

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI 48336
June 16, 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, Trafelet, Varga, Ware

Commissioners Absent: Stimson

Others Present: Director of Planning and Community Development Kettler-Schmult,
Planning Consultants Joe Tangari and Rod Arroyo

NEW MASTER PLAN STUDY

Utilizing a PowerPoint presentation, Planning Consultant Tangari led tonight's discussion:

Project update

Overview of draft

- The opening chapters of the draft Master Plan were substantially complete. Updates based on the 2020 census were ongoing, as information was released.

Discuss vision statements and prepare to draft vision statement in July

- The Master Plan Committee (3 members of Planning Commission and 3 members of City Council) has given input based on 9 building blocks; this input will be presented to the Commission ahead of next month's meeting, and should be used for developing a vision statement.
- Examples of vision statements were provided in tonight's PowerPoint presentation
 - 2009 Grand River Corridor Plan,
 - Boston in 2030

Future Lane Use Map: review of first area of the City

Over time the Commission will look at each section of the City, comparing the 2009 Future Land Use Map with the current Zoning Map.

Tonight's wide-ranging discussion focused on Sections 4-9, which are mostly residential sections in the northwest corner of the City. The follow topics served as a focus of discussion:

- The future land use map for Sections 4-9 was generally in alignment with the current zoning map.
- Farmington Hills originally had very few public parks. Each subdivision was set up to have its own private park.
- Originally most subdivisions were constructed without sidewalks. The challenge is to increase walkability, perhaps by adding sidewalks so that people are not required to walk in the streets, and also to look forward in terms of developing non-motorized pathways as part of the non-motorized transportation plan.
- Even though the City has no control over school property because schools are not subject to local zoning ordinances, school property needs to be part of the Future Land Use Map in order to plan for

density and use, etc. if schools sell their property (as has occurred), when the land then becomes subject to zoning.

- Section 7 includes an area under a court-ordered *consent judgment* – the shopping center at the southeast corner of the section (northwest corner of Halsted and Drake) that includes Kroger grocery store. The underlying zoning for this area remains residential: RA-1.
- The master plan comes before the zoning ordinance. By law, the zoning ordinance is based on the master plan.
- Multi-family use/cluster development is often used as a buffer zone between commercial and single-family uses.
- The Planning Commission will be reviewing and modifying the entire future land use map.

Looking ahead to Phase 2:

- Market assessment is underway
- Public survey closed; received a robust response
- Public workshops and more focused conversations will be used in order to gather more public input.
- Specific outreach will include outreach to the development and real estate communities, as well as neighborhood groups including HOAs and others. There will be neighborhood toolkits and training for people to use with neighborhood meetings, to be hosted in private homes and other similar neighborhood-friendly places.
- Open house scheduled for September to share information and gather more public input.

In house:

- Leadership Advance with staff (suggested date: July 12, 9am-11am)
- New Planning Commission work session, July 2022: Drafting the Vision Statement

Chair Countegan spoke to the importance of prioritizing areas such as the 12 Mile Road, Orchard Lake Road, Grand River Road, and Northwestern corridors.

Planning Consultant Tangari will send out tonight's PowerPoint, a residential density map, and the 2009 future land use map.

APPROVAL OF MINUTES None

PUBLIC COMMENT None

COMMISSIONERS' COMMENTS None

ADJOURNMENT

MOTION by Trafelet, support by Brickner, to adjourn the meeting at 7:00pm

MOTION carried by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem