

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION PUBLIC HEARING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
JANUARY 20, 2022, 7:30 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Regular Meeting was called to order by Chair Stimson at 7:37 p.m.

**ROLL CALL**

Commissioners Present: Countegan, Mantey, Schwartz, Stimson, Trafelet, Turner, Varga

Commissioners Absent: Brickner  
(one vacancy)

Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultant Tangari, Economic Development Director Brockway, Staff Engineer Dawkins

**APPROVAL OF AGENDA**

**MOTION by Countegan, support by Turner,** to amend and approve the agenda as follows:

- Remove Item B. Site Plan 67-12-2021, because the application is not complete, and the applicant has been so notified.

**MOTION carried unanimously by voice vote.**

**REGULAR MEETING**

**A. LOT SPLIT 7, 2021 (Final)**

LOCATION: 31770 Junction St.  
PARCEL I.D.: 23-34-404-018  
PROPOSAL: Split parent parcel into two parcels in RA-3, One-Family Residential District  
ACTION REQUESTED: Lot Split approval  
APPLICANT: Carol Kujala  
OWNER: Arthur H. Ryan (estate)

Referencing his January 10, 2022 review letter, Planning Consultant Tangari gave the background and review for the request to split a parent parcel at 31770 Junction Street into two additional parcels (3 parcels total), in the RA-3 One-Family Residential District.

The property had one house and two sheds. The house was on proposed parcel C and oriented toward Junction Street. One of the sheds was on this lot, and the other was on proposed Parcel B. Both sheds were proposed to be removed; this should occur prior to finalization of the split to avoid the creation of nonconformities.

The proposed parcels would meet the dimensional standards of the zoning ordinance. One existing nonconformity – that the existing house has the street side setback to Robinson – would not be affected by the split.

The two new parcels would have frontage on Fendt, and the parcel width and general size of all three parcels matched the abutting parcels that front on the other side of the block (Osmus St), as well as the lots directly across Robinson. The configuration and size of the proposed parcels were consistent with the surrounding neighborhood, and met the criteria in 27-110(2)(e)c., regarding compatibility with existing parcels.

Planning Consultant Tangari completed his review.

Commissioner Schwartz noted for the record that parcels A and B lined up with the parcels to the east and west of this site, and that the motion should require the removal of the sheds before the lot splits were recorded.

Commissioner Mantey pointed out that the sheds appeared to be in different locations as shown on the aerial vs. the certified survey. In any event, the sheds were to be removed.

Chair Stimson invited the applicant to speak.

Carol Kujala was present on behalf of this application for a lot split at 31770 Junction Street. She explained that the shed on Parcel C had already been removed and the shed on Parcel B would be removed in the next few days.

**MOTION by Schwartz, support by Trafelet**, that Final Lot Split 7, 2021, submitted by Carol Kujala, be approved because it appears to meet applicable provisions of Chapter 34 “Zoning” and of Chapter 27, “Subdivision of Land” of the City Code and will result in land parcels which are generally compatible with surrounding lots in the area; and that the City Assessor be so notified, with the following condition:

- The two existing sheds shown on the survey submitted by the applicant be demolished prior to recording of the lot split.

**Motion carried unanimously by voice vote.**

**B. SITE PLAN 67-12-2021**

LOCATION:	31140 Ten Mile Rd.
PARCEL I.D.:	23-23-351-036
PROPOSAL:	New building on vacant parcel for Building Supply Company in B-3, General Business District
ACTION REQUESTED:	Site Plan Approval by Planning Commission
APPLICANT:	Nikolin Nokaj
OWNER:	Nikolin Nokaj

This item was removed from the agenda, as noted above.

**C. Grand River Corridor Plan Update**

Economic Development Director Brockway introduced herself and provided a brief overview of the update of the Grand River Corridor Master Plan, and solicited feedback on the Draft Plan from the Commission.

Commissioner Schwartz offered the following comments:

- The Grand River Corridor Master Plan as presented would not result in the Corridor looking different 10 years from now than it did today. While well intentioned, the Master Plan update lacked context, and did not address the core problems of the area.
- The original concept of the Grand River Corridor Authority was that it would be similar to a DDA, with the ability to use a special tax capture such as a tax increment financing authority (TIFA). This had not borne fruit so far, as for the first few years of the Grand River Corridor Authority property values did not rise, new regulations did not result in new development, and there was no tax capture to put back into the area.
- ARPA (American Rescue Plan Act) funds should be considered for use in the Grand River Corridor area.
- Ultimately, redevelopment of the area would need public seed money from both the City of Farmington and Farmington Hills, such as a revolving loan fund. Again, perhaps this could be funded by ARPA.

Economic Development Director Brockway thanked Commissioner Schwartz for his comments, and Chair Stimson closed discussion on this item.

#### **APPROVAL OF MINUTES** November 18, 2021

**MOTION by Countegan, support by Mantey**, to approve the November 18, 2021 Planning Commission meeting minutes with the following correction:

- Under ROLL CALL, Commissioners Present: remove Commissioner Trafelet and add Commissioner Mantey.

**Motion carried unanimously by voice vote.**

#### **PUBLIC COMMENT**

None.

#### **COMMISSIONERS' COMMENTS**

Noting that the next meeting will be Commissioner Turner's last, Commissioners thanked Commissioner Turner for his service, his insightful comments, and the depth of experience he had brought to the Commission.

Planning Commission CIP (Capital Improvements Plan) meeting will be January 27 in the Community Room, with dinner served at 6:00 and meeting to start at 6:30 pm.

February meeting is scheduled for February 17; Commissioners should let the Planning Office know if they plan to be there, in order to ensure a quorum.

#### **ADJOURNMENT**

**MOTION by Trafelet, support by Turner,** to adjourn the meeting at 8:00 p.m.

**MOTION carried unanimously by voice vote.**

Respectfully Submitted,  
John Trafelet  
Planning Commission Secretary

/cem