duplex units that will vary in size from approximately 2,500 to 2,900 square feet. The units will be single-story units

to meet the ordinance height requirements and they are proposing to use mostly natural brick with a mix of some vinyl siding and possibly accent stone that will be consistent with surrounding area developments.

Mr. Thomas mentioned that the access road was discussed at a previous hearing and based on comments and concerns from area residents, they determined to have access to the development off Orchard Lake Road with a gated access at Springland for emergency vehicle use only. The gate will not be used by residents of the development and it is his understanding that there will not be an issue with garbage pick-up as that is collected at the curb at Orchard Lake Road. He stated that they are still discussing minor changes for the development, but nothing that would be significantly different than what is proposed to City Council this evening.

Rod Arroyo, Planning Consultant, discussed his review letter for the property. He noted that the area will be generously landscaped and the issues noted in his review letter were resolved following the Planning Commission public hearing. He discussed the proposed density and reiterated that the cluster option provides for some flexibility with the density and design. He added that the proposed plan meets all setback and parking requirements as well as the requirement to off-set the attached units. Mr. Arroyo pointed out that the gated drive is designed so that the headlights of vehicles would be shielded from the residents and the plan exceeds open space requirements.

Mayor Massey opened the public hearing. There being no comments from the public, Mayor Massey closed the public hearing.

Councilmember Lerner stated that he appreciates the fact that the applicant is developing a piece of property that has sat vacant for quite a while and that they worked with the residents to address their concerns.

MOTION by Lerner, support by Bridges, the City Council of Farmington Hills hereby approves Cluster Site Plan 69-8-2015 dated January 14, 2016; and

IT IS FURTHER RESOLVED, that the open space escrow of \$77,728.00 be submitted to ensure the completion of the open space plan; and

IT IS FURTHER RESOLVED, that the City Attorney is authorized to prepare a cluster agreement setting forth the conditions of approval for Council consideration and approval.

MOTION CARRIED 6-0

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF BID FOR POLICE VEHICLE EQUIPMENT TO PRIORITY ONE EMERGENCY IN THE AMOUNT OF \$34,147.00. CMR 2-16-10

MOTION by Steckloff, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Priority One Emergency for Police Vehicle Equipment in the amount of \$34,147.00.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF ADOPTING A RESOLUTION TO ESTABLISH THE COST HEARING DATE OF MARCH 14, 2016 FOR BRIAR HILL SUBDIVISION ROAD REHABILITATION SPECIAL ASSESSMENT DISTRICT, C-346. CMR 2-16-11

MOTION by Steckloff, support by Lerner, that the City Council of Farmington Hills hereby adopts a resolution establishing the date of the cost hearing for the Special Assessment District for the Briar Hill Subdivision Road Rehabilitation Project in Section 4, S.A.D. C-346 for March 14, 2016.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF ADOPTING A RESOLUTION TO ESTABLISH THE COST HEARING DATE OF MARCH 28, 2016 FOR HOLLYWOOD, WESTHILL WOODS, TARABUSI GRAND RIVER GARDENS AREA SUBDIVISIONS ROAD REHABILITATION SPECIAL ASSESSMENT DISTRICT, C-347. CMR 2-16-12

MOTION by Steckloff, support by Lerner, that the City Council of Farmington Hills hereby adopts a resolution establishing the date of the cost hearing for the Special Assessment District for the Hollywood, Westhill Woods and Tarabusi Grand River Gardens Area Subdivisions Road Rehabilitation Project in Section 26, S.A.D. C-347 for March 28, 2016.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF FEBRUARY 8, 2016.

MOTION by Lerner, support by Rich, that the City Council of Farmington Hills hereby approves the study session meeting minutes of February 8, 2016 as submitted.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: STECKLOFF

MOTION CARRIED 5-0-1-1.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF FEBRUARY 8, 2016.

MOTION by Lerner, support by Rich, that the City Council of Farmington Hills hereby approves the regular meeting minutes of February 8, 2016 as submitted.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: BRUCE
Abstentions: STECKLOFF

MOTION CARRIED 5-0-1-1.

TOPICS FOR CONSIDERATION AT THE NEXT CITY COUNCIL MEETING

Mayor Massey mentioned potential topics for the next regular City Council meeting of March 14, 2016.

ADJOURNMENT

The City Council meeting was adjourned at 8:30p.m.

Respectfully submitted,



Pamela B. Smith, City Clerk